



Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name:	Name: Mark and Melanie Golubinski
Company::	Company:
Address::	Address:: 4301 Smiling Hills Ct. Cleburne, TX 76031
Telephone:	Telephone: 817-240-2256
Email:	Email: mgolubinski@yahoo.com
Signature:	Signature:

SITE INFORMATION

Number of properties within the area to be released:	1
General location or address of area to be released:	4301 Smiling Hills Ct. Cleburne, TX 76031
Total Acres to be released:	5.53
County of Request	Johnson

REQUIRED ITEMS FOR PETITION (Applicant must initial next to each item)





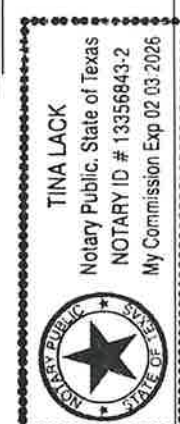

mg	Completed Application
mg	Exact Property description in the form of: 1) Metes and Bounds, or 2) Identification of the property (Lot and Block) on a Recorded Plat
mg	Signed "Release from ETJ Petition" (see next page) 50% of all owners within the area to be released must provide a NOTARIZED signature
NA	If property is owned by an entity, estate, trust, etc. – provide proof of authority to sign on behalf of the entity, estate, trust, etc.
NA	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
	Owner of the property acknowledges that with the submittal of this petition, that they may no longer assume they will have the ability to receive City of Burleson utility or emergency services for the property being removed for the extraterritorial jurisdiction (ETJ) of the City of Burleson. This petition may also trigger CCN discountenance efforts by the City of Burleson.
	Owners signature required: Mark Golubinski [Signature]

Received by
City Secretary's Office

MAR 31 2025

CITY OF BURLESON RELEASE FROM ETJ PETITION

By signing this petition, I hereby request to be removed from the City of Burleson Extraterritorial Jurisdiction (ETJ). I hereby affirm that I am the legal owner of the property identified below (attach additional pages as required).

Tax ID # and Physical Address	Property Owners Signature	Notary
#126-3543-00220 4301 Smiling Hills Ct, Cleburne, TX 76031		<p>State of <u>Texas</u> County of <u>Grohnson</u> The instrument was signed or acknowledged before me on <u>March 27, 2025</u> By <u>Tina Lack</u> Print name of signer(s)   Notary Signature</p>
		<p>State of <u>Texas</u> County of <u>Grohnson</u> The instrument was signed or acknowledged before me on <u>March 28th, 2025</u> By <u>Tina Lack</u> Print name of signer(s)   Notary Signature</p>

4301 Smiling Hills Ct, Cleburne, TX, 76031
Texas, 5.53 AC +/-



4301 Smiling Hills Ct, Cleburne, TX 76031-0007, Johnson County

APN: 126-3543-00220 CLIP: 1193244491

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,146	240,887	1985	SFR	

OWNER INFORMATION

Owner Name	Golubinski Mark W	Tax Billing Zip	76031
Owner Name 2	Golubinski Melanie J	Tax Billing Zip+4	0007
Tax Billing Address	4301 Smiling Hills Ct	Owner Occupied	Yes
Tax Billing City & State	Cleburne, TX		

LOCATION INFORMATION

Location City	Cleburne	Census Tract	1302.10
School District	Joshua ISD	Carrier Route	R012
School District Code	10	Within 250 Feet of Multiple Flood Zone	No
Subdivision	Smiling Hills		

TAX INFORMATION

Tax ID	126-3543-00220	Exemption(s)	Homestead
Alternate Tax ID	R000052550	Lot	22
Parcel ID	126354300220		
Legal Description	LOT 22 SMILING HILLS		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$161,531	\$146,846	\$133,496
YOY Assessed Change (\$)	\$14,685	\$13,350	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$334,020	\$300,840	\$210,927
Market Value - Land	\$282,030	\$248,850	\$165,900
Market Value - Improved	\$51,990	\$51,990	\$45,027

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,400		
2023	\$2,312	-\$88	-3.65%
2024	\$2,818	\$505	21.86%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Joshua ISD	\$2,031.25	Actual	1.2575
Johnson County	\$531.88	Actual	.32928
Hill College Jos	\$80.77	Actual	.05
Lateral Road	\$80.77	Actual	.05
Johnson Co Esd#1	\$92.90	Actual	.05751
Total Estimated Tax Rate			1.7443

CHARACTERISTICS

Land Use - Corelogic	SFR	# of Buildings	1
Land Use - State	Sgl-Fam-Res-Home	Bedrooms	3
Building Type	Residential	Total Baths	2
Estimated Lot Acres	5.53	Full Baths	2
Estimated Lot Sq Ft	240,887	Garage Type	Detached Garage
Building Sq Ft	2,146	Garage Sq Ft	480
Total Building Sq Ft	2,146	Year Built	1985

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Detached Garage Frame	S	480	1985	\$897

SELL SCORE

Rating
Sell Score

Moderate
545

Value As Of

2025-03-23 04:43:03

ESTIMATED VALUE

RealAVM™ \$438,400
RealAVM™ Range \$404,700 - \$472,100
Value As Of 03/10/2025

Confidence Score 89
Forecast Standard Deviation 8

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value 2724
Estimated Value High 3777
Estimated Value Low 1671

Cap Rate 4.8%
Forecast Standard Deviation (FSD) 0.39

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Recording Date	08/02/2011
Nominal	Y
Buyer Name	Golubinski Mark W & Melanie J
Seller Name	Golubinski Janet R
Document Number	18154
Document Type	Warranty Deed

OWNER TRANSFER INFORMATION

Recording Date	08/02/2011	Document #	18154
Settle Date	07/25/2011	Owner Name	Golubinski Mark W
Deed Type	Warranty Deed		

MORTGAGE HISTORY

Mortgage Date	04/02/2024	08/02/2011
Mortgage Amount	\$249,000	\$80,000
Mortgage Lender	First Fin'l Bk Na	
Mortgage Code	Conventional	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated



Stewart/11107622/504/LL

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU
MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM
ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE
IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY
NUMBER OR YOUR DRIVER'S LICENSE NUMBER
WARRANTY DEED WITH VENDOR'S LIEN

Date: July 25, 2011

Grantor: **Janet R. Golubinski, a single person**
Grantor's Mailing Address (including county): _____

Grantee: **Mark W. Golubinski and Melanie J. Golubinski**
Grantee's Mailing Address (including county): 4301 Smiling Hills Court, Cleburne, Johnson County, TX 76033

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note dated of even date that is in the principal amount of Eighty Thousand and No/100th Dollars (\$80,000.00) and is executed by Grantee, payable to the order of Janet R. Golubinski. The note is secured in part by a vendor's lien retained in favor of Janet R. Golubinski in this deed and by a deed of trust of even date herewith, from Grantee to David C. Young, Trustee.

Janet R. Golubinski, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced in part by the note described, the vendor's lien and superior title to the property are retained for the benefit of Janet R. Golubinski without recourse on Grantor.

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the JEFFERSON HAGGERTY SURVEY, Abstract No. 329, Johnson County, Texas, and being part of that certain 70.43 acre tract recorded in Volume 837, Page 540, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the southwest corner of said 70.43 acre tract in the south line of said Jefferson Haggerty Survey, the north line of the George McIntosh Survey, Abstract No. 624, and the north line of C. R. 805-B;

THENCE North, generally along a fence with the west line of said 70.43 acre tract, 656.55 feet to an iron rod for a corner;

THENCE East, 460.0 feet to an iron rod for a corner in the centerline of a 60.0 foot road easement;

THENCE South, along said centerline, 391.59 feet to an iron rod for a corner in said survey line, the north line of said C. R. 805-B and the south line of said 70.43 acre tract;

THENCE South 60 degrees, 03 minutes, 34 seconds West, generally along a fence with said north right-of-way, said survey line and the south line of said 70.43 acre tract, 530.84 feet to the Point of Beginning and containing 5.53 acres of land, more or less.

Said described property also known as **Tract Twenty-two (22), SMILING HILL, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 3, Page 89, Plat Records, Johnson County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

There is hereby reserved unto Grantor, their heirs and assigns all of Grantor's interest in the oil, gas and other minerals in and under and that may be produced from the above property, by whatever method produced or extracted, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. Janet R. Golubinski ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

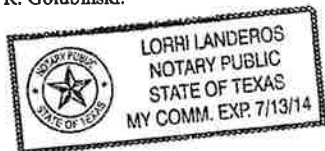
Taxes for the current year have been prorated and their payment is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

Janet R. Golubinski
JANET R. GOLUBINSKI

STATE OF TEXAS §
COUNTY OF Johnson §

This instrument was acknowledged before me on the 28 day of July, 2011, by Janet R. Golubinski.



Lorri Landeros
Notary Public, State of Texas

After Recording, Return to:
Mark W. Golubinski and Melanie J. Golubinski
4301 Smiling Hills Court
Cleburne, TX 76033



Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

FILED FOR RECORD IN:

JOHNSON CO. CLERK - RECORDING

ON: AUG 02, 2011 AT 11:36A

AS A(N) REAL PROPERTY

Becky Williams: COUNTY CLERK

CLERK NUMBER: 1501272

AMOUNT: 30.00

RECEIPT NUMBER: 1501272

BY LETTER

STATE OF TEXAS

AS STAMPED HEREIN BY ME: AUG 02, 2011

Becky Williams: COUNTY CLERK

Recorded: _____

WARNING -- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

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.