

JOHNSON COUNTY COMMISSIONERS COURT

JUN 24 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

§
§
§

ORDER 2024-61

COUNTY OF JOHNSON

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 **M. W. Addition**, Lot 1, Block 1, to create Lot 1R-1 and 1R-2, Block 1, in Precinct 1.

WITNESS OUR HAND THIS, THE 24TH DAY OF JUNE 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

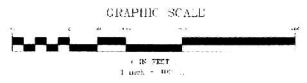
Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk

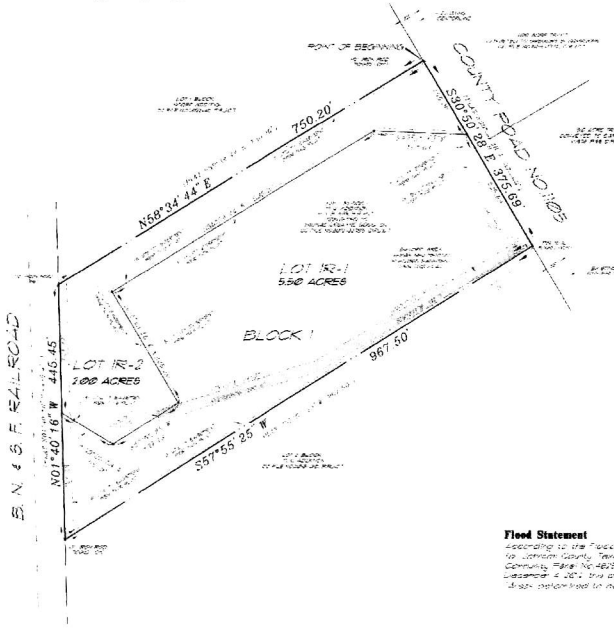


SCALE: 1" = 100'



LEGEND

- 1. PLANNED UNIT DEVELOPMENT
- 2. SUBDIVISION
- 3. COUNTY CLERK'S OFFICE



Approved by Johnson County Commissioners Court
This the _____ day of _____ 2024.
By: _____
COUNTY JUDGE

Utility Easement
1. All utility easements shall be in accordance with the applicable utility easement rules and regulations of the applicable utility companies.
Building Lines
1. All buildings shall be constructed in accordance with the applicable building codes and regulations of the applicable authority.
Right of Way Dedication
1. The dedication of the right of way for the proposed subdivision shall be in accordance with the applicable rules and regulations of the applicable authority.



VICINITY MAP

Owners Certificate

Whereas Thomas Dwayne Good, Sr. is the owner of a tract or parcel of land situated in Johnson County, Texas, being all of Lot 1, Block 1, M. W. Addition, an addition to Johnson County, Texas, according to the plat recorded in Volume 11, Page 145, The Records, Johnson County, Texas and the same 7.30 acre tract conveyed to Thomas Dwayne Good, Sr. by deed recorded under County Clerk File No. 2018-2870, Head Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 127-foot mark from the corner in County Road No. 1025, being the southeast corner of said Lot 1, Block 1, M. W. Addition and the southeast corner of Lot 1, Block 1, Moore Addition in addition to Johnson County, Texas according to the plat recorded in County Clerk File No. 2022-28, Plat Records, Johnson County, Texas;
Thence South 10°49'29" East with said County Road No. 1025 and the east line of said Lot 1 a distance of 373.69 feet to a P. K. Nail found for corner in said County Road No. 1025, being the southeast corner of said Lot 1 and the southeast corner of Lot 2 of said M. W. Addition;
Thence South 57°52'57" West with the common line of said Lot 1 and said Lot 2 a distance of 967.90 feet to a 1/2" iron rod found for corner in the east line of the Burlington Northern and Santa Fe Railroad, being the southeast corner of said Lot 1 and the northwest corner of said Lot 2;
Thence South 81°00'00" West with the west line of said Lot 1 and the east line of said Burlington Northern and Santa Fe Railroad a distance of 445.45 feet to a 1/2" iron rod for corner in the east line of said Burlington Northern and Santa Fe Railroad and the west line of said Lot 1, being the southwest corner of said Lot 1, M. W. Addition and the southeast corner of said Lot 1, Moore Addition;
Thence North 58°13'41" East with the common line between said Lot 1, M. W. Addition and said Lot 1, Moore Addition a distance of 750.20 feet to the POINT OF BEGINNING and containing 7.30 acres of land more or less as surveyed on the ground in January, 2003 by Tucker Surveyors.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

That Thomas Dwayne Good, Sr. is hereby certifying that he is the owner of the above described tract of land and that the same is being conveyed to the undersigned as follows:
By deed recorded under County Clerk File No. 2024-2870, Head Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 127-foot mark from the corner in County Road No. 1025, being the southeast corner of said Lot 1, Block 1, M. W. Addition and the southeast corner of Lot 1, Block 1, Moore Addition in addition to Johnson County, Texas according to the plat recorded in County Clerk File No. 2022-28, Plat Records, Johnson County, Texas;
Thence South 10°49'29" East with said County Road No. 1025 and the east line of said Lot 1 a distance of 373.69 feet to a P. K. Nail found for corner in said County Road No. 1025, being the southeast corner of said Lot 1 and the southeast corner of Lot 2 of said M. W. Addition;
Thence South 57°52'57" West with the common line of said Lot 1 and said Lot 2 a distance of 967.90 feet to a 1/2" iron rod found for corner in the east line of the Burlington Northern and Santa Fe Railroad, being the southeast corner of said Lot 1 and the northwest corner of said Lot 2;
Thence South 81°00'00" West with the west line of said Lot 1 and the east line of said Burlington Northern and Santa Fe Railroad a distance of 445.45 feet to a 1/2" iron rod for corner in the east line of said Burlington Northern and Santa Fe Railroad and the west line of said Lot 1, being the southwest corner of said Lot 1, M. W. Addition and the southeast corner of said Lot 1, Moore Addition;
Thence North 58°13'41" East with the common line between said Lot 1, M. W. Addition and said Lot 1, Moore Addition a distance of 750.20 feet to the POINT OF BEGINNING and containing 7.30 acres of land more or less as surveyed on the ground in January, 2003 by Tucker Surveyors.

(Signature)
Thomas Dwayne Good, Sr.
County Clerk
State of Texas
County of Johnson
Date: 5/30/24

That I, Dennis L. Tucker, do hereby certify that I am the owner of the above described tract of land and that the same is being conveyed to the undersigned as follows:
By deed recorded under County Clerk File No. 2024-2870, Head Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 127-foot mark from the corner in County Road No. 1025, being the southeast corner of said Lot 1, Block 1, M. W. Addition and the southeast corner of Lot 1, Block 1, Moore Addition in addition to Johnson County, Texas according to the plat recorded in County Clerk File No. 2022-28, Plat Records, Johnson County, Texas;
Thence South 10°49'29" East with said County Road No. 1025 and the east line of said Lot 1 a distance of 373.69 feet to a P. K. Nail found for corner in said County Road No. 1025, being the southeast corner of said Lot 1 and the southeast corner of Lot 2 of said M. W. Addition;
Thence South 57°52'57" West with the common line of said Lot 1 and said Lot 2 a distance of 967.90 feet to a 1/2" iron rod found for corner in the east line of the Burlington Northern and Santa Fe Railroad, being the southeast corner of said Lot 1 and the northwest corner of said Lot 2;
Thence South 81°00'00" West with the west line of said Lot 1 and the east line of said Burlington Northern and Santa Fe Railroad a distance of 445.45 feet to a 1/2" iron rod for corner in the east line of said Burlington Northern and Santa Fe Railroad and the west line of said Lot 1, being the southwest corner of said Lot 1, M. W. Addition and the southeast corner of said Lot 1, Moore Addition;
Thence North 58°13'41" East with the common line between said Lot 1, M. W. Addition and said Lot 1, Moore Addition a distance of 750.20 feet to the POINT OF BEGINNING and containing 7.30 acres of land more or less as surveyed on the ground in January, 2003 by Tucker Surveyors.

Dennis L. Tucker, P.M.S. 5144
Date



General Notes

NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.
NOTE: THE PLAT DOES NOT ATTEMPT TO DEFINE THE RIGHTS RESERVED TO OWNERS OR RESTRICTIONS. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SUBDIVISION PLAT RECORDS AND THE APPLICABLE RULES AND REGULATIONS OF THE APPLICABLE AUTHORITY.

Private Sewage Facility

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY PRIVATE SEWAGE FACILITY REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL PRIVATE SEWAGE FACILITY CONSTRUCTION AND MAINTENANCE ACTIVITIES.

Utility Easement

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY UTILITY EASEMENTS REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL UTILITY EASEMENT CONSTRUCTION AND MAINTENANCE ACTIVITIES.

Duties of Developer/Property Owner

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY UTILITY EASEMENTS REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL UTILITY EASEMENT CONSTRUCTION AND MAINTENANCE ACTIVITIES.

Indemnity

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY UTILITY EASEMENTS REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL UTILITY EASEMENT CONSTRUCTION AND MAINTENANCE ACTIVITIES.

Filling a Plat

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY UTILITY EASEMENTS REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL UTILITY EASEMENT CONSTRUCTION AND MAINTENANCE ACTIVITIES.

Filling a Plat Is Not Acceptance of Roads for County Maintenance

THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY UTILITY EASEMENTS REQUIRED FOR THE PROPOSED SUBDIVISION. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITY. THE APPLICANT SHALL MAINTAIN RECORDS OF ALL UTILITY EASEMENT CONSTRUCTION AND MAINTENANCE ACTIVITIES.

PLAT RECORDED IN	
DATE	
BOOK	
PAGE	
DATE	
County Clerk, Johnson County, Texas	
County Clerk	

Replat
Lot 1R-1 & 1R-2 Block 1
M.W. Addition
7.30 ACRES
SUBDIVISION IN
JOHNSON COUNTY TEXAS

DATE RECORDED: 5/30/24
DATE OF PLAT: 5/30/24

FIRM NO. 0104218

TEXAS SURVEYORS
P.O. Box 1855
Bartlett, Texas 76697
Office: 817-295-2996
Fax: 817-295-3311
JOB NO. 202402691