



JOHNSON COUNTY COMMISSIONERS COURT

MAY 23 2023

April Long
County Clerk, Johnson County Texas
BY [Signature] 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 2023-34

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 **Vardeman Addition**, Lot 5, Block 1, to create Lots 5A and 5R, Block 1, in Precinct 4."

Said motion was approved by a vote of the Commissioners Court on the 22nd day of May 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

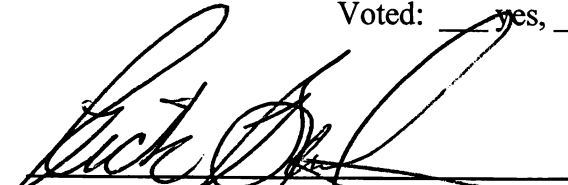
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Vardeman Addition**, Lot 5, Block 1, to create Lots 5A and 5R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 22ND DAY OF MAY 2023.



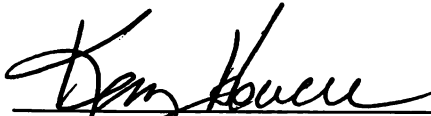
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



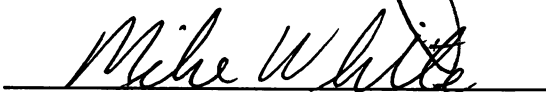
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



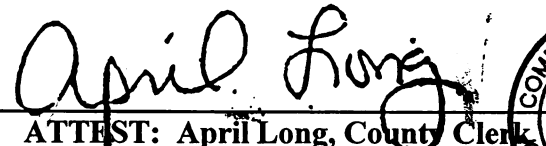
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



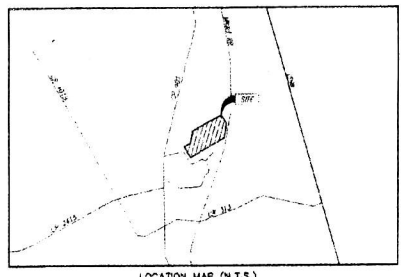
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained


ATTEST: April Long, County Clerk



LEAD: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



24 APRIL 2023

SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647 TO HERETOFOR COPY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNER MONUMENTS POINT OF CORNER, BOUNDARY MARKERS AND BENCH MARKS ARE AS SHOWN. FOUND IN PLACED RECORD AND HAVE BEEN MARKED WITH IRON PINS.

Samuel C. Hanna
SAMUEL C. HANNA, PLS 6647

PLAT NOTES

1. THE INFORMATION ON ANY PART THEREOF IS NOT LOCATED WITHIN THE TITLE OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED NAME OF THE AREA SHOWN ON THIS PLAT WILL BE MADE FAMILY RECORDATION.
3. THE INFORMATION ON THIS PLAT IS NOT TO BE CONSIDERED AS A SUBDIVISION WITHIN THE MEANING OF SECTION 113.001, ACTS 1959, UNTIL THE PLAT IS APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS.
4. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, ACTS 1959, UNTIL THE PLAT IS APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS.
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10. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, ACTS 1959, UNTIL THE PLAT IS APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS.

DEEDS

THE DEEDS REFERRED TO IN THIS PLAT ARE AS FOLLOWS:

- 1. DEED NO. 2021-163, P.R.J.C.T., BEING A REPLAT OF LOT 5, BLOCK 1, VARDEMAN ADDITION, JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.), AS CONVEYED TO DEBORAH K. WOODLAND IN A DEED, RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FLOOD PLANNING

THE FLOOD HAZARD MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, ESPECIALLY PANEL NO. 48000, EFFECTIVE DATE DECEMBER 4, 2012, THE PROPERTY IS LOCATED IN ZONE X-1. THE LOCAL FEMA AGENCY SHOULD BE CONTACTED FOR FURTHER INFORMATION ON THE FLOOD HAZARD MAP.

UTILITIES

THE UTILITIES SHOWN ON THIS PLAT ARE AS FOLLOWS:

- 1. WATER MAINS
- 2. SEWER MAINS
- 3. GAS MAINS
- 4. POWER LINES
- 5. TELEPHONE LINES
- 6. CABLE TV LINES
- 7. FIBER OPTIC LINES
- 8. OTHER UTILITIES

ADJACENT PROPERTIES

THE ADJACENT PROPERTIES TO THIS PLAT ARE AS FOLLOWS:

- 1. TO THE NORTH: LOT 5, BLOCK 1, VARDEMAN ADDITION, JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.).
- 2. TO THE SOUTH: LOT 6, BLOCK 1, VARDEMAN ADDITION, JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.).
- 3. TO THE WEST: LOT 4, BLOCK 1, VARDEMAN ADDITION, JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.).
- 4. TO THE EAST: LOT 7, BLOCK 1, VARDEMAN ADDITION, JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT RECORDED IN INSTRUMENT NUMBER 2021-163, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.L.C.).

ADJACENT ROADS

THE ADJACENT ROADS TO THIS PLAT ARE AS FOLLOWS:

- 1. STATE ROAD 148, TO THE NORTH.
- 2. STATE ROAD 102, TO THE WEST.
- 3. STATE ROAD 102, TO THE EAST.

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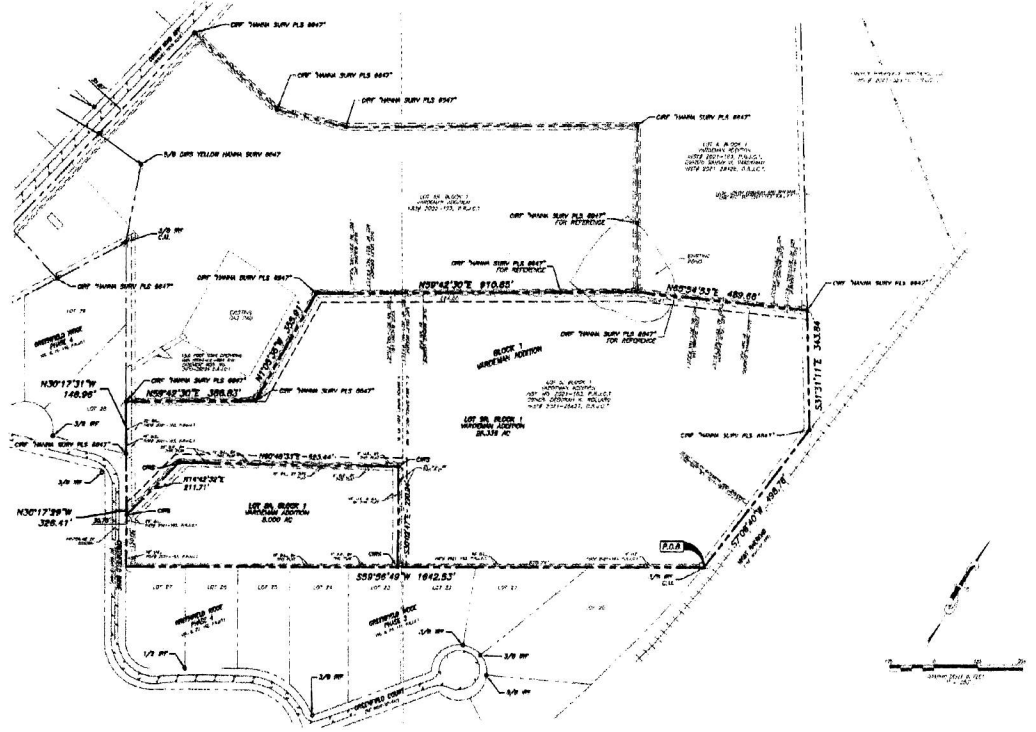
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NOTE: IF EASEMENT GRANTED TO JOHNSON COUNTY MUNICIPAL WATER SUPPLY CORPORATION, 1001 S. 10TH ST., DALLAS, TEXAS, CONTAINS A PROVISION FOR A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY, THE SURVEYOR CANNOT ACCURATELY DETERMINE THE LOCATION OF THE 10' WIDE EASEMENT BOUNDARY THEREIN.

STATE OF TEXAS
COUNTY OF JOHNSON

NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS

THAT DEBORAH K. WOODLAND, OWNER OF THE DEED REFERRED TO IN THIS PLAT, DOES HEREBY ACKNOWLEDGE THE INTEREST DESCRIBED IN THIS PLAT, AND IN BLOCK 1, VARDEMAN ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEEDS TO THE PUBLIC USE, WITHOUT RESERVATION OF THE STREET, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN THEREON.

Deborah K. Woodland DATE: 5/1/2023

SHE HAS AND HEREBY RELEASES TO MARY BULLOCK, NOTARY PUBLIC, STATE OF TEXAS, THE 10' WIDE EASEMENT BOUNDARY SHOWN ON THIS PLAT.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 7/6/2025

MARY BULLOCK
Notary Public, State of Texas
Notary ID: 13211838-9
My Commission Exp. 06-06-2025

APPROVAL: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DATE: _____

REVISED PLAT SHOWING
LOTS 5A, AND 5R, BLOCK 1
VARDEMAN ADDITION
BEING A REPLAT OF LOT 5, BLOCK 1,
VARDEMAN ADDITION
DOC. NO. 2021-163, P.R.J.C.T.
AN ADDITION TO JOHNSON COUNTY, TEXAS

QUESTIONS:
DEBORAH K. WOODLAND
6724 GREENFIELD DR
ALBUQUERQUE, TEXAS 75009
PH: 917-982-3762
FAX: 917-982-3762

SUBJECT:
HANNA SURVEYING AND ENGINEERING, L.L.C.
11105 E. 10TH ST.
AN VARDANO, TX 75414-1055
PH: 972-355-3111
FAX: 972-355-3111

NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 5, IN THE VARDEMAN ADDITION TO THE PUBLIC USE, WITHOUT RESERVATION OF THE STREET, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN THEREON.
2. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, ACTS 1959, UNTIL THE PLAT IS APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS.
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HSE HANNA SURVEYING & ENGINEERING L.L.C.