



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 2024-78

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 **J&Z Addition**, Lot 1, Block 1, 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 2:23 PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 2024.

Chris 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

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: **April Long, County Clerk**





STATE OF TEXAS
COUNTY OF JOHNSON
LEGAL DESCRIPTION

BEING A CERTAIN PART OF LAND OUT OF THE THOMAS F. EDWARDS SURVEY, ABSTRACT NUMBER 244 JOHNSON COUNTY, TEXAS AS SHOWN TO SAID INVESTMENTS, LLC IN A CERTAIN RECORD IN INSTRUMENT NUMBER 2022-1088 OF THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (PUBLIC) AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDARY AS FOLLOWS:

BEGINNING AT A CORNER MARK POINT SAID POINT BEING THE MOST WESTERLY CORNER OF SAID SUBJECT TRACT SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF A CALLED "PLAT FOR PART OF LAND ACQUIRED BY JACK P. DUBAY IN AN APPRAISAL OF CERTAIN INTERESTS IN REALTY LOCATED WITHIN VARIOUS BLOCKS SAID POINT ALSO BEING ON THE SOUTHWESTERN CORNER OF SAID COUNTY ROAD 310 SAID POINT ALSO BEING THE POINT OF BEGINNING

THENCE FOLLOWING THE SOUTHWESTERN BOUNDARY LINE OF COUNTY ROAD 310 NORTH 51.50 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 452.62 FEET TO A SAGITTAL CURVE POINT SAID POINT BEING THE MOST WESTERLY CORNER SAID CURVE HAVING A RADIUS OF 113.17 FEET TO A POINT 18.74 FEET SAID POINT BEING THE POINT OF BEGINNING

THENCE CONTINUING THE SOUTHWESTERN BOUNDARY LINE OF COUNTY ROAD 310 NORTH 51.50 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 452.62 FEET TO A SAGITTAL CURVE POINT SAID POINT BEING THE MOST WESTERLY CORNER OF SAID SUBJECT TRACT

NORTH 25 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 403.56 FEET TO A CORNER MARK POINT SAID POINT BEING THE MOST WESTERLY CORNER OF SAID SUBJECT TRACT

THENCE CONTINUING THE SOUTHWESTERN BOUNDARY LINE OF COUNTY ROAD 310 NORTH 51.50 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 452.62 FEET TO A POINT 18.74 FEET SAID POINT BEING THE POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF JOHNSON
AND THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED HAS GIVEN BY THESE PRESENTS AND HERBY GRANTS, SELLERS, TRANSFERRED, CONVEYED, AND ASSIGNED TO SAID INVESTMENTS, LLC ALL THAT AND WHATEVER HE OR SHE MAY HAVE BY RIGHT OR EQUITY IN SAID SUBJECT TRACT SAID INVESTMENTS, LLC BEING THE SUCCESSOR TO SAID SUBJECT TRACT AS SHOWN ON THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS

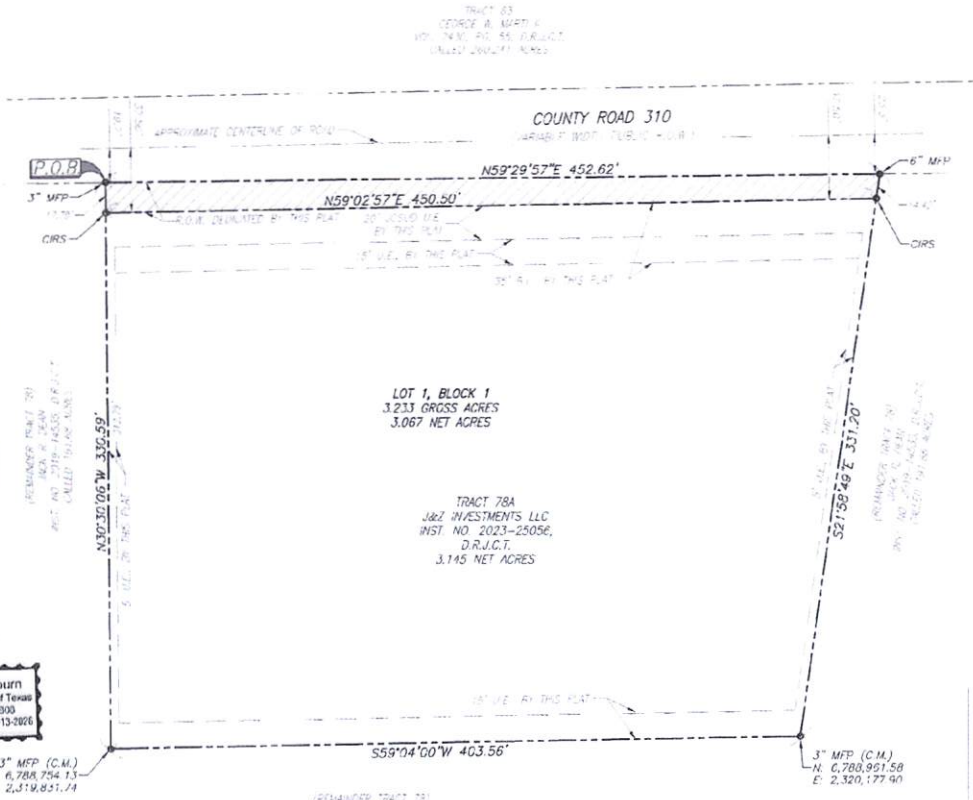
[Signature]
JENNIFER MASHBURN
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2/13/26

Jennifer Mashburn
Notary Public, State of Texas
History ID 134768300
My Commission Exp. 02-13-2026

Hanna Surveying & Engineering LLC
Hanna Surveying & Engineering LLC
11200 W. FM 2117
Alvarado, TX 76009
Tel: 817-423-4400
www.hanna-engineering.com

THE APPROXIMATE LOCATION OF THE SURVEY IS SHOWN ON THE INDEX MAP...
THE SURVEY WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND ENGINEERING...

HSE HANNA SURVEYING & ENGINEERING LLC.



EMILY C. HANNA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8897, BY HERSELF CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE ORIGINAL AND THE COMPASS RECORDS AND AS SHOWN BY ALL RECORDS...
17 July 2024
EMILY C. HANNA

- FEES:**
 - JOHNSON COUNTY RECORDS FEE: \$10.00 PER PAGE
 - JOHNSON COUNTY PLAT FEE: \$50.00
 - JOHNSON COUNTY DEED FEE: \$50.00
 - JOHNSON COUNTY DEED FILING FEE: \$10.00
 - JOHNSON COUNTY DEED RECORDING FEE: \$10.00
 - JOHNSON COUNTY DEED RECORDED COPY FEE: \$10.00

GENERAL NOTES:
 1. THE DEVELOPER OF THIS PROJECT HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND HAS OBTAINED ALL NECESSARY EASEMENTS FROM THE APPLICABLE OWNERS OF THE PROPERTY.
 2. THE DEVELOPER SHALL COMPLETE ALL PUBLIC UTILITY RECORDS AND RECORDS REQUIRED BY A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 3. ALL RECORDS MUST BE MAINTAINED IN A MANNER THAT WILL ALLOW THEM TO BE REPRODUCED AT ANY TIME.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPLICABLE AGENCIES AND OWNERS OF THE PROPERTY.

STATEMENT OF WORK:
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPLICABLE AGENCIES AND OWNERS OF THE PROPERTY...
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPLICABLE AGENCIES AND OWNERS OF THE PROPERTY...
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BOUNDARY NOTES:
 THE APPROXIMATE CENTERLINE OF ROAD...
 THE APPROXIMATE CENTERLINE OF ROAD...
 THE APPROXIMATE CENTERLINE OF ROAD...

LEGAL DESCRIPTION:
 THIS PLAT SHOWS THE BOUNDARY OF THE SUBJECT PROPERTY...
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PROPERTY NOTES:
 THE SUBJECT PROPERTY IS BEING OFFERED FOR SALE...
 THE SUBJECT PROPERTY IS BEING OFFERED FOR SALE...
 THE SUBJECT PROPERTY IS BEING OFFERED FOR SALE...

MANUFACTURER REQUIREMENTS:
 THE DEVELOPER OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL INTERIOR ARCHITECTURE

MANUFACTURER # _____ **TYPE** _____
DATE _____
COUNTY CLERK JOHNSON COUNTY, TEXAS
DEPT. CLERK _____

APPROVED JOHNSON COUNTY COMMISSIONER'S COURT
COUNTY CLERK _____
DATE _____



FINAL PLAT
LOT 1, BLOCK 1
J&Z ADDITION, AN ADDITION TO
JOHNSON COUNTY, TEXAS
THOMAS F. EDWARDS SURVEY,
ABSTRACT NO. 244