



JOHNSON COUNTY COMMISSIONERS COURT

MAY 14 2024

April Long
County Clerk, Johnson County Texas
BY April Long 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 2024-45

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.

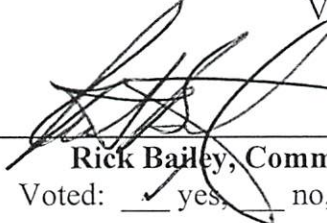
NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Bivens Addition**, Lot 1, Block 1, to create Lots 1R, 2, 3, and 4, Block 1, in Precinct 4.

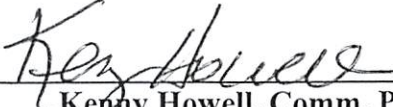
WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

Christopher Boedeker, Johnson County Judge

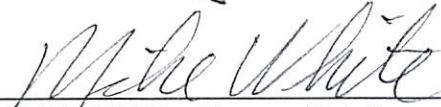
Voted: ___ yes, ___ no, ___ abstained



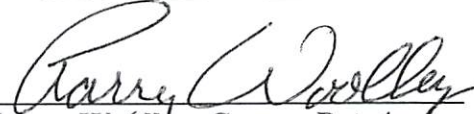
Rick Bailey, Comm. Pct. 1
Voted: yes, ___ no, ___ abstained



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



PROPERTY DESCRIPTION
 BEING A 15.23 ACRE TRACT OF LAND IN THE RICHARD RHODES SURVEY, ABSTRACT NO. 15, JOHNSON COUNTY, TEXAS, DESCRIBED IN A DEED FOR PATRICIA V. BIVENS, RECORDED IN INSTRUMENT NO. 2017-4782, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (PUBLIC RECORDS), AND ALSO A 1.16 ACRE TRACT OF LAND, BEING AN ADDITION TO JOHNSON COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2017-366, O.P.R.L.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALYSSA DOTSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2016-2317, O.P.R.L.C.T., IN THE NORTH LINE OF COUNTY ROAD NO. 206;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH SAID JOHNSON TRACT, N 71°59'17" W, AT 23.08 FEET, PASSING AN IRON ROD FOUND AT 41.18 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 139.57 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 541.37 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 766.22 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2, IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO CHARLES RICHARD SMITH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3417, PAGE 149, O.P.R.L.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID SMITH TRACT, N 40°11'41" E, A DISTANCE OF 178.78 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 2, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO JACOB AND TIFFANY HENDERSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2018-1185, O.P.R.L.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID HENDERSON TRACT, S 10°15'10" W, AT 94.28 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 181.83 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 157.00 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 157.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE, WITH SAID COUNTY ROAD NO. 206, N 78°12'16" W, A DISTANCE OF 274.13 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.5 ACRES OF LAND SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHIELDS J. HOFFMAN, P.L.S. NO. 6984, ON OCTOBER 21, 2016.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT PATRICIA V. BIVENS, SEAN BIVENS, JUDITH WHITEHEAD & STEVE BIVENS, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PARCELS AS LOTS IR, 2 & 4, BLOCK 1, BIVENS ADDITION, AN ADDITION TO 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Patricia V. Bivens 4/30/24
 PATRICIA V. BIVENS, LOTS 2 & 4 DATE

Sean Bivens 4/30/24
 SEAN BIVENS, LOT 1B DATE

Judith Whitehead 4/30/24
 JUDITH WHITEHEAD, LOT 1B DATE

Steve Bivens 4/30/24
 STEVE BIVENS, LOT 3B 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 PATRICIA V. BIVENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 30th DAY of April, 2024

Mary Bullock
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/2027
 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 SEAN BIVENS, 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 30th DAY of April, 2024

Mary Bullock
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/2027
 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 JUDITH WHITEHEAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 30th DAY of April, 2024

Mary Bullock
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/2027
 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 STEVE BIVENS, 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 30th DAY of April, 2024

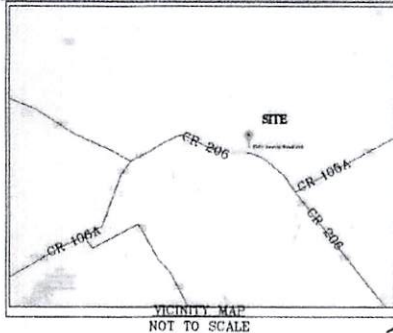
Mary Bullock
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/2027
 STATE OF TEXAS
 COUNTY OF JOHNSON



LEGEND

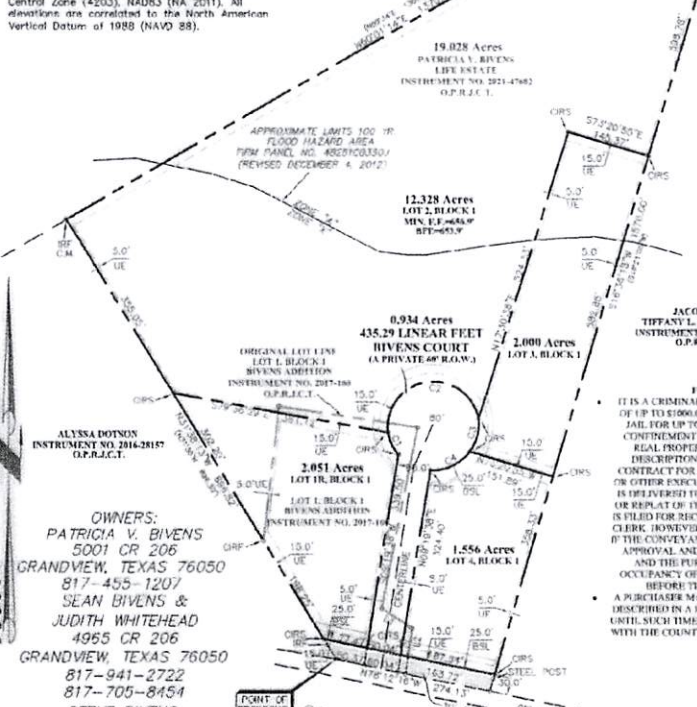
- IRF IRON ROD FOUND
- GIRS CAPPED IRON ROD SET
- STAMPED "GSI SURVEYING"
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- () DENOTES RECORD DATA
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- MIN. F.F. MINIMUM FINISHED FLOOR ELEVATION
- BFE BASE FLOOD ELEVATION



CURVE	ARC LENGTH	ADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.21	80.00	176°07'40"	N25°11'50" E	42.40
C2	245.92	80.00	30°44'01"	N81°28'20" W	109.91
C3	80.40	80.00	42°58'19"	N14°51'19" E	58.60
C4	78.78	80.00	58°24'34"	N64°33'00" E	75.62

SURVEYOR'S NOTES:
 1. All bearings shown hereon are correlated to the Texas state plane coordinate system, Central Zone (4203), NAD83 (NA 2011). All elevations are correlated to the North American Vertical Datum of 1988 (NAVD 88).

CHARLES RICHARD SMITH
 LICENSE #273 PAGE 149
 O.P.R.L.C.T.



OWNERS:
 PATRICIA V. BIVENS
 5001 CR 206
 GRANDVIEW, TEXAS 76050
 817-455-1207
 SEAN BIVENS &
 JUDITH WHITEHEAD
 4955 CR 206
 GRANDVIEW, TEXAS 76050
 817-941-2722
 817-705-8454
 STEVE BIVENS
 5005 CR 206
 GRANDVIEW, TEXAS 76050
 682-249-0574

JAYNE KELLERBOSMAN DOHMAN
 LICENSE #783, PAGE #7
 O.P.R.L.C.T.

PLAY RECORDED IN
 INSTRUMENT NO. _____ SUDE
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

GP CONNECTED
 RANCH, LLC
 INSTRUMENT NO. 2016-1921
 O.P.R.L.C.T.

FILING A PLAT IS NOT ACCEPTANCE OF A ROAD FOR COUNTY MAINTENANCE 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 AND ORDERED BY THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SAID ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

JACOB N. & TIFFANY L. HENDERSON
 INSTRUMENT NO. 2018-1185
 O.P.R.L.C.T.

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 REAL PROPERTY IN THE SUBDIVISIONS DESCRIBED IN A DEED OF 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 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 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 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.

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:
5. WATER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT #17-260-728.
6. SEWER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT #17-260-728.
7. ELECTRIC SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT #17-260-728.
8. SEPTIC, PRIVATE INDIVIDUAL SEPTIC SYSTEMS, PRIVATE ROAD TO BE PRIVATELY MAINTAINED.
9. PRIVATE SEWER FACILITY:
10. ON-SITE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.
11. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWER FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWER FACILITY, AT THOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
12. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWER FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO OPERATE IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWER FACILITY IN A SATISFACTORY MANNER.
13. FLOOD STATEMENT:
14. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND THE FLOOD HAZARD AREA, COMMUNITY PANEL NO. 4252 COVERING EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (PORTION OF PROPERTY IS ZONE "A").
15. 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, EQUIPPED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LEVEES, DRAINAGE SYSTEMS OR OTHER NEARBY AREAS OR STRUCTURES THAT COULD BE DAMAGED OR BECOME THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
16. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASTMENTS, AND FILING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
17. 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 COURSES ALONG OR ACROSS SAID LOTS.
18. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
19. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY CAUSED BY FLOODING OR FLOOD CONVEYANCES.
20. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BERT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
21. UTILITY EASEMENT:
22. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BIRD PERCH, FINCHES, TREES, SHRUBS, OTHER GROWTH, OR IMPROVEMENTS WHICH IN ANY WAY ENLARGE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY 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 BUSINESS AND EGRESS TO, AND FROM SAID EASEMENTS FOR THE PURPOSES 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.
23. UTILITY EASEMENT:
24. 15' FROM LOT LINE IN FRONT & BACK
25. 5' FROM LOT LINE ON THE SIDES
26. RIGHT OF WAY PUBLIC STRIPS:
27. 30' FROM CENTER OF ROAD OR FM OR STATE
28. 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
29. BUILDING LINES:
30. 50' FROM LOT LINE (ST. A, DRY & T.S.)
31. 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION EWAYS)
32. DUTIES OF DEVELOPER/PROPERTY OWNER:
33. 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 IMPOSE, IMPLICIT OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
34. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT AND NOT VIOLATE THE STATUTES OR COMMON LAW OF AN OVERLAPPING JURISDICTION, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
35. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUE THE REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
36. IDENTIMITY:
37. 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 ASSIST, AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
38. SURVEYOR'S CERTIFICATION



I, SHELLY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 21, 2016, AND THAT THE MONUMENTS SHOWN HEREON AS SET MORE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.
 Shelly J. Hoffman 4/29/24

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS 76109
 OFFICE: 817-487-8916

Scale: 1"=150' Date: 03/26/24 DWG: 2016461-FINAL PLA 1
 Drawn OF Checked: SJH Job: 2016-461

REVISED PLAT
 SHOWING
 LOTS IR, 2, 3 AND 4, BLOCK 1,
 BIVENS ADDITION,
 BEING A REVISION OF LOT 1, BLOCK 1,
 BIVENS ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS,
 ACCORDING TO INSTRUMENT NO. 2017-160,
 PLAT RECORDS, JOHNSON COUNTY, TEXAS