

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

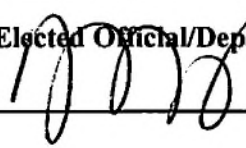
Date: June 20, 2024

Meeting Date: July 8, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



<p>Court Decision: This section to be completed by County Judge's Office</p>  <p>July 8, 2024</p>

Description:

Consideration of Variance to waive Groundwater Accessibility Certification Requirement for Hills of Home, Section One, Lot 10R-2, a proposed Plat Revision, to be served by private water wells in Precinct #1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Melvin Balcarcel Date 06-14-2024

Phone Number 214-243-7859

Email Address melvin@andrizoenvironmental.com (cc adrienne@1wre.com)

Property Information for Variance Request:

Property 911 address TBD or 8600 Lakeview Dr., Cleburne, TX. Original address to total lot being subdivided

Subdivision name Hills of Home Block 2 Lot Lot 10R-2

Survey J.J. Allen Abstract 1223 Acreage 6.807

Request Variance for Groundwater Availability Certificate (GAC)

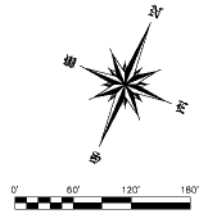
Reason for request The client does not want to spend money on the GAC.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

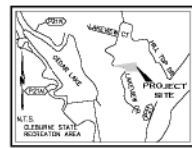
JOHNSON COUNTY, TEXAS NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
3. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY PRIVATE WELL.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES—PHONE 817-556-4000.
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.



LEGEND

IRF	IRON ROD FOUND
PP	FROM RED SET WITH A CAP STAMPED TRANS TEXAS SURVEYING
ORF	CAPPED IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
(P.L.C.T.)	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
P.R.C.T.	PLAT RECORDS JOHNSON COUNTY TEXAS



VICINITY MAP (NOT TO SCALE)

4. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0215-L, EFFECTIVE DATE: DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

5. UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER DEVICES, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS UTILITY SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER AND EXPRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

6. UTILITY EASEMENTS:
15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES

7. RIGHT-OF-WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
20' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

8. BUILDING LINES:
50' FROM LOT LINE (STATE HWY. & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. FILING A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH A FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL, AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

10. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

11. PRIVATE SEWAGE FACILITY:
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

12. DUTIES OF DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

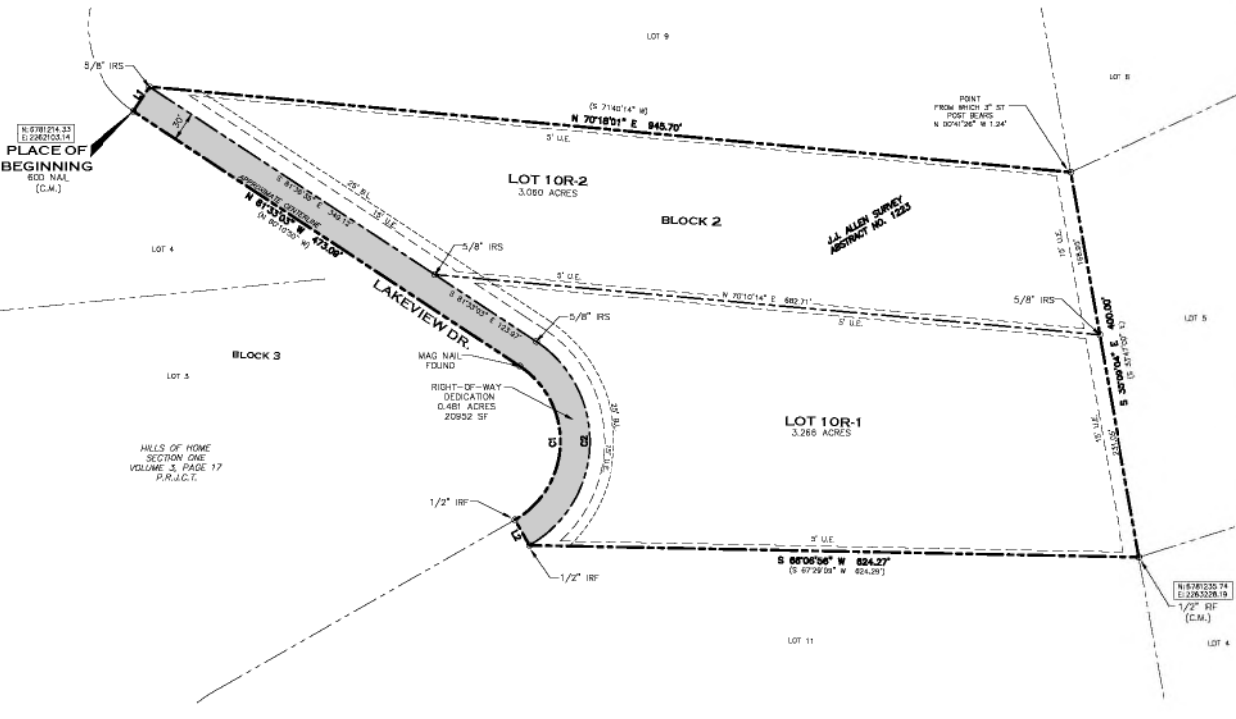
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR WHOSE WATER OR TRANSPORTS ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

13. INDEMNITY:
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

14. FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY DEDICATING SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY APPROVING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ____ DAY OF _____, 20__.

COUNTY JUDGE _____

PLAT RECORDED IN _____

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 20, 2024 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF CLEBURNE.

PRELIMINARY FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. J. ALLEN SURVEY, INSTRUMENT NO. 1223, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.807 ACRES TRACT OF LAND AS DESCRIBED IN A DEED TO THE BALDORCEL LIVING TRUST, RECORDED IN INSTRUMENT NO. 2024-7623, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (P.L.C.T.) ALSO KNOWN AS ALL OF LOT 10, BLOCK 2, SECTION ONE, HILLS OF HOME TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 17, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A 608' NAL FOUND (N:6781214.33, E:2282103.14) IN ASPHALT IN LAKEVIEW DRIVE FOR A WESTERLY ENDNER OF SAID 6.807 ACRES TRACT AND SAID LOT 10 AND BEING A SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 2.

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID LOT 9, THE FOLLOWING BEARINGS AND DISTANCES:
N 89°28'30" E, A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET;
N 70°18'01" E, A DISTANCE OF 345.70 FEET TO A POINT FOR THE NORTHEASTELY CORNER OF SAID LOT 8, THE SOUTHWESTERLY CORNER OF LOT 6, SAID BLOCK 2, FROM WHICH A 3" STEEL FENCE POST TOUZE BEARS, N 00°41'28" W, A DISTANCE OF 1.24 FEET.

THENCE, S 30°28'04" E, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND (N:6781233.74, E:2282322.19) FROM THE SOUTHWESTERLY CORNER OF SAID LOT 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 5, THE NORTHWESTELY CORNER OF LOT 4, SAID BLOCK 2, AND BEING THE NORTHEASTELY CORNER OF SAID LOT 11.

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 10 AND SAID LOT 11, THE FOLLOWING BEARINGS AND DISTANCES:
S 85°05'06" W, A DISTANCE OF 824.27 FEET TO A 1/2" IRON ROD FOUND;
N 64°43'32" W, A DISTANCE OF 30.00 FEET TO A 1/2" ROD ROD FOUND IN ASPHALT IN A CURVE TO THE LEFT OF SAID LAKEVIEW DRIVE, HAVING A RADIUS OF 92.27 FEET AND A CENTRAL ANGLE OF 118°48'10", FOR A WESTERLY SOUTHWEST CORNER OF SAID LOT 10 AND BEING A NORTHWESTELY CORNER OF SAID LOT 11.

THENCE, WITH SAID LAKEVIEW DRIVE AND WITH THE WESTERLY LINE OF SAID LOT 10, THE FOLLOWING BEARINGS AND DISTANCES:
NORTHWESTELY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 23°04'48" W, A CHORD DISTANCE OF 157.18 FEET AND AN ARC LENGTH OF 184.0 FEET TO A COTTON SPRINKLE SET IN ASPHALT AT THE END OF SAID CURVE.

N 81°33'02" W, A DISTANCE OF 473.09 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 6.807 ACRES OF LAND.

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE [4202], NAD83 (2011). ALL DISTANCES SHOWN ARE GRID SCALE FACTOR IS 1.00000000.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A SECTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	92.27	184.00	S 23°04'48" W	157.18
C2	122.44	248.54	S 23°04'48" E	208.29

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°28'30" E	30.00
L2	S 34°41'28" E	1.24

KNOW ALL MEN BY THESE PRESENTS:
THAT MELVIN BALDORCEL, AS TRUSTEE OF THE BALDORCEL LIVING TRUST, DOES HEREBY REPEAT THIS PLAT DESCRIBING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 10R-1 & 10R-2, BLOCK 2, BALDORCEL ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, WITHOUT RESERVATION, THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.
IN WITNESS WHEREOF, THIS DEDICATION WAS EXECUTED THIS ____ DAY OF _____, 20__.

BY: MELVIN BALDORCEL, TRUSTEE OF THE BALDORCEL LIVING TRUST

SEAL OF THE COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__ BY MELVIN BALDORCEL, TRUSTEE OF THE BALDORCEL LIVING TRUST, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT SHOWING

LOTS 10R-1 & 10R-2, BLOCK 2, SECTION ONE, HILLS OF HOME 6.807 ACRES AN ADDITION TO JOHNSON COUNTY, TEXAS, BEING A REPLAT OF ALL LOT 10, BLOCK 2, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 17, PLAT RECORDS, JOHNSON COUNTY, TEXAS

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-0545
www.trans-texas-surveying.com

Scale: 1"=60' Date: 05/13/2024 DWO: 2022039-MINOR PLAT
Drawn: MLH Checked: LOB Job: 20220239

APPLICATION FOR SUBDIVISION PLAT APPROVAL Johnson County, Texas

THIS PAGE MUST BE RETURNED TO JOHNSON COUNTY PUBLIC WORKS

Subdivision w/Roads
 Subdivision w/o Roads
 Re-Plat
 Road only

SUBDIVISION

Proposed Name: Hills of Home, Section one

Lots & Blocks: Lots 10R-1 & 10R-2, Block 2

APPLICANT (Developer)

Name: Matthew Hayden Phone: 817-556-3440

Address: 401 N. Nolan River Rd., Cleburne, TX. 76033 Fax: _____

Email: matthew@transtx.com Cell: _____

RECORD OWNER OF PROPERTY (List all names)

Name: Melvin Balcarcel, Trustee of the Balcarcel Living Trust Phone: 214-243-7859

Address: 2442 Creekwood Drive, Cedar Hill, TX. 75104 Fax: _____

Email: adrienne@1wre.com Cell: _____

ENGINEER / SURVEYOR

Name: Robert Young Phone: 817-556-3440

Address: 401 N. Nolan River Rd., Cleburne, TX. 76033 Fax: _____

Email: robert@transtx.com Cell: _____

SUBDIVISION SPECIFICATIONS

General Location: 8600 Lakeview Drive, Cleburne, TX Precinct: 1

Survey Name: JJ Allen Abstract: 1223 Acres: 6.807

Single Family Residential Multi-Family Residential _____ Apartment _____

Commercial N/A Type _____

Industrial N/A Type _____

Road Type : Public (Name: Lakeview Drive) Private (Name: _____)

Other _____

Prairielands GCD

Public Map

Apply Spatial Filter:
Entire Map (No Filter)

Add To Existing Results:

Search Clear

Draw

Measurement

Measurement Result

Print

Open External Map

Radius Rings

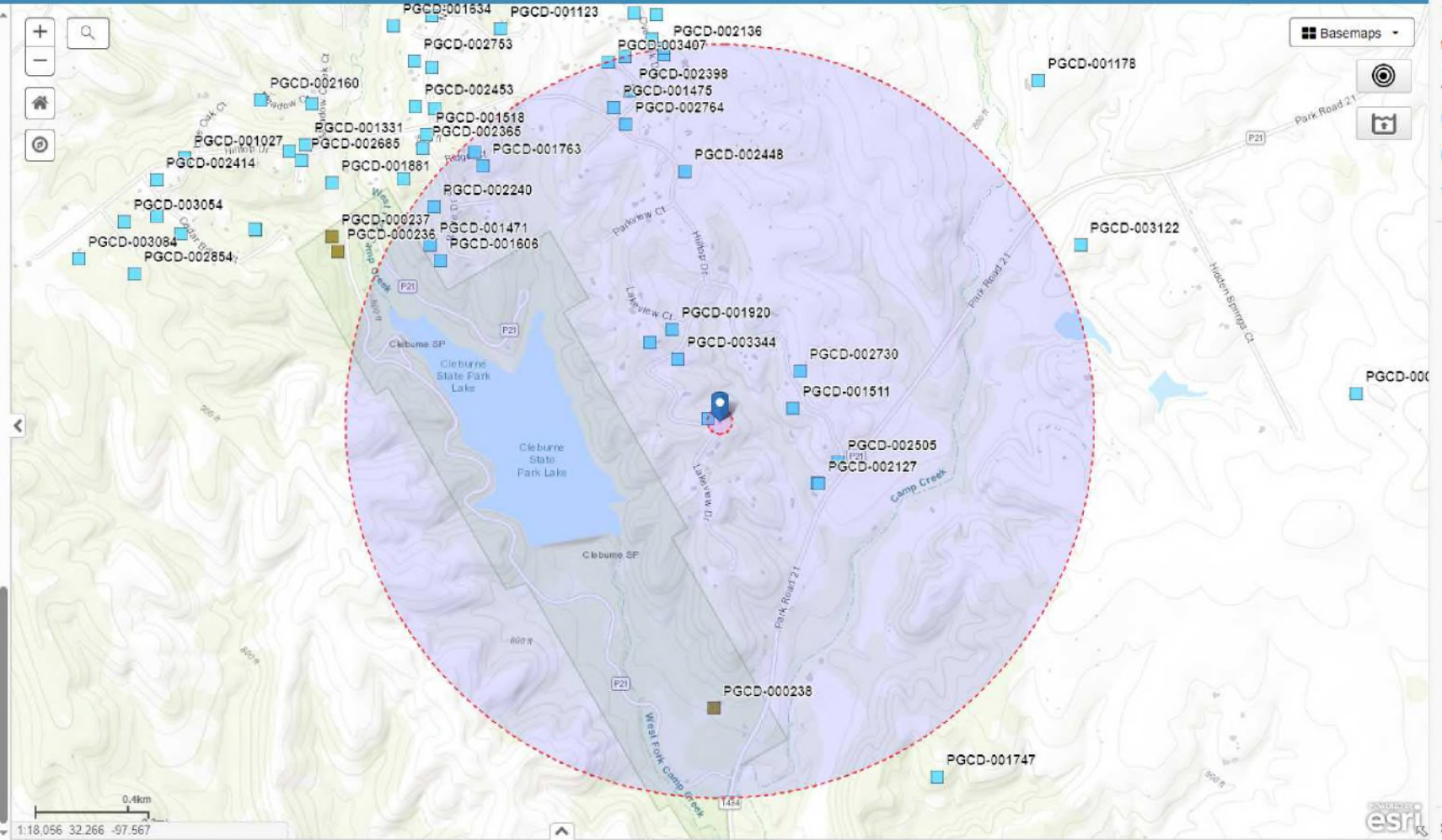
Buffers:

1	Miles	Blue
100	Feet	Purple
0	Feet	Yellow
0	Feet	Green
0	Feet	Red

Draw Buffer Input By:

Clear Buffers Reset Inputs

Go To Coordinate



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOU DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

**THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON §**

VICTORY CUSTOM HOMES, LLC, a Texas limited liability company, hereinafter called "Grantor," for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **MELVIN BALCARCEL, Trustee of THE BALCARCEL LIVING TRUST**, dated **December 22, 2023**, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged and confessed.

Grantee's Mailing address is:

2442 Creekwood Dr.
Cedar Hill, TX 75104

Grantor has **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto said Grantee, his interest in the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, its heirs, assigns, and successors, forever, and Grantor does hereby bind itself and its heirs, executors and administrators, and successors, to warrant and forever defend all and singular the said premises unto said Grantee, its heirs, successors, and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a trust, a partnership or a group of two or more individuals, trusts, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns."

NO TITLE SEARCH WAS PERFORMED IN RELATION TO THE TRANSFER OF THIS PROPERTY

EXECUTED this 13 day of March, 2024.

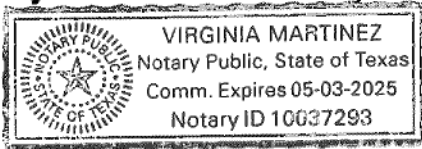
VICTORY CUSTOM HOMES, LLC

By:

Rt Schulz
Renate Schulmeistrat, Member

STATE OF Texas §
COUNTY OF Dallas §

This instrument was acknowledged before me on this 13th day of March, 2024, by **Renate Schulmeistrat, Member of Victory Custom Homes, LLC.**



V. Martinez
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

Melvin Balcarcel, Trustee
The Balcarcel Living Trust
2442 Creekwood Dr.
Cedar Hill, TX 75104

EXHIBIT "A"

Being a tract of land in the Jarrett J. Allen Survey, Abstract No. 1223, Johnson County, Texas, and being Lot 10, Block 2, Section 1, Hills of Home, a subdivision in Johnson county, Texas, as recorded in Volume 3, Page 17, Plat Records, Johnson County, Texas.

BEGINNING at the Southeast corner of said Lot 10, Block 2, Section 1, Hills of Home, also being the Northeast corner of Lot 11, Block 2, Section 1, Hills of Home;

THENCE South 67 degrees 29 minutes 09 seconds West, 624.29 feet to a point for a corner in the Southeast line of Lakeshore Drive, a 60 foot road easement;

THENCE North 53 degrees 22 minutes 19 seconds West, 30 feet to a point for a corner in the centerline of said Lakeview Drive;

THENCE, along the centerline of said Lakeview Drive as follows:

Along a curve to the left having a radius of 92.27 feet, a central angle of 116 degrees 48 minutes 31 seconds, a chord bearing North 21 degrees 46 minutes 35 seconds West 157.18 feet, a distance of 188.10 feet to the end of said curve;

North 80 degrees 10 minutes 50 seconds West, 473.09 feet to a point for a corner;

THENCE North 09 degrees 49 minutes 10 seconds East, 30 feet to a point for a corner in the Northeasterly line of Lakeview Drive;

THENCE North 71 degrees 40 minutes 14 seconds East, 945.70 feet to a point for a corner being the Northeast corner of Lot 10, and the Southeast corner of Lot 9;

THENCE South 33 degrees 47 minutes East, 400 feet to the PLACE OF BEGINNING and containing 6.807 acres of land of which 0.476 acre is in said 60 foot road easement, leaving a net of 6.331 acres of land.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 7832

eRecording - Real Property

Warranty Deed

Recorded On: March 22, 2024 11:49 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024 - 7832
Receipt Number: 20240322000072
Recorded Date/Time: March 22, 2024 11:49 AM
User: Honor C
Station: CCL45

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long