JOHNSON COUNTY
COMMISSIONERS COURT

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS §
§ **ORDER 2026-69**
COUNTY OF JOHNSON §

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) OF THE TEXAS LOCAL GOVERNMENT CODE

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 Development Services of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to Development Services of Johnson County; and

WHEREAS, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Triple-H-Estates, Phase II**, Lot 6, to create Lots 6R-1 & 6R-2, in Precinct 4.

WITNESS OUR HAND THIS, THE 27TH DAY OF JULY 2026.

Christopher Boedeker, Johnson County Judge
Voted: ✓ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1
Voted: ✓ yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3
Voted: ✓ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT
JOHNSON COUNTY, TEXAS



OWNER:
MARIA ALBERTA PEREZ AND JESUS GARRIDO PEREZ
1737 HUDSON CT.
ALVARADO, TX 76009
LUIS.ANGEL03125170B@ICLOUD.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 10184633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

1737 HUDSON CT, ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO PLAT TWO (2) LOTS, OUT OF LOT 6, OF THE TRIPLE-H ESTATES, PHASE II, LOCATED AT 1737 HUDSON CT, ALVARADO, JOHNSON COUNTY, TEXAS.
2. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLEGIANCE RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48251C0245K DATED 09/21/2023, JOHNSON COUNTY, UNINCORPORATED AREAS, THIS LOT IS WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: FS
DRAWN BY: SK
DATE: 05/21/2026
SCALE: 1" = 50'
PROJECT NO. 25-1913
SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

STATE OF TEXAS
REGISTERED
NICHOLAS D. LONGRO
7249
PROFESSIONAL
LAND SURVEYOR

I, NICHOLAS D. LONGRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7249, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

NICHOLAS D. LONGRO, RPLS — DATE 6/5/26

THIS PLAT RECORDED IN
INSTRUMENT # _____ SLIDE _____
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

REPLAT
LOTS 6R-1 & 6R-2
TRIPLE-H-ESTATES PHASE II

AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING A REPLAT OF LOT 6, TRIPLE-H-ESTATES PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 94, PLAT RECORDS JOHNSON COUNTY, TEXAS
4.41 ACRES
MAY 2026

PAGE 1 OF 2

H:\2025\25-1913 - 1737 Hudson Ct Alvarado\Survey\25-1913 - Hudson Ct Plat.dwg

STATE OF TEXAS:

COUNTY OF JOHNSON:

LEGAL DESCRIPTION

BEING A 4.41 ACRE TRACT OF LAND, AND BEING ALL OF LOT 6, OF THE TRIPLE-H ESTATES PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 94, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AS CONVEYED TO MARIA ALBERTA PEREZ AND JESUS GARRIDO PEREZ, IN A WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 2021-46135, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 1), SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 5, OF THE SAID TRIPLE-H ESTATES PHASE II ADDITION, AS CONVEYED TO MERITA L. KNAPP, IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2984, PAGE 411, D.R.J.C.T., SAID POINT ALSO BEING THE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUDSON COURT, FROM WHICH A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 2), BEARS SOUTH 84 DEGREES 04 MINUTES 39 SECONDS WEST, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 20, OF SAID TRIPLE H-ESTATES PHASE II ADDITION., SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 21, OF SAID TRIPLE-H ESTATES PHASE II ADDITION, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE FOLLOWING THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5, NORTH 60 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 500.04 FEET, TO A POINT FOR CORNER, FROM WHICH A 3/8-INCH IRON ROD FOUND, BEARS SOUTH 38 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 1.14 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF A CALLED 184.359 ACRE TRACT OF LAND, AS CONVEYED TO REA AGRICULTURAL, L.P., IN A DEED WITHOUT WARRANTY, RECORDED IN INSTRUMENT NUMBER 2012-6197, D.R.J.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5, AND FOLLOWING THE COMMON LINE OF SAID LOT 6 AND SAID 184.359 ACRE TRACT, THE FOLLOWING COURSES:

SOUTH 64 DEGREES 25 MINUTES 11 SECONDS EAST, A DISTANCE OF 267.41 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647";

SOUTH 31 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 134.77 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS NORTH 81 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 8.61 FEET, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE MOST NORTHERLY OF LOT 7-R-1, OF THE TRIPLE-H ESTATES PHASE II ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 105, P.R.J.C.T., AS CONVEYED TO HOURGO CAVAZOS LUNA AND IDA JEANETTE CAVAZOS LUNA, IN A GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 2019-3724, D.R.J.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT E AND SAID 184.359 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID LOT 6 AND SAID LOT 7-R-1, SOUTH 60 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 583.54 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 04 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 0.95 FEET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 7-R-1, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUDSON COURT

THENCE DEPARTING THE COMMON LINE OF SAID LOT 6 AND SAID LOT 7-R-1, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUDSON COURT, THE FOLLOWING COURSES:

NORTH 29 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 220.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 150.86 FEET, A CENTRAL ANGLE OF 44 DEGREES 58 MINUTES 59 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 52 DEGREES 19 MINUTES 01 SECONDS WEST, A CHORD DISTANCE OF 115.34 FEET;

FOLLOWING ALONG SAID TANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 118.35 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647";

NORTH 74 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 192,308.13 SQUARE FEET, OR 4.41 ACRES, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT MARIA ALBERTA PEREZ, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 6R-1 & 6R-2, BLOCK 1, TRIPLE-H-ESTATES PHASE II, ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Maria Perez
MARIA ALBERTA PEREZ
DATE 06 / 12 / 2026

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA ALBERTA PEREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF June, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 09/24/2029

YANEY ANDREA MENDEZ
Notary ID #135533731
My Commission Expires
September 24, 2029

STATE OF TEXAS:
COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT JESUS GARRIDO PEREZ, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 6R-1 & 6R-2, BLOCK 1, TRIPLE-H-ESTATES PHASE II, ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Jesus
JESUS GARRIDO PEREZ
DATE 06 / 12 / 2026

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JESUS GARRIDO PEREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF June, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 09/24/2029

YANEY ANDREA MENDEZ
Notary ID #135533731
My Commission Expires
September 24, 2029

* PLAT NOTES *

GENERAL

- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
  WATER - TEXAS WATER UTILITIES, (866) 654-7992
  ELECTRICITY - ONCOR, (888) 313-6862
  SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

PRIVATE SEWAGE FACILITY

- ONSITE 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 DEVELOPMENT SERVICES 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 UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY 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.

FLOOD STATEMENT

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0240K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE A (AREAS DETERMINED TO BE INSIDE THE 1% 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 CONSTRICTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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.

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 RELEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER 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.

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.

UTILITY EASEMENT

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

FILING A PLAT

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO $1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES 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 EXECUTORY CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT 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 REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

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 IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

RIGHT-OF-WAY (ROW) DEDICATION

- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE*
- 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*
- * UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN

UTILITY EASEMENT

- 15' FROM LOT LINE IN FRONT & BACK
- 5' FROM LOT LINE ON THE SIDES

BUILDING LINES

- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE:

OWNER:
MARIA ALBERTA PEREZ AND JESUS GARRIDO PEREZ
1737 HUDSON CT.
ALVARADO, TX 76009
LUIS.ANGEL.03120178@ICLOUD.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

1737 HUDSON CT,
ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO PLAT TWO (2) LOTS, OUT OF LOT 6, OF THE TRIPLE-H ESTATES, PHASE II, LOCATED AT 1737 HUDSON CT, ALVARADO, JOHNSON COUNTY, TEXAS.
2. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48251C0240K DATED 09/21/2023, JOHNSON COUNTY, UNINCORPORATED AREAS, THIS LOT IS WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: FS
DRAWN BY: SK
DATE: 05/21/2026
SCALE: 1" = 50'
PROJECT NO. 25-1913
SAMHANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

STATE OF TEXAS
REGISTERED
NICHOLAS D. LONIGRO
7249
PROFESSIONAL
LAND SURVEYOR

I, NICHOLAS D. LONIGRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7249, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

NICHOLAS D. LONIGRO, RPLS — DATE 6/5/26

THIS PLAT RECORDED IN
INSTRUMENT # _____, SLIDE _____
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

REPLAT
LOTS 6R-1 & 6R-2
TRIPLE-H-ESTATES PHASE II
AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING A REPLAT OF LOT 6, TRIPLE-H-ESTATES PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 94, PLAT RECORDS JOHNSON COUNTY, TEXAS
4.41 ACRES
MAY 2026

H:\2025\25-1913 - 1737 Hudson Ct Alvarado\Survey\25-1913 - Hudson Ct Plat.dwg

VG-92-2026-23109

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 23109

Real Property Recordings

Recorded On: July 27, 2026 01:11 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $0.00

********** **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:	2026 - 23109
Receipt Number:	20260727000105
Recorded Date/Time:	July 27, 2026 01:11 PM
User:	Martika S
Station:	CCL45

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT JOHNSON COUNTY, TEXAS

STATE OF TEXAS
Johnson County
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

AGENDA ITEM
A 9

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Triple-H-Estates, Phase II, Lot 6 recorded in Volume 4, Page 94, Plat Records of Johnson County, Texas:

Lot 6
to be revised
to Create Lots 6R-1 & 6R-2

At: **9:00 o'clock a.m.** on: July 27, 2026 in the Commissioners' Courtroom on the second floor Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

July 1,8, and 11, 2026

Posted on the County Website beginning June 26, 2026

AGENDA ITEM
A 9

AGENDA PLACEMENT FORM

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

Date: July 10, 2026

Meeting Date: July 27, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office

Johnson County ★ APPROVED ★ Commissioners Court
07/27/2026

Description:

Public Hearing to Revise the Plat of Triple-H-Estates, Phase II, Lot 6, to be Revised to Create Lots 6R-1 & 6R-2, Located in Precinct 4.

Consideration of Order 2026-69, Order Approving the Revised Plat of Triple-H-Estates, Phase II, Lot 6, to be Revised to Create Lots 6R-1 & 6R-2, Located in Precinct 4.

Water Source is Texas Water Utilities, LP.

(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: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☑ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

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