

# JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker	
County Judge	

Rick	Bailey
Comm	issioner
Prec	inct 1

Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Larry Woolley Commissioner Precinct 4

April Long
County Clerk, Johnson County Texas

THE STATE OF TEXAS	§	
	§	ORDER 2025-24
COUNTY OF JOHNSON	§	

# ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

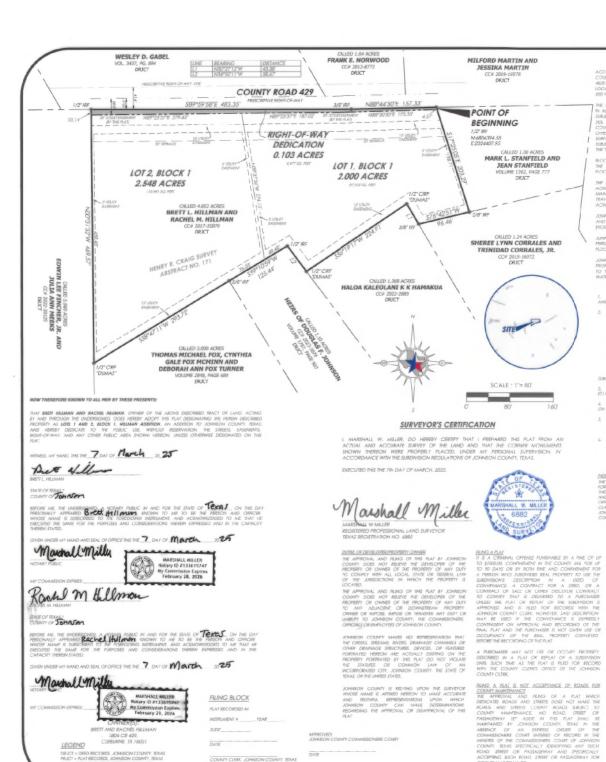
WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

**WHEREAS**, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

# NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Hillman Addition**, Lots 1 & 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 24 <sup>TH</sup> DAY OF MARCH 2025.	
Of Fall	
Christopher Boedeker, Johnson County Judge	
Voted: ves, no, abstained	
Han Howell	
Rick Bailey, Comm. Pct. 1 Kenny Howell, Comm. Pct. 2	
Voted: vet, no, abstained Voted: ves, no, abstained  Nite Martle Server Castley	
Mike White, Comm. Pct. 3 Larry Woodley, Comm. Pct. 4 /0.56	AM
Voted:	
(y) 15/ Y)  6/	
ATTEST: April Long, County Clerk MAR 2 5 2025	



COUNTY CHEEK: CHEATON COOKEY THEAT

DEPTITY CYPAN

APPROVED: JOHNSON COUNTY COMMISSIONERS COURT

COMMIT JUDGE

1804 CR 429, CLEBURNE TX 78031

RON ROD FOUND: - 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 4882"

DRACT = DEED RECCROS, JOHNSON COUNTY, TEXAS PRACT = PLAT RECORDS, JOHNSON COUNTY, TEXAS CCC = CCOUNTY CLERKS INSIRAMENT NUMBER INS = JOHN POR POLICE

LEGEND

## FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAY FOR JOHNSON COURTY REAS AND INCORPORATIO AREAS, COMMUNITY PARE, INC. AMBIOLOGICA, INFORMATION AREAS, COMMUNITY PARE, INC. AMBIOLOGICA, INFORMATION CAREFORMER AND TO BE OUTSIDE OF THE MOYSAR KOOD RAMY.

THE ABOVE REFERENCED FEMA FLÖGD INSURANCE RATE MAP IS FOR LIGE IN ALMMISTERING THE THIP. IT DOES NOT NECESSABLE SHOW ALL AREAS SIMMECT TO PLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIE WHICH COULD BE FLORUBLI BY SEVENE CONEGNIRATED PANNAL COURSED WITH MADEGUARE LOCAL DIMINAGE SYSTEMS, HERE MAY BE UNITED WITHOUT CONTROL OF A PROPERTY OF SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF

THE DRAINAGE EASEMENTS. AND FILING OR OBSTRUCTION OF THE PLOCEDWAY & PROVIDED TO

THE EXISTING CREEKS OR DRAINAGE CHANNES TRAVERSING ALONG OR THE ENVIRTY CLEEN OF DESCRIPTION OF THE ROTTE CHANNES INVESTIGATE AND WILL BE ARRIVED BY THE INDIVIDUAL CHINESS OF THE LOT OR LOTS THAT ARE TRAVERED BY OR ADJACENT TO DRAHAGE COURSES AND OF ACROSS AND LOTS.

JOHNSON COUNTY HAS THE RESHT BUT NOT A DUTY TO ENTER CAN'D RECRETE AND CLEAR AND CRETIFICION WOULDING BUT NOT LIMBED TO TREES, FLANTS, DIKT, OR BILDINGS, WHICH OKSTRUCT THE HOW OF WATER PRECUISH DRAINAGE SUSPERBITS.

### NOTES

I. THE BASS OF BEATING IS THE TEXAS COORDINATE SYSTEM, HORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4302.

EASEMENTS AND BUILDING SETSIACKS: ITEMS EASEMENT

15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
10' FROM SIDE LOT LINES PER DEVELOPER

BUILDING LAND 50° TROM LOT LINE ISTATE HIGHWAY & PMI 25° FROM LOT LINE LOCUMPY ROAD OR SUREMISION ROADS!

RIGHE-OF-MAY-DEPACATION 40" ROW SHOM CENTER OF ROAD ON FALL OR THATE 30" RIGHT CENTER OF CICKNIT ROADS ON ROADS IN A WISDON

O. THIS SUBDIVISION OR ANY PART THEREOF IS LOCATED WITHIN THE FT) OF THE CITY OF CLEBURYS.

 THE DESIGNATION OF THE PROPOSED VIAGE OF THE AREA SHOWN ON TLAY & FOR SINGLE FALMS REDUBERTAL. 5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACULTIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF BUAL PLAI APPROVAL.

4. UNUTI MICHERS.
WALLS JURISHED COUNTY SERVED, ALBOSED THE PROPERTY: DCS:
2017-24985, CCS: 2014-22417, VOL. 512. PO. 441, VOL. 292),
PG. 732-2667. SUPCINC OMCOR RECYPE DELIVERY BBB3/3 4747
SEVER PRIVATE NEWSOURL SEPTIC SYSTEMS

MORBHATT DEVELOPE SUBMITTING THE FLAT TO JOYMOON COUNTY FOR PLAT TO JOYMOON COUNTY FOR PLAT TO JOYMOON COUNTY FOR ATTENDANCE AND THE OWNER OF THE PROPERTY FOR SUBJECT OF SUBJEC

PROVATE SEWAGE FACILITY
ON-SITE SEMAGE FACILITY PERFORMANCE CANNOT BE
COMMITTED THEN INCLUDED ALL PROVISIONS OF PIE BILLS
OF JOHNSON COMMITTE TOTAL FOR PRIVATE SEMAGE
FACILITIES ARE COMMITTED.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEV INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SHANGE FACULT BY THE PRICE WORD OF DEPARTMENT HAS REGISTERATED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED A

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## **OWNERS CERTIFICATE**

## STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS SHET HOUMAN AND RACHIS HOUMARS, CHAFFES OF A ASSE, ACSE TRACT OF LAND STILLTED IN THE HORTE R. CRAIG SLEVEY, ASSTACT INJUNEEY 771, JOHNSON COUNTY, TEBAS, AND BENG ALL OF A CALIFO ALED ACKE TRACT OF LAND DESCRIBED BY DEED TO SKET L. HOLMAN AND RACHEL M. HOLMAN RECORDS IN COUNTY CLERCE INSTRUMENT HOLMER SUPERSON, OWNER SECURICS, JOHNSON, COVACTA TEXAS, AND RENCHADOR PARTICULARLY DEVERBED BY METER AND REVINDS AS EXPLICITIVE

BEGINNING AF A 1/2 BON HOLD FOUND AT THE NORTHEAST CORNER OF SAUL CAULED 4460 ACRE TRACT, SAME BERIC THE HOSPINISTS CORNER OF A CALLED 100 ACRE TRACT OF LAND DELORATED BY DEED TO MARK L. STANIBED, AND JEAN STANBED, RECORDED BY VOLUME 1542, PAGE 777, DIED RECORDE, JOHNSON COLUMT, TRAS, AND BERIG ON THE AFFARENT SOUTH LINE OF COUNTY FOAD 497. A PRESCRIPTIVE BIGHT-CE-WAY

THENCE SOUTH IT DEGREES 25 MINUTES DE SECONDE DATE, ALONG THE DATE LINE OF SAID CALLED 4.435
ACRET BEACT. SERVE COMMAND WITH THE WIRT HAS DE SAID CALLED 100 ACRET BEACT. A DESIANCE PS.
SOLICH TEST. OF A SEW WORN BOOT POUND AT THE SOUTHWAST CORNER OF SAID CALLED LASS ACRET
TEACT. SAIME ERROR THE SOUTHWEST CORNER OF JAID CALLED LOW ACRET BEACT. AND BERNG ON THE
NORTH HIM. OF A CALLED LIVE A CREEK PROCED THE SECONDESS OF SECOND TO SERVERE THIS CORRELE.
AND TRANSLAD CORNELS BECOMDED IN COUNTY CLERKS PATRIMINET NUMBER SUITS-HOTZ, DEED

RECORDS, JOHNSON COUNTY, TEXAS:

THEMCE NOTITY 30 DEGREES 27 IMPORES 12 SECONDS WEST, CONTINUEND ALONG SAID SOUTH LIKE. BONG COMMON WITH THE EAST WE OF SAID CALLED 1340 ACIDE RINGS. A DISTANCE OF 4538 TESS. (O A 1/2" CARRIES RON ROD FOUND STANFED DUMAS" AT AN ELL CORNER IN SAID SOUTH LINE SAINE BONG THE NOTITIEST CORNER OF SAID CALLED 134 ACIDE REACT.

THINGS SOUTH AS DEGREES IP MINUTES 17 SECONDS WEST CONTIN MINISTER SOUTH TO DEVELOPE IT PRIMITES IT SECURISH MEST L'EMPRESON SILENCE STATE L'ORMANIO UNE A COSTANCE DE STATE PET, TO A L'IT CAPPED BON PLOS POUND SIAMPS D'UNAIS AND AN AIGIE PONT IN SAND SOUTH UNE SANG BONG THE WISTERNINGSI COMPAS OF SANG CALLED LANG ACRE MACT. AND PANIS CHI TER ANT UNE DE SALITED L'ALGERT TO L'EMPE CONTROLLEMENT AL DES TO THE HERE DE DOUGLAS F, JOHNSON, RECORDED IN COUNTE CLERGS INSTRUMENT MINHER 2023-SEA, DEED RECORDS. JOHNSON CIDLWIY TEXAS:

THENCE FORTH 36 DEGREES SD WANTES TO SECONDS WEEK, CONTINUENDS ALDING SAID SOUTH LINE, BENICE COMMIND HE BEST LINE OF SAID CALLED LID ACRE THACE, A DISTANCE OF SHAT RETI. TO A 172" FROM ROD FOUND AT AN ELL CORNER IN SAID SOUTH LINE, SAME REING THE NORTHHAAT CORNER OF SAID CALLED TO ACRE RESCIT.

THENCE SOOTH SP DEGRESS 19 ANNURS SP SECONDS WEST COMMUNING ALCHIES SAID COMMON ONE, A DISTANCE OF TEAM FEET. TO A ADE WOOD TOWN ON AT AN AMOUR POINT OF AND SOOTH HERE JAMES MANN, THE MORPHWAY CORNER OF SHIP OF AND CALLED LASH CALLED LASH ACCEPT TOWN OF A CALLED LASH ACCEPT TO DEED RECORDS. JOHNSON COUNTY, TEXAS:

THENCE SOUTH SE DECREES AT MINITES IT SECONDS WEST, COMBINING ALONG SAID SOUTH THE RENG HINTERS DURING SEGMENTS AF GENERAL THE STATE AND LITERATURE AND SEGMENTS AND SEGMENT OF STORM COUNTRY WITH THE ROUTHWEST UPON OF AND CALLED SAID ACRE TRACT. A DISPARCE OF SAID CALLED TO A JUTY CAPITED TROM SCO FOUND STANFED TRACES THE SOUTHWEST CORRECT OF SAID CALLED SEED ACRE TRACE, AND SAINE HAND, SAME BEING THE MUNITHEST CORRECT OF SAID CALLED SEED ACRE TRACE, AND SERVICE HAND, AND SERVICE THE SAIT CALLED SEED ACRE TRACES OF SAID CALLED SEED ACRE TRACES. SNOWED IN AND WIN AUTH AUTH METERS DECORPORD IN COUNTY CLERKY INSTRUMENT NUMBER MISSER METERS

THINGS NORTH DO DEGREES 31 MINUTES ST SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE EAST WAS GOVERNED OF WHITE ZEOCHEM THE ZEOCHEM THE DAY WAS A SHARED WHITE THE DAY WAS OF THE CAT T

THE APPLICATION OF DESCRIPT AS ASSESSED OF TRANSPORT FAIR COMMISSIONS AS ONE SAID WINDS AND

# FINAL PLAT LOTS 1 & 2. BLOCK 1 HILLMAN ADDITION

BEING 4.650 ACRES OF LAND SITUATED IN THE HENRY CRAIG SURVEY, ABSTRACT NO. 171, IN THE ETJ OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS.



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD., JOSHUA, TX 76058

817-935-8701 MARSHALL MILLER@LONESTARLANDSURVEYING COM

PROJECT NUMBER: 241326 DATE: MARCH 7, 2025 REVISED DATE: REVISION NOTES:

SHEET 1 OF 1



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

Date:	March 10, 2025		Decision: eted by County Judge's Office				
	te: March 24, 2025						
	By: Julie Edmiston	ason Co.					
	t: Public Works	29 magn complet					
Signature o	f Elegted Official Department Head:	((★(APPROVED)★)					
	1 ( \ \ \ ( )	Con Si					
Description	0	missioners .	3-24-2025				
•	Consideration of Order 2025-24, Order Approving the Final Plat of Hillman						
	, Lots 1 & 2, Block 1 in Precinct	-					
			No. 10				
Water S	ource is Johnson County Special U	Itility District.					
	(May attach additional	sheets if necessary)					
Person to I	resent: Jennifer VanderLaan						
(P	resenter must be present for the item un	less the item is on the	Consent Agenda)				
Supporting	Documentation: (check one)	PUBLIC   C	ONFIDENTIAL				
(PU	JBLIC documentation may be made ava	ilable to the public pr	ior 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	rks     Facilities	Management				
Other Depa	rtment/Official (list)						

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