


APR 10 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY  DEPUTY

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

COUNTY OF JOHNSON

§
§
§

ORDER 2023-26

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) 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 the Public Works Department 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 the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; and

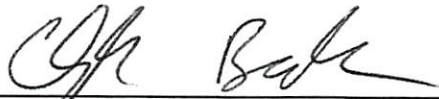
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Bailey, Pct. 1 that stated: "I make the motion to approve the revision of the plat of **LaFlamme Estates**, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4."

Said motion was approved by a vote of the Commissioners Court on the 10th day of April 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

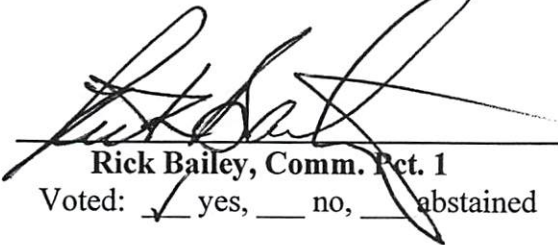
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **LaFlamme Estates**, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 10TH DAY OF APRIL 2023.



Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



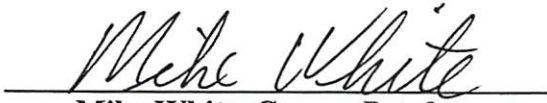
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



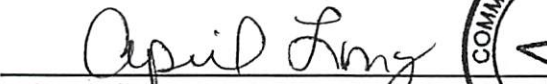
Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained



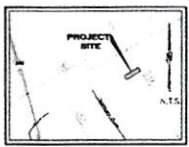
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained



ATTEST: April Long, County Clerk





VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRS 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- CRF CAPTED IRON ROD FOUND
- (C.M.) CONTROLLING MOMENT
- (B.L.) BUILDING LINE
- U.E. UTILITY EASEMENT
- J.C.S.U.D.E. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

SURVEYOR'S NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (NAD83, NAD83 (NAD83)).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A PORTION OF THE RESULTS THEREOF IS THIS FINAL PLAN 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 THEREIN.
3. () DENOTES RECORD DATA.
4. 20' EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, VOLUME 3386, PAGE 488, O.P.A.C.I.C. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CANNOT ACCURATELY DEFINE THE LOCATION OF THE 20' WIDE EASEMENT DESCRIBED THEREIN.
5. 15' EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, VOLUME 325, PAGE 726, O.P.A.C.I.C. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CANNOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE C. SAUL SURVEY, ABSTRACT NO. 751, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED ALBA ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2756, PAGE 8, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.A.C.I.C.) AND PART OF A CALLED 12.5319 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 458, PAGE 162, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.A.C.I.C.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AT A 1/2" IRON ROD WITH A CAP STAMPED "M.S. SURVEY" FOUND (N 89°07'47" E 602.85' TO THE SOUTHWEST CORNER OF SAID 12.5319 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 3.4417 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME NO. 3012-10316, O.P.A.C.I.C.).

BEARING S 29°54'27" E, AT A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "M.S. SURVEY" FOUND FOR AN ILL CORNER OF SAID 12.5319 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.4417 ACRE TRACT.

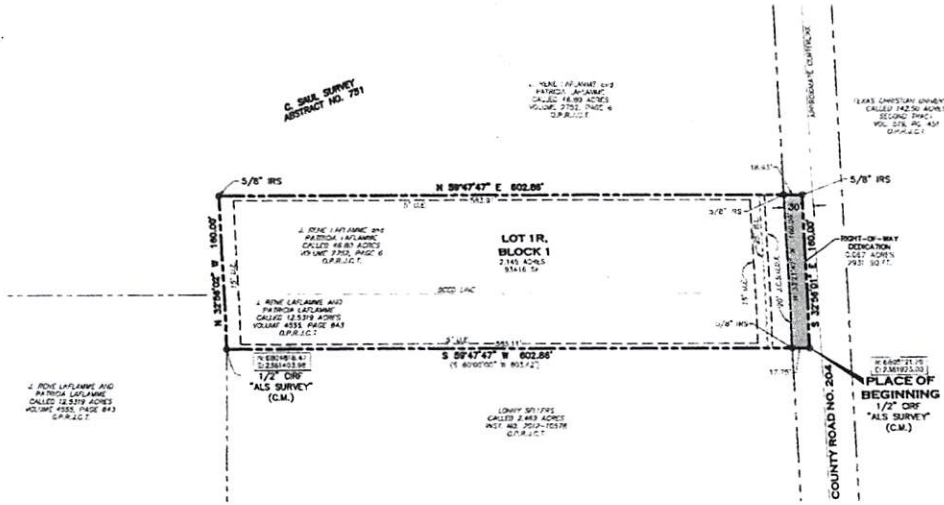
BEARING N 29°54'27" E, A DISTANCE OF 160.00 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET.

BEARING N 59°47'47" E, A DISTANCE OF 160.00 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN SAID COUNTY ROAD NO. 204 AND BEING IN THE EAST LINE OF SAID 4.24 ACRE TRACT.

BEARING S 29°54'27" E, WITH SAID COUNTY ROAD NO. 204 AND WITH THE EAST LINE OF SAID ALBA ACRE TRACT AND SAID 12.5319 ACRE TRACT, A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.186 ACRES OF LAND.

JOHNSON COUNTY, TEXAS NOTES

1. THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. UTILITY PROVISIONS:
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE 817-766-3298.
ELECTRIC SERVICE IS TO BE PROVIDED BY T.E.C. PHONE 817-556-4000.
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
4. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482030330-1, 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 MENTIONED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "HMP". 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 OF SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "HMP".
5. FLOOD NOTICES:
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF FLOOD.
6. UTILITY EASEMENT:
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.
7. UTILITY EASEMENTS:
15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES.
8. RIGHT-OF-WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
9. BUILDING LINES:
50' FROM LOT LINE (EAST, WEST, & BACK)
25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)
10. FILING A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$500.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS THE REAL PROPERTY TO USE THE SURVEYOR'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPORT OF THE SURVEYOR IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONFIDENT ON APPROVAL, AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT SUCH USE OR OCCUPANCY OF THE REAL PROPERTY DENIED BEFORE THE RECORDING OF THE PLAT.
11. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPORT OF A SURVEYOR UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
12. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
13. 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.
INSPECTORS 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 HIS OWNERS' RISK. IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, 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.
14. 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 DOMINANT PROPERTY OWNERS OR IMPROVE, IMPURE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
15. RECORDITY:
THE PROPERTY DEVELOPERS 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 REPRESENT AND HOLD HARMLESS JOHNSON COUNTY, 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.
16. FILING A PLAT IS NOT ACCEPTANCE OF ROAD 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 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.



NOW WHEREFORE SHOWN TO ALL MEN BY THESE PRESENTS THAT J. REBE LAFLAMME AND THE ESTATE OF PATRICIA FITZPATRICK LAFLAMME ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND DO HEREBY ACCEPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1R, BLOCK 1, LAFLAMME ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

J. Rebe Laflamme
J. REBE LAFLAMME PERSONALLY AND AS EXECUTOR OF THE ESTATE OF PATRICIA FITZPATRICK LAFLAMME.

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF March, 2022, BY J. REBE LAFLAMME, GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THE 14th DAY OF March, 2022.

Paula Anne Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 MARCH 23, 2022, AND THAT THE CORNER MARKETS, MARKS POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5482



AMENDING REAR LOT LINE
LOT 1, BLOCK 1
LAFLAMME ESTATES
INSTRUMENT NO. 2022-215
P.R.J.C.T.

PLAT REVISION
SHOWING
LOT 1R, BLOCK 1,
LAFLAMME ESTATES
AS AN ADDITION TO JOHNSON COUNTY, TEXAS,
BEING 2.361 ACRES OF LAND LOCATED IN THE C. SAUL SURVEY,
ABSTRACT NO. 751, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
WWW.TRANSTEXASSURVEYING.COM

Scale: 1"=60' Date: 03/09/2023 DWG: 20220060-FINAL PLAT
Drawn: MLH Checked: LGB Job: 20220060

PLAT RECORDED IN
YEAR _____ INSTRUMENT # _____
DRAWER _____ SLICE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
DAY OF _____ 20____
COUNTY JUDGE _____

NO UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN THE 10 YEARS OF THE DATE OF APPROVAL, BY THE COMMISSIONER'S COURT.



VG-92-2023-9347

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 9347

Real Property Recordings

Recorded On: April 10, 2023 02:10 PM

Number of Pages: 4

" 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: 2023 - 9347
Receipt Number: 20230410000154
Recorded Date/Time: April 10, 2023 02:10 PM
User: Susan L
Station: ccl06

Record and Return To:

JOHNSON COUNTY
RM 120 - RACHEL SITLER
CLEBURNE TX 76031



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