

JOHNSON COUNTY COMMISSIONERS COURT

DEC 27 2021



Becky Ivey, County Clerk  
Johnson County Texas

By md Deputy

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

MIKE WHITE  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioner's Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER #2021-105

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; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **JL Hard Properties Estates**, Lot 1 and Lot 2, Block 1, Precinct #1 and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 27<sup>th</sup> day of December 2021.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

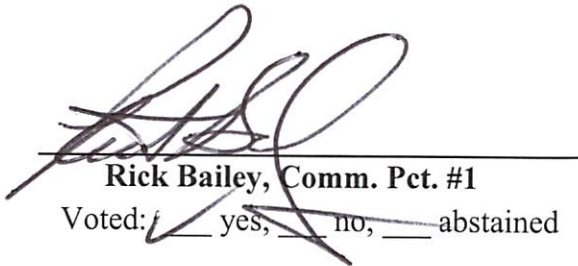
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **JL Hard Properties Estates**, Lot 1 and Lot 2, Block 1, Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

**WITNESS OUR HAND THIS, THE 27<sup>TH</sup> DAY OF DECEMBER, 2021.**



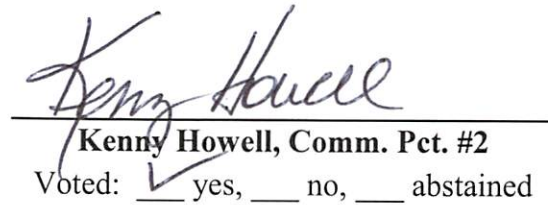
**Roger Harmon, Johnson County Judge**

Voted:  yes,  no,  abstained



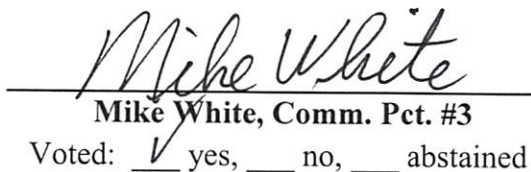
**Rick Bailey, Comm. Pct. #1**

Voted:  yes,  no,  abstained



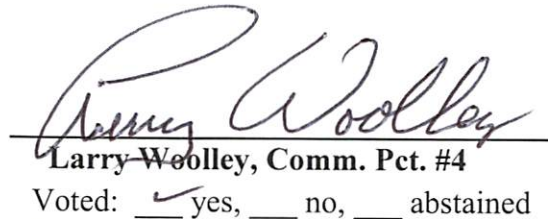
**Kenny Howell, Comm. Pct. #2**

Voted:  yes,  no,  abstained



**Mike White, Comm. Pct. #3**

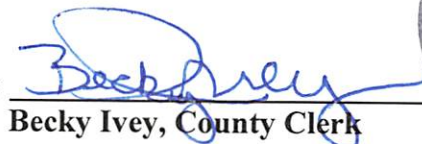
Voted:  yes,  no,  abstained



**Larry Woolley, Comm. Pct. #4**

Voted:  yes,  no,  abstained

ATTEST:



**Becky Ivey, County Clerk**



LARRY JOE SANDERS  
VOL. 571, PG. 118  
D.R.J.C.T.

LARRY JOE SANDERS  
VOL. 571, PG. 118  
D.R.J.C.T.

A=1°55'53"  
R=2804.79'  
L=94.55'  
CB=H41°58'37"W  
LC=94.55'

P.O.B.

N 57°34'37" E 2542.45'  
(DEED CALL N 57°34'37" E 2542.45')

J. HARD PROPERTIES LLC  
RST NO. 2020-06312  
D.R.J.C.T.

LOT 2, BLOCK 1  
767,061 SQ. FT. OR  
17.609 ACRES

LOT 1, BLOCK 1  
174,240 SQ. FT. OR  
4.000 ACRES

2054.18' (DEED CALLS S 59°13'09" W 2462.40')  
S 59°13'09" W 2462.40'

HARRY C. SHAFFER & MARY SHAFFER  
VOL. 2323, PG. 170  
D.R.J.C.T.

JACK W. REOPENING & SHERI D. REOPENING  
DOC NO. 2012-01850  
D.R.J.C.T.

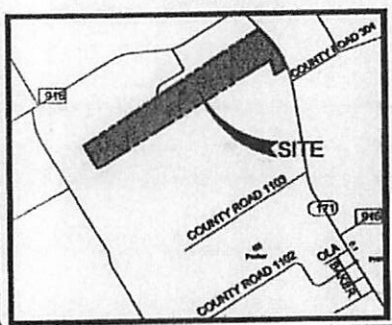
JUANA FONSECA  
VOL. 1322, PG. 36  
D.R.J.C.T.

JOHN MC CORD  
VOL. 4484, PG. 820  
D.R.J.C.T.

S. HIGHWAY 171  
1/4-1/2 MILE PUBLIC RIGHT-OF-WAY

CURVE TABLE					DEED CALL CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°47'04"	2804.79'	578.89'	S35°05'09"E	575.89'	C1	11°47'04"	2804.79'	578.89'	S35°05'09"E	575.89'
C2	6°25'45"	2804.79'	314.73'	N25°58'44"W	314.58'	C2	6°04'20"	2909.89'	314.73'	N27°15'03"W	314.58'
C3	7°45'17"	2995.81'	404.12'	N18°59'18"W	403.81'	C3	7°29'50"	2898.58'	388.55'	N20°27'45"W	388.37'

VICINITY MAP  
NTS



FINAL PLAT  
JL HARD PROPERTIES ESTATES  
LOT 1 & LOT 2, BLOCK 1  
BEING A  
21.609 ACRES  
SITUATED IN  
RALPH TANDY SURVEY, ABSTRACT NO. 824  
JOHNSON COUNTY, TEXAS  
NOVEMBER 23, 2021

OWNER:  
J. HARD PROPERTIES, LLC  
ATT: JOHN HARDEE  
1519 W KILPATRICK STREET  
CLEBURNE, TEXAS 76033  
PHONE NUMBER: 817-619-6875  
EMAIL: jhardee@hardes1.com

COMPILED BY BLUESTAR SURVEYING, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. EXCEPT AS THIS SURVEY MEETS THE CRITERIA, REGULATIONS AND ACTS THEREOF.

(1) NOTE: Methods of Surveying for this survey is the Texas State Plane Coordinate System (NAD 83), North Central Zone (NAD 83), North American Datum (NAD 83).

(2) ELEVATION: Contouring/spot elevation.

(3) ELEVATION: Contouring/spot elevation. All elevations are in feet above sea level or as part of the monumented point unless otherwise indicated.

**BLUESTAR SURVEYING**

PHYSICIAN NUMBER 10149200

1519 W KILPATRICK STREET  
CLEBURNE, TEXAS 76033  
WWW.BLUESTARSURVEYING.COM

JN 20-012-P SHEET 1 OF 2 DATE: 11/23/21

