



JOHNSON COUNTY COMMISSIONERS COURT

AUG 14 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
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THE STATE OF TEXAS

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ORDER 2023-58

COUNTY OF JOHNSON

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ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; and

WHEREAS, a motion was made by Commissioner White, Pct. 3 and seconded by Commissioner Bailey, Pct. 1 that stated: "I make the motion to approve the revision of the plat of **The Homesteads, Phase 3**, Lot 12, Block 2, to create Lot 12R-1 and Lot 12R-2, Block 2, in Precinct 3."

Said motion was approved by a vote of the Commissioners Court on the 14th day of August 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 **The Homesteads, Phase 3**, Lot 12, Block 2, to create Lot 12R-1 and Lot 12R-2, Block 2, in Precinct 3.


WITNESS OUR HAND THIS, THE 14TH DAY OF AUGUST 2023.




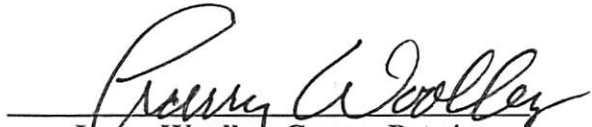
Christopher Boedeker, Johnson County Judge

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





LEGEND

MS	5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" WITH IRON ROD FOUND
RF	REINFORCED CONCRETE FOUNDATION
CM	CONCRETE MASONRY
CP	CONCRETE PAVING
CP A.C.T.	CONCRETE PAVING ACCORDING TO JOHNSON COUNTY TEXAS UTILITY EASEMENT BUILDING LINE
U.L.	UTILITY EASEMENT BUILDING LINE



- SURVEYOR'S NOTES**
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE (FEDERAL ROAD SYSTEM). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A PORTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - () DENOTES RECORD DATA.

HOW THESE NOTES RELATE TO ALL MAPS BY THESE PRESENTS:

THAT LOUISE BELL IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADMIT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOTS 12R-1 AND 12R-2, BLOCK 2, THE HOMESTEADS, PHASE 3, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DONORATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

THIS _____ DAY OF _____ 20__

Louise Bell

BY: *Louise Bell*

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the _____ DAY of _____ 20__

BY LOUISE BELL, SIGNED UNDER MY HAND AND SEAL OF OFFICE, THE _____ DAY OF _____ 20__

Louise Bell

JOINT PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

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

COUNTY JUDGE _____

LOT 12R-1 AND LOT 12R-2, BLOCK 2, THE HOMESTEADS, PHASE 3, AN ADDITION TO JOHNSON COUNTY, TEXAS. BEING A REPLAT OF LOT 12, BLOCK 2, THE HOMESTEADS, PHASE THREE ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 155, PLAT RECORDS JOHNSON COUNTY, 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 13, 2023 AND THAT THE CORNER MONUMENTS, WHOLE POINT CORNERS, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young

ROBERT L. YOUNG, SURVEYOR FOR TEXAS REGISTRATION NO. 3482



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE E. SMITH SURVEY ABSTRACT NO. 758, JOHNSON COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND AS DESCRIBED IN A DEED TO LOUISE BELL, BEGOTTEN BY INSTRUMENT NO. 2023-0223, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (PLAT 1), ALSO KNOWN AS LOT 12, BLOCK 2, THE HOMESTEADS, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 155, PLAT RECORDS, JOHNSON COUNTY, TEXAS (PLAT 1) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND (REMARKS) (CORNER) IN THE SOUTHWESTLY CORNER OF KELLY LANE, FOR THE NORTHWESTLY CORNER OF SAID LOT 12 AND BEING THE NORTHWESTLY CORNER OF LOT 12, BLOCK 2, THE HOMESTEADS, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 155, O.P.R.A.C.T.

THENCE S 89°17'32" E A DISTANCE OF 464.45 FEET TO A 5/8" IRON ROD FOUND (REMARKS) (CORNER) IN THE NORTHERN LINE OF LOT 12, SAID BLOCK 2, FOR THE SOUTHWESTLY CORNER OF SAID LOT 12 AND BEING THE SOUTHWESTLY CORNER OF SAID LOT 12.

THENCE S 89°17'32" E A DISTANCE OF 190.77 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE NORTHEASTLY CORNER OF SAID LOT 12 AND BEING THE NORTHEASTLY CORNER OF LOT 12, SAID BLOCK 2.

THENCE S 89°17'32" E A DISTANCE OF 464.45 FEET TO A 5/8" IRON ROD FOUND (REMARKS) (CORNER) IN THE NORTHERN LINE OF LOT 12, SAID BLOCK 2, FOR THE SOUTHWESTLY CORNER OF SAID LOT 12 AND BEING THE SOUTHWESTLY CORNER OF SAID LOT 12.

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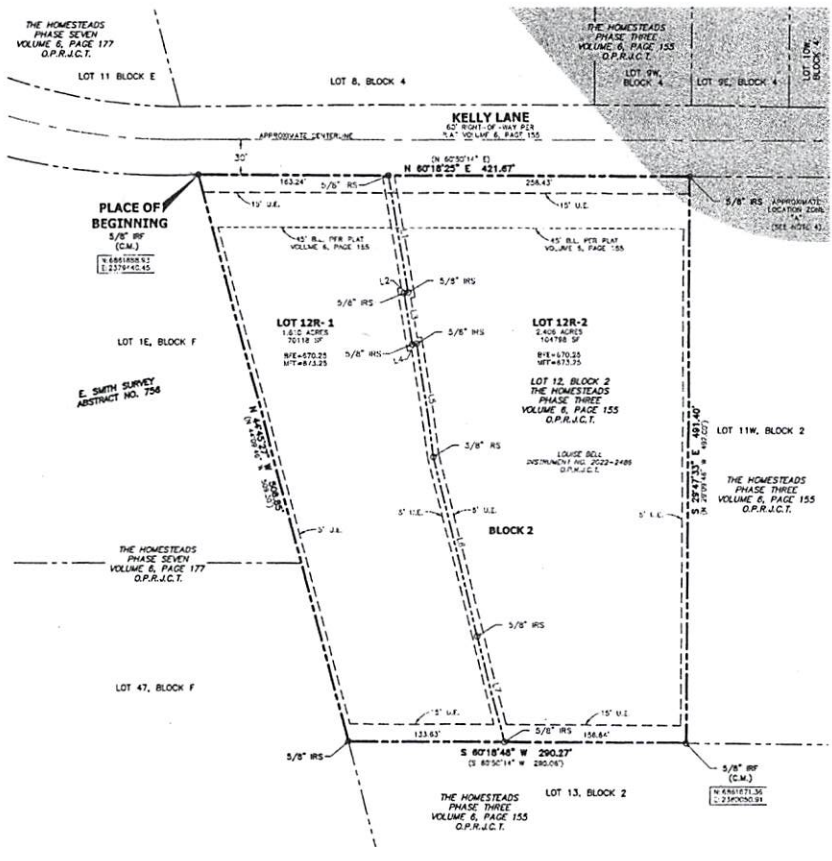
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LINE	BEARING	DISTANCE
L1	S 89°17'32" E	100.00
L2	S 89°17'32" E	100.00
L3	S 89°17'32" E	100.00
L4	S 89°17'32" E	100.00
L5	S 89°17'32" E	100.00
L6	S 89°17'32" E	100.00
L7	S 89°17'32" E	100.00
L8	S 89°17'32" E	100.00
L9	S 89°17'32" E	100.00
L10	S 89°17'32" E	100.00

- JOHNSON COUNTY, TEXAS NOTES**
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE PROPOSED USE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
 - UTILITY PROVIDERS:
 - WATER SERVICE PROVIDED BY MONARCH UTILITIES A SOUTHWEST WATER COMPANY, PHONE 886-654-7992
 - ELECTRIC SERVICE IS TO BE PROVIDED BY UCL, PHONE 817-556-4000
 - SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
 - FLOOD STATEMENTS:
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND UNINCORPORATED AREAS, COUNTY PANEL NO. 4833-0223-1, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE 17 (AREAS DETERMINED TO BE OUTSIDE THE 50-YEAR ANNUAL CHANCE FLOODPLAIN) AND ZONE 1A (AREAS LOCATED IN ZONE 1 & 12R-2 DO HAVE BASE FLOOD ELEVATIONS PER SAMANTHA D. REND, P.E. LETTER DATED MAY 03, 2023).
 - THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SCALE FLOODING WHICH COULD BE FLOODED BY SEVERAL TYPES OF WEATHER INCLUDING BUT NOT LIMITED TO 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 ACCESSED AS PART OF THE "FIRM".
 - FLOOD NOTES:
 - BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING 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 TRAVERSED BY OR ADJACENT TO DRAINAGE CHANNELS RUNNING ACROSS SAID LOTS.
 - JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.
 - JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
 - JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION HOLDING BUT NOT LIMITED TO TREES, PLANTS, DRIFT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 - UTILITY EASEMENTS:
 - ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP WOOD ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWING, OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF POWER AND FORCE TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - UTILITY EASEMENTS:
 - 15' FROM LOT LINE IN FRONT
 - 15' FROM LOT LINE IN BACK
 - 5' FROM LOT LINE ON THE SIDES
 - RIGHT-OF-WAY DEDICATION:
 - 40' ROW FROM CENTER OF ROAD ON P.M. OR STATE
 - 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
 - BUILDING LINES:
 - 50' FROM LOT LINE (STATE HWY. & P.M.)
 - 25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)
 - FIRM 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 NEAR PROPERTY TO USE THE SUBDIVISION'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 REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK; HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONDITIONED ON APPROVAL, AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAT.
 - A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN 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.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - PRIVATE SEWAGE FACILITY:
 - ON-LINE 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 IMPLY 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 REQUIREMENTS, MUST BE APPROVED BY THE OWNER. IF THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODORS, UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS, THE OWNER SHALL BE RESPONSIBLE FOR DESIGNING AND CONVERTING PRIVATE SEWAGE FACILITY SYSTEMS, INSTALLING A SEPARATE 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.
 - 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 OR 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 DOWNSTREAM PROPERTY OWNER OR SUBDIVER, WHICHEVER OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
 - JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS, OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAIED 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 APPLIED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
 - DEEMED:
 - 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 INDEMNIFY AND HOLD HARMLESS 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.
 - THIS 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. THE ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN ABSENCE AN EXPRESS ORDER OF THE COMMISSIONERS COURT (ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY DEDICATING ANY SUCH ROAD, STREET OR PASSAGEWAY TO AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE).

TRANS TEXAS SURVEYING & CHAPPING

OWNER: LOUISE BELL, 8100 KELLY LANE, ALVARADO, TEXAS 76009, PHONE: 817-542-6888, EMAIL: louise@ttsurveying.com

401 N. NOLAN RIVER ROAD, CLEBURNE, TEXAS 76033, OFFICE: 817-856-3440, FAX: 817-856-3545, WWW.TTXSURVEYING.COM

Scale: 1"=50'

Drawn: MLH, Checked: LGB, Job: 20230025

Date: 07/10/2023, Dwg: 20230025-REPLAT