



JOHNSON COUNTY COMMISSIONERS COURT

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 2024-12

ORDER APPROVING AMENDED 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 an amended plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the amended 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 Woolley, Pct. 4 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, an Amended Plat of **Blackbird Meadows**, Lots 1 through 12, Block 1, in Precinct 1 and clarify that the filing of the amended 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 12th day of February 2024.

Filed For Record 8:37 AM

FEB 13 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Amended Plat of **Blackbird Meadows**, Lots 1 through 12, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the amended 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 12TH DAY OF FEBRUARY 2024.

Chris Boedecker

Christopher Boedecker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long
ATTEST: April Long, County Clerk



PROPERTY DESCRIPTION

BEING A 58.415 ACRE TRACT OF LAND, IN THE DYER RUN SURVEY, ABSTRACT NUMBER 640, JOHNSON COUNTY, TEXAS, CONVEYED TO PERKLYNN CONSTRUCTION, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NUMBER 2019-34103, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, O.P.R.I.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 28.85 FEET POINT, AT THE SOUTHEAST CORNER OF SAID PERKLYNN TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO TERRY L. THOMAS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 420, PAGE 59, O.P.R.I.C.T., IN COUNTY ROAD 90A.

THENCE, WITH SAID COUNTY ROAD 90A, S 89°02'27" W, A DISTANCE OF 184.03 FEET, TO NAIL FOUND, AT THE SOUTHWEST CORNER OF SAID PERKLYNN TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO ROY TRUMAN RICHARDSON & DONNIE ESTELLE RICHARDSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 520, PAGE 47, O.P.R.I.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID RICHARDSON TRACT, N 81°04'47" E, A DISTANCE OF 153.29 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF SAID PERKLYNN TRACT, TO THE SOUTH LINE OF A REMAINING PORTION OF A TRACT OF LAND, CONVEYED TO LINDA LEE LAYLAND HADLEY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2010-1394, O.P.R.I.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID HADLEY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 89°27'31" E, A DISTANCE OF 216.03 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 87°24'04" E, A DISTANCE OF 304.97 FEET, TO A CAPPED IRON ROD SET;
3. N 89°50'21" E, A DISTANCE OF 158.15 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID PERKLYNN TRACT, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO CELIA RODRIGUEZ MILLER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 349, PAGE 64, O.P.R.I.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID MILLER TRACT, S 89°22'41" E, A DISTANCE OF 340.29 FEET, TO THE NORTHWEST CORNER OF THE MEADOWS, PHASE ONE, AN ADDITION TO JOHNSON COUNTY, RECORDED IN VOLUME 1, PAGE 241, O.P.R.I.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID MEADOWS TRACT, AND WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID THOMAS TRACT, CONSECUTIVELY, S 89°02'27" W, A DISTANCE OF 497.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 58.415 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6088, ON FEBRUARY 23, 2024.

THENCE, WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID MEADOWS TRACT, AND WITH THE COMMON LINE BETWEEN SAID PERKLYNN TRACT, AND WITH SAID THOMAS TRACT, CONSECUTIVELY, S 89°02'27" W, A DISTANCE OF 497.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 58.415 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6088, ON FEBRUARY 23, 2024.



LEGEND

- NF NAIL FOUND
- C.M. CONTROLLING MONUMENT
- () DENOTES RECORD DATA
- R.O.W. RIGHT-OF-WAY
- CIRS CAPPED IRON ROD SET
- STAMPED "GSI SURVEYING"
- CIRF CAPPED IRON ROD FOUND
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- JCSUD JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
- WE WATERLINE EASEMENT

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT BRANDON PERKINS, PERKLYNN CONSTRUCTION, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, BLOCK 1, BLACKBIRD MEADOWS, AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

Brandon Perkins
BRANDON PERKINS, PERKLYNN CONSTRUCTION, LLC, DATE _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY _____ PERSONALLY APPEARED BRANDON PERKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF February, 2024.

Shelby Hoffman
NOTARY PUBLIC



ROY TRUMAN RICHARDSON & DONNIE ESTELLE RICHARDSON
VOLUME 520, PAGE 47
O.P.R.I.C.T.

PERKLYNN CONSTRUCTION, LLC
INSTRUMENT NO. 2019-34103
O.P.R.I.C.T.

APPROX. LOC. 30" GAS PIPELINE EASEMENT
VOLUME 408, PAGE 88
O.P.R.I.C.T.

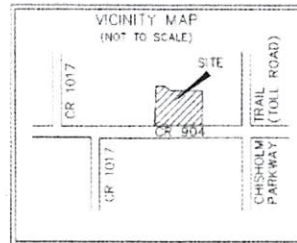
PERKLYNN CONSTRUCTION, LLC
INSTRUMENT NO. 2021-2889
O.P.R.I.C.T.

TERRI L. THOMAS
VOLUME 420, PAGE 59
O.P.R.I.C.T.

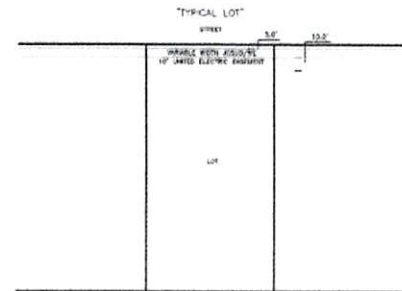
CELIA RODRIGUEZ MILLER
VOLUME 349, PAGE 64
O.P.R.I.C.T.

PERKLYNN CONSTRUCTION, LLC
INSTRUMENT NO. 2021-2889
O.P.R.I.C.T.

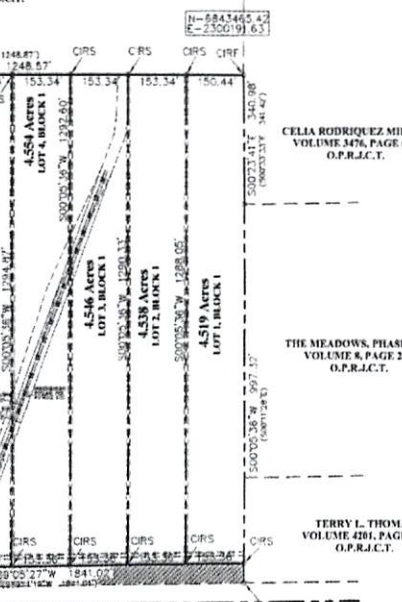
PLAT RECORDED IN _____
YEAR _____ INSTRUMENT # _____
DRAWER _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____



OWNER
PERKLYNN CONSTRUCTION, LLC
BRANDON PERKINS
164 PALOMINO CT.
CRESSON, TEXAS



REMAINING PORTION OF
LINDA LEE LAYLAND HADLEY
INSTRUMENT NO. 2010-1394
O.P.R.I.C.T.



COUNTY ROAD 90A
(A 105' R.O.W.)

TCCT WRIGHT LAND LLC
INSTRUMENT NO. 2021-2889
O.P.R.I.C.T.

OWNER
PERKLYNN CONSTRUCTION, LLC
BRANDON PERKINS
164 PALOMINO CT.
CRESSON, TEXAS

AMENDED PLAT
BLACKBIRD MEADOWS
LOTS 1 THROUGH 12, BLOCK 1
AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
BEING A 58.415 ACRE TRACT OF LAND OUT OF THE DYER RUN SURVEY,
ABSTRACT NUMBER 640, SITUATED IN JOHNSON COUNTY, TEXAS, RECORDED IN
INSTRUMENT NUMBER 2019-34103, OFFICIAL PUBLIC RECORDS, JOHNSON
COUNTY, TEXAS

DATE: 02/23/24
DRAWN BY: S. J. HOFFMAN

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6088

OWNER
PERKLYNN CONSTRUCTION, LLC
BRANDON PERKINS
164 PALOMINO CT.
CRESSON, TEXAS

FLOOD STATEMENT:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INDETERMINED AREAS, COMMUNITY FANEL NO. 40510N019, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).

2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". 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 BROGUELE 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 STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. DRAINING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE 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.
5. ON SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS, SWALES SHALL BE A MINIMUM OF THIRTY (30) INCHES FROM BUILDING FOUNDATION TO FINISH GROUND LEVEL GRADE AROUND BUILDING AND DIRECTED TOWARD PUBLIC STREETS OR DRAINAGE EASEMENTS.

PRIVATE SEWAGE FACILITY:
On-site sewage facility provisions cannot be guaranteed through all provisions of the rules of Johnson County. Fees for private sewage facilities are computed with anticipation and acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not allow the owner of the property to comply with City, County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if local operations of the facility results in adjustments to rules. If necessary, conditions are created, or if the facility when used does not comply with governmental regulations. Property designed and constructed private sewage facility system, installed in accordance with, and maintenance of the amount of water that is subject to dispose of it is not controlled by the responsibility of the owner to maintain and operate the private on-site facility is a warranty matter.

CELIA RODRIGUEZ MILLER
VOLUME 349, PAGE 64
O.P.R.I.C.T.

THE MEADOWS, PHASE ONE
VOLUME 1, PAGE 241
O.P.R.I.C.T.

- FILING A PLAT:**
- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED, CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH JOHNSON COUNTY. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE REPEAT.
 - A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE.

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) IN 2011. ALL ELEVATIONS ARE CORRELATED TO MVD 84.
2. () DENOTES RECORD DATA.
3. ALL INTERMEDIATE CORNERS TO BE MARKED WITH A CAPPED IRON ROD, STAMPED "GSI SURVEYING".
4. WATER SERVICE TO THIS SUBJECT TRACT, WILL BE PROVIDED BY SOLD, AND A BLANKET WATERLINE EASEMENT IS REFERRED IN VOLUME 584, PAGE 71, O.P.R.I.C.T., DOES AFFECT THE SUBJECT TRACT.
5. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.

THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.

SURVEYOR'S CERTIFICATION:

1. SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON FEBRUARY 23, 2024 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

S. J. Hoffman 02/23/24



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6088

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
PELS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=150' Date: 02/23/24 DWG: 2021110-AMEND PLAT
Drawn: OF Checked: S.J.H Job: 2021-110

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT
ON THIS _____ DAY OF _____, 2024.

COUNTY JUDGE _____