



# 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

§

ORDER 2024-76

COUNTY OF JOHNSON

§

§

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

**WHEREAS**, the application for the 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.

### NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Smith Ranch Cemetery Section Two**, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

Filed For Record 3:56 PM

JUL 22 2024

April Long  
County Clerk, Johnson County Texas

BY Act DEPUTY

WITNESS OUR HAND THIS, THE 22<sup>ND</sup> DAY OF JULY 2024.

*Christopher Boedeker*

**Christopher Boedeker, 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*

**Mike White, Comm. Pct. 3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

\_\_\_\_\_

**Larry Woolley, Comm. Pct. 4**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained

*April Long*

**ATTEST: April Long, County Clerk**





**PROPERTY DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE CHARLES SEVIER SURVEY, ABSTRACT NO. 752, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.508 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 202011033, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING ALL OF A CALLED 0.258 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 202011034, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS" FOUND AT THE SOUTHWEST CORNER OF SAID 0.508 ACRE TRACT, ALSO BEING IN A SOUTHEASTERLY LINE OF A CALLED 239.181 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2949, PAGE 107, O.P.R.J.C.T.;

THENCE N 02° 13' 03" E WITH THE WESTERLY LINE OF SAID 0.508 ACRE TRACT AND CROSSING SAID 239.181 ACRE TRACT, AT A DISTANCE OF 10.42 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS" FOUND AT AN ANGLE POINT;

THENCE N 16° 38' 33" W CROSSING SAID 239.181 ACRE TRACT AND CONTINUING ALONG THE WEST LINE OF SAID 0.508 ACRE TRACT, AT A DISTANCE OF 226.61 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS" FOUND AT THE NORTHWEST CORNER OF SAID 0.508 ACRE TRACT;

THENCE N 69° 58' 46" E CROSSING SAID 239.181 ACRE TRACT AND WITH THE NORTHWESTERLY LINE OF SAID 0.508 ACRE TRACT, AT A DISTANCE OF 132.12 FEET PASSING THE NORTHEAST CORNER OF SAID 0.508 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.258 ACRE TRACT, IN ALL A DISTANCE OF 226.01 FEET TO A 3" CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 0.258 ACRE TRACT;

THENCE S 09° 33' 48" E CROSSING SAID 239.181 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID 0.258 ACRE TRACT, AT 43.88 FEET PASSING THE SOUTHEASTERLY LINE OF SAID 239.181 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MOLARDS RIVER MASONIC LODGE NO. 433, IN ALL A DISTANCE OF 150.11 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "REGER FOX" FOUND AT THE SOUTHEAST CORNER OF SAID 0.258 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SMITH RANCH CEMETERY, SECTION ONE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9, SLIDE B-706, PLAT RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE S 8° 16' 17" W WITH THE COMMON LINE BETWEEN SAID 0.258 ACRE TRACT AND SAID SMITH RANCH CEMETERY PHASE ONE, AT 60.77 FEET PASSING THE SOUTHWEST CORNER OF SAID 0.258 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF SAID 0.508 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 162.88 FEET TO A 1/2" IRON ROD FOUND AT AN INSIDE ELL CORNER OF SAID 0.508 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID SMITH RANCH CEMETERY PHASE ONE;

THENCE S 18° 39' 35" E WITH THE SOUTHERNMOST EAST LINE OF SAID 0.508 ACRE TRACT AND THE WEST LINE OF SAID SMITH RANCH CEMETERY PHASE ONE, PASSING AT 97.09 FEET, A 1/2" IRON ROD WITH A CAP STAMPED "REGER FOX" AT THE SOUTHWEST CORNER OF SAID SMITH RANCH CEMETERY PHASE ONE, IN ALL A TOTAL DISTANCE OF 100.33 FEET TO A 3" CORNER POST FOUND AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 0.508 ACRE TRACT, AND BEING AN OUTSIDE ELL CORNER OF A CALLED 107.448 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-24660, O.P.R.J.C.T.;

THENCE S 63° 45' 52" W WITH THE COMMON LINE OF SAID 0.508 ACRE TRACT AND SAID 107.448 ACRE TRACT, AT A DISTANCE OF 37.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.762 ACRES (33,171 SQUARE FEET) OF LAND.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, RIO GRANGE CEMETERY ASSOCIATION, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS SMITH RANCH CEMETERY, SECTION TWO, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: *Keith Holt*

NAME/TITLE: KEITH HOLT/PRESIDENT

DATE: 7/12/24

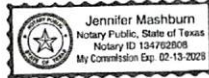
STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HOLT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 2/13/26



**GENERAL NOTES:**

- 1. ORIGINAL DOCUMENT SIZE: 16" X 24"
- 2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 83 VERTICAL DATUM.
- 3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- 5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48281C0428J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- 7. ALL PLOTS ARE 4.50' X 11.00'.
- 8. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS A CEMETERY.
- 10. THE SUBJECT PROPERTY OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

**FLOOD STATEMENT**

ACCORDING TO THE FEMA FIRM MAP NUMBER 48281C0428J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".

- 1. 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 INADEQUATE 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".
- 2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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.
- 4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

**DUTIES OF DEVELOPER/ PROPERTY OWNER**

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
- 2. 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, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
- 3. 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 DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
- 4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

**INDEMNITY**

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.

**FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**

- 1. 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. 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 ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

**FILING A PLAT**

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, 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 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 REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS 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.
- 2. 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 OF THE JOHNSON COUNTY CLERK.

APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

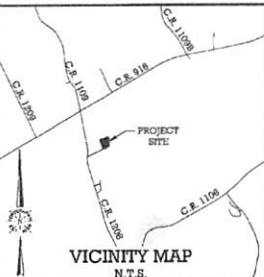
DEPUTY

**CERTIFICATION:**

THAT I, SERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 29, 2024.



*S. Dumas* 7/10/2024  
SERIK DUMAS, R.P.L.S. NO. 5371



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> <li>— SUBJECT PROPERTY LINE</li> <li>— ADJOINER LINE</li> <li>— BURIAL PLOT LINE</li> <li>● MONUMENT FOUND (AS NOTED)</li> <li>○ 1/2" IRON ROD FOUND</li> </ul>	<ul style="list-style-type: none"> <li>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</li> <li>D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</li> <li>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</li> <li>(XXXX) = DEED CALLS</li> <li>P.O.B. = PLACE OF BEGINNING</li> <li>IRF = IRON ROD FOUND</li> <li>GRF = CAPPED IRON ROD FOUND</li> </ul>	RIO GRANGE CEMETERY ASSOCIATION P.O. BOX 562 RIO VISTA, TEXAS 76093 817-933-3838  <b>SURVEYOR/ENGINEER</b>  	<b>SMITH RANCH CEMETERY SECTION TWO</b> <b>0.762 ACRES</b> CHARLES SEVIER SURVEY, ABSTRACT NO. 752 JOHNSON COUNTY, TEXAS  FILE: FP_RVCA_GRANGE HALL_20240528 DRAFT: BWM SHEET: 2 OF 2  CHECK: SED DATE: 07/10/2024  REVISION <b>0</b>