

APR 10 2023



# JOHNSON COUNTY COMMISSIONERS COURT

BY April Long DEPUTY  
County Clerk, Johnson County Texas

**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 2023-27

### 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 30<sup>th</sup> 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 Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **Patterson Estates**, Lots 2R-A & 2R-B, Block 1, to create Lots 2R, 3 & 4, Block 1, in Precinct 1."

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

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

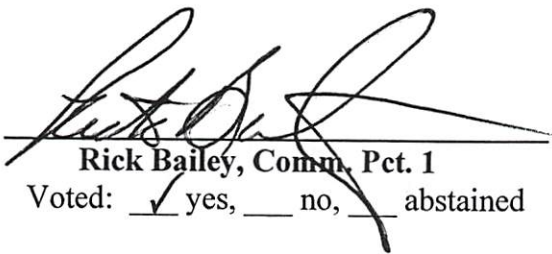
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Patterson Estates**, Lots 2R-A & 2R-B, Block 1, to create Lots 2R, 3 & 4, Block 1, in Precinct 1.

WITNESS OUR HAND THIS, THE 10<sup>TH</sup> DAY OF APRIL 2023.



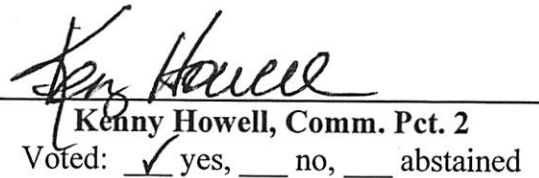
**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained



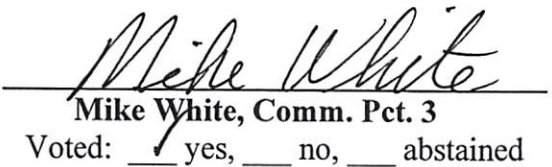
**Rick Bailey, Comm. Pct. 1**

Voted:  yes,  no,  abstained



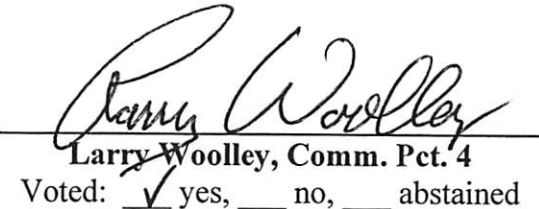
**Kenny Howell, Comm. Pct. 2**

Voted:  yes,  no,  abstained



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

Voted:  yes,  no,  abstained



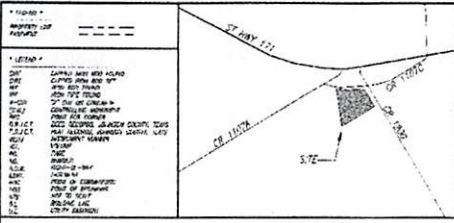
**Larry Woolley, Comm. Pct. 4**

Voted:  yes,  no,  abstained



ATTEST: April Long, County Clerk





**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

BEFORE ME, the undersigned authority, on this 27th day of March, 2023, personally appeared MARY BULLOCK, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of March, 2023, at Dallas, Texas.

*[Signature]*  
 Notary Public, State of Texas

**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

NOW KNOWING TO ALL MEN BY THESE PRESENTS

THAT MARY BULLOCK, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 2R, 3, AND 4, BLOCK 1, PATTERSON ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, DRIVEWAYS, ROADS-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

3/27/2023  
 MARY BULLOCK  
 OWNER

WITNESSED AND SUBSCRIBED BEFORE ME BY *[Signature]*  
 THIS 27th DAY OF March, 2023.

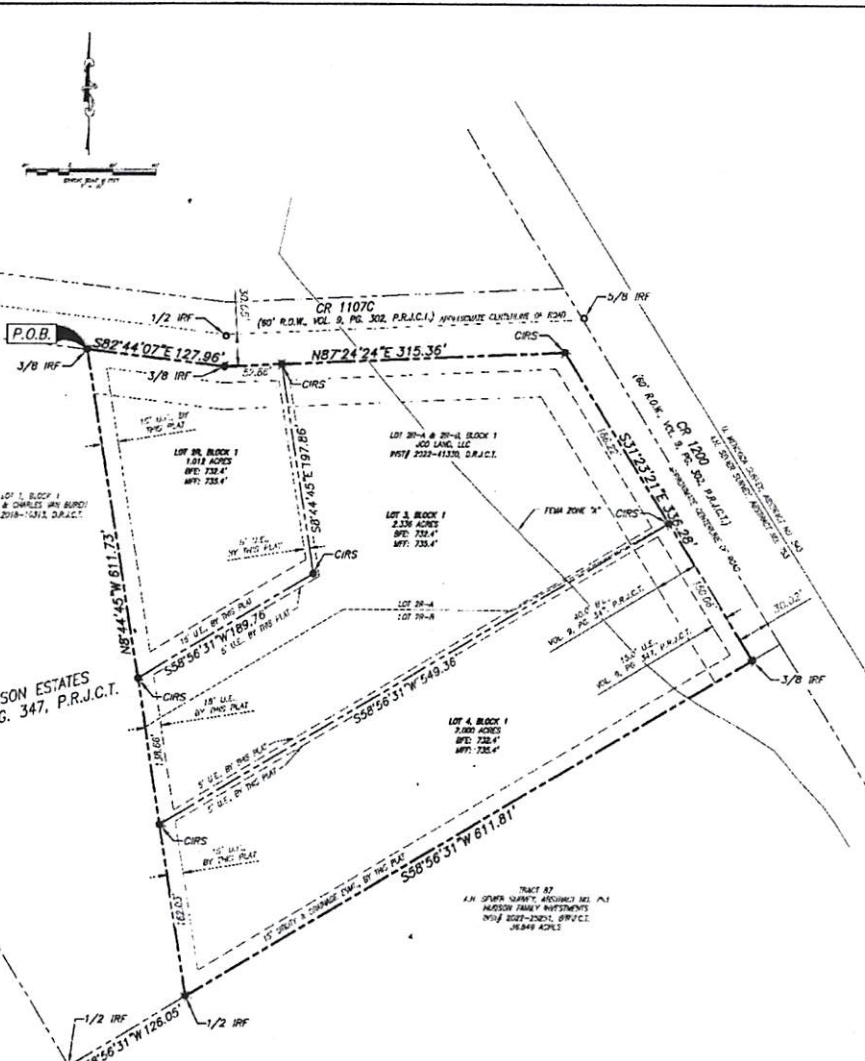
NOTARY PUBLIC, STATE OF TEXAS  
 8/6/2023  
 MY COMMISSION EXPIRES:

**MARY BULLOCK**  
 Notary Public, State of Texas  
 Notary ID 1321-1608-B  
 My Commission Exp. 08-08-2023

**SAMUEL C. HANNA**  
 PROFESSIONAL LAND SURVEYOR  
 6647  
 27 MARCH 2023

**HSE HANNA SURVEYING & ENGINEERING LLC.**

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THE PLAT.



- \* PLAT NOTES \***
- THIS SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
  - THE DESIGNATION OF THE PROPOSED LOTS OF THE ABOVE SHOWN ON THIS PLAT SHALL 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 PROVISIONS FOR THIS PROPERTY ARE AS FOLLOWS:  
 WATER - PARKER WSC, (817)373-2656  
 ELECTRICITY - UNITED COOPERATIVE, (817)398-4000  
 SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEMS

- PRIVATE SEWAGE FACILITY**
- PRIVATE 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 PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT PRELUD THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE, AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE INSPECTED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS OR UNDESIRABLE CONDITIONS ARE OBSERVED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH ENVIRONMENTAL REGULATIONS.
  - A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAINANCE 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. 482510035L, EFFECTIVE DATE DECEMBER 4, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
  - THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "ZONING" 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 SHOWN OR APPROPRIATED AS PART OF THE "ZONING".
  - BLOODED THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EXISTENCES, AND FILLING OR OBSTRUCTION OF THE FLOWWAY 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 LOTS OR LOTS THAT ARE TRANSFERRED 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 WEIRS OR FOR THE CONTROL OF EROSION.
  - JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONALLY 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 EXISTENCES.

**DEDICATION OF DEVELOPER/PROPERTY OWNERS**

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR 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 THE PROPERTY OR OWNER OF THE PROPERTY OF ANY LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY WAIVES AND REPRESENTS THAT THE OFFICE, 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 HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR REJECTION OF THIS PLAT.

**WARRANTY**

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 GUARANTEE AND WARRANT TO 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 ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF UTILITY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF INTERRUPTING THE PERFORMANCE OF ANYONE.

**LAND A PLAT**

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS BY USE OF THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO COMEY 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 BY THE CONVEYOR, IS EXPRESSLY CONFIDENT OR APPROVED AND PROVISION OF THE PLAT AND THE PURCHASER IS NOT OBLIGED OR OCCUPANCY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAT.

• A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED BY 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) EASEMENT**
- 40' ROW FROM CENTER OF ROAD ON I.M. OR STATE
  - 30' ROW FROM CENTER OF COUNTY ROADS OR RDS IN A SUBDIVISION
- UTILITY EASEMENT - UNLESS OTHERWISE INDICATED**
- 15' FROM LOT LINE IN FRONT & BACK
  - 5' FROM LOT LINE ON THE SIDES
- BUILDING LINES**
- 30' FROM LOT LINE (FRONT, REAR AND S.I.M.)
  - 40' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

THIS PLAT RECORDED IN \_\_\_\_\_ SLICE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY, JOHNSON COUNTY, TEXAS

APPROVED JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY CLERK \_\_\_\_\_

DATE \_\_\_\_\_

REVISED PLAT SHOWING  
 LOTS 2R, 3, & 4, BLOCK 1  
 PATTERSON ESTATES  
 BEING A REPLAT OF LOTS 2R-A &  
 2R-B, BLOCK 1, PATTERSON ESTATES  
 VOL. 9, PG. 347 P.R.J.C.T., AN ADDITION  
 TO JOHNSON COUNTY, TEXAS  
 5.347 ACRES  
 PAGE 1 OF 1



Johnson County  
April Long  
Johnson County Clerk

Instrument Number: 2023 - 9348

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 - 9348  
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