

**JOHNSON COUNTY
COMMISSIONERS COURT**

SEP 23 2024

April Long
County Clerk, Johnson County Texas
BY act 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 2024-100

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 **The Homesteads Phase Five**, Lot 4E & 5W, Block B, to create Lots 4E-1 and 5W-1, Block B, in Precinct 3.

WITNESS OUR HAND THIS, THE 23RD DAY OF SEPTEMBER 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

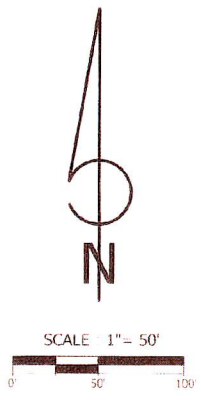
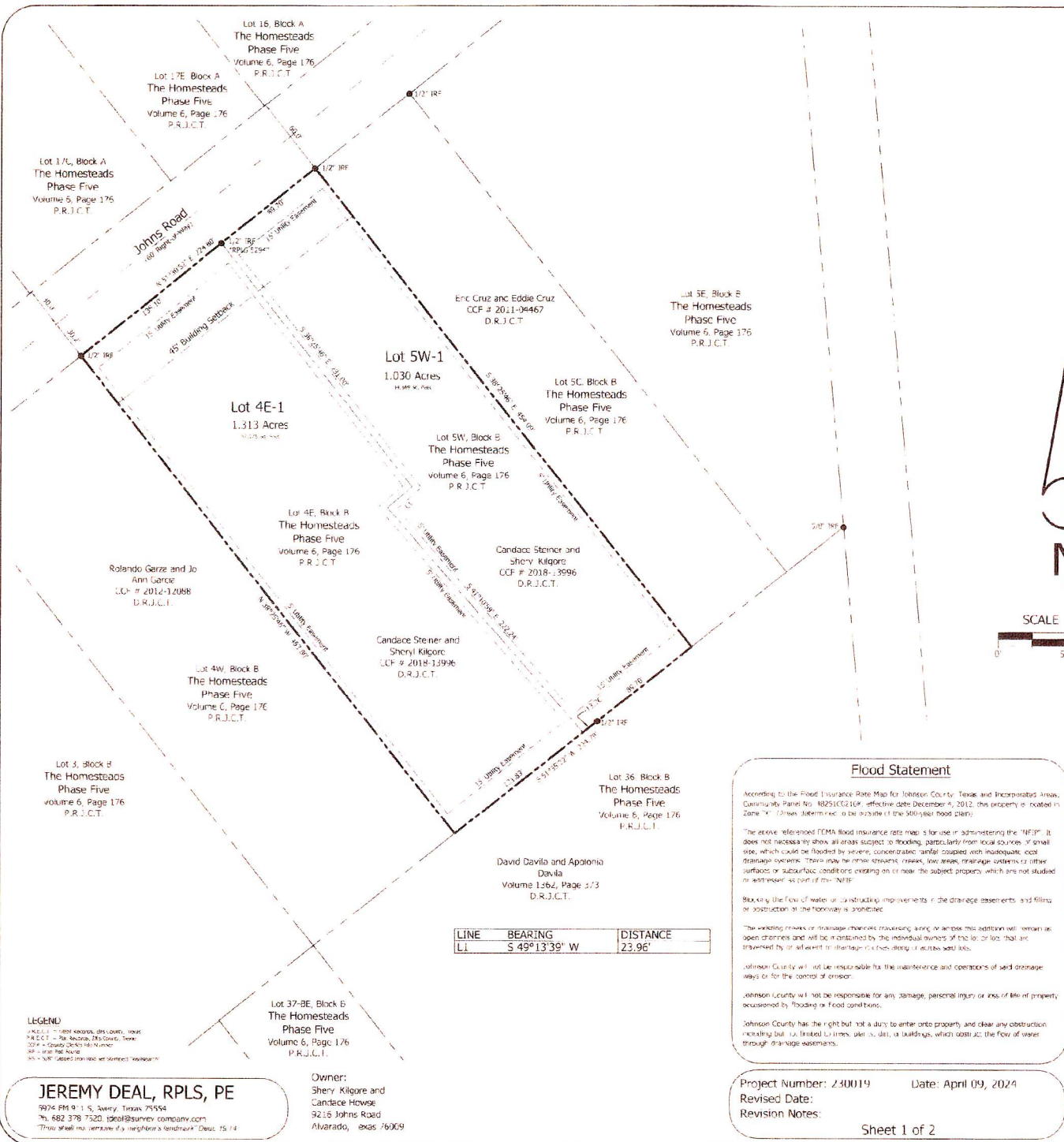
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk





Filing Block

Plat recorded in Year _____ Instrument # _____

Title _____

Date _____

County Clerk Johnson County, Texas

Deputy Clerk _____

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes make a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivisions of Johnson County, Texas.

Executed this the 29th day of August, in the year of our Lord 2024


 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251CG10R, effective date December 4, 2012, this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain).

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 drainage, erosion, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property, which are not studied or addressed as part of the "NFIP".

Blockers (the flow of water or obstructions, improvements in the drainage easements and filling or obstruction at the roadway is prohibited).

The existing ditches or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of this lot, or lots, that are traversed by or adjacent to drainage channels, ditches or other such lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property, occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, utility lines, utility buildings, which obstruct the flow of water through drainage easements.

Project Number: 230019 Date: April 09, 2024

Revised Date:

Revision Notes:

Sheet 1 of 2

REPLAT
LOTS 4E-1 AND 5W-1, BLOCK B
THE HOMESTEADS
PHASE FIVE
 BEING a Replat of Lot 4E & 5W, Block B, the
 Homesteads Phase 5, according to the plat
 recorded in Volume 6, Page 176, Plat Records,
 Johnson County, Texas

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| LI | S 49°13'39" W | 23.96' |

LEGEND

PLAT RECORDS - Survey Records, Plat Records, Survey
 P.R.J.C.T. - Plat Records, Plat Records, Survey
 C.C.F. - County Clerk's Office Number
 D.R.J.C.T. - Deed Records
 S.W. - Surveyed from plat or previous plat

JEREMY DEAL, RPLS, PE

5974 FM 911 S, Avery, Texas 75554
 Ph. 682.378.7320. jdeal@surveycompany.com
 *This plat may contain a surveyor's trademark © Deal, 15/14

Owner:
 Sheryl Kilgore and
 Candace Howse
 9216 Johns Road
 Alvarado, Texas 76009

Notes

1. The Rules of Building in the Texas (Overseas, Boston, North American Edition of 1983, North Central Texas, 1982.

2. Easements and Building Setbacks

Utility Easements:
15' from all lines (front and back)
5' from lot line on the sides

Building Uses:
10' from lot line (State Hwy. & FM Road)
25' from all lines (County Road or Subdivision Roads)

Setback of Any Detachment:
10' ROW from center of road on R.M. or State
10' from center of County Roads or roads in a Subdivision

3. The designation of the proposed usage of the lot shown on plat is for single family residential.

4. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

5. Utility providers:
Water: Johnson County Social Utility District (817) 450-1200
Electric: Central Electric Services (817) 441-7000
Sewer: Private, Individual utility providers

Private Sewerage Facilities

Private sewerage facility performance cannot be guaranteed even through all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are completed with.

Inspection and/or acceptance of a private sewerage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewerage Facilities, although approved as meeting minimum standards, shall be considered in the owner's interest if future operations of the facility results in objectionable odors, if sanitary conditions are created, or if the facility does not meet local or state government regulations.

A privately designed and constructed private sewerage facility system installed in a suitable location shall maintain the flow of water that is required to dispose of a lot's wastewater. The lot owner is responsible for the lot owner to maintain and operate the private sewerage facility in a subdivision. Owner's name:

Notice of Developer Property Owner

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 or liability adjacent to subdivision property center or setback, setbacks or easements set out in plat to Johnson County, the Commissioners, officials, or employees of Johnson County.

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 or liability adjacent to subdivision property center or setback, setbacks or easements set out in plat to Johnson County, the Commissioners, officials, or employees of Johnson County.

Johnson County makes no representation that the roads, streams, marsh, drainage channels, or other drainage structures, ditches, or any other proposed features actually existing on the property described by this plat do not violate the statute or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County is making notice the developer whose name is affixed herein to make available and comply with request for information. Johnson County will make determinations regarding the approval or disapproval of the 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, damages, including those in damages, arising from or resulting in or out of the plat or any other action or document associated therewith.

Joint Escrow

All legal matters involving Johnson County shall have the right to make and keep records of all or any buildings, structures, roads, or any other projects, or improvements, in which in any way enlarge or interfere with the requirements of maintenance, or delivery of its respective systems in any of the street-front corners of the plat, and also in the daily industry between corners, shall have the right at all times of ingress and egress to all from such easements for the purpose of construction, reconstruction, reconstruction, and also in connection with any other action or in connection with the respective streets and the respective easements of any other plat of the same or adjacent.

Notice of Plat

If a certified check is presented by a plat of up to \$100,000, performance of the plat will be up to 90 days or by cash, five and one-half percent of a person who advises that property to use the subdivision's description in a deed of conveyance, a title block, for a deed, or a contract of sale or other contract, to insure that the subdivision is a subdivision when the plat is made or was otherwise approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is subject to approval and recording of the final plat and the purchase is not a sale or occupation of the real property covered before the recording of the plat.

If a purchaser may not use or occupy property described in a plat or record in a subdivision until such time as the plat is filed for records with the county clerk's office of the drainage county clerk.

Time of Plat Acceptance of Roads for County Maintenance

The approval and filing of a Plat which contains roads and streets does not make the roads and streets to any roads subject to county maintenance. Any road, street or easement on a plat shall be maintained by Johnson County, Texas in the absence of an express order of the Commissioners Court, official of record in the minutes of the Commissioners Court of Johnson County, Texas, which clearly identifying any such road, street or easement was specifically accepting such road, street or easement by county maintenance.

ED/RECORDS

The addresses of any plat thereof is set located within the CFI of any city or town.

Owner:
Sheryl Kligrone and
Candace Howse
9216 Johns Road
Alvarado, Texas 75009

JEREMY DEAL, RPLS, PE

6974 FM 911 S. Avery, Texas 75554
PH: 682-378-7520, jdeal@sunvey.com
This stamp will remove the neighbor's liability Deal, 1974

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Plan No. 48283-0101X, effective date September 1, 2014, this property is located in Zone "X" (Areas determined to be outside of the 500-year flood zone).

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 waves, concentrated rainfall coupled with existing 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 depicted or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstructing of the floodway is prohibited.

The existing grades or drainage channels, traversing along or across the addition, will remain as they are unless it will be determined by the local owners of the lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but no 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.



Filing Block
Plat recorded in Year _____ Instrument # _____
Date _____
County Clerk, Johnson County, Texas
Deputy Clerk _____

APPROVED
Johnson County Commissioners Court
Date _____
County Judge _____

Project Number: 230019 Date: April 09, 2024
Revised Date:
Revision Notes:
Sheet 2 of 2

LEGAL DESCRIPTION

BEING a 2.341 acre tract of land situated in the E. Smith Survey, Abstract Number 106, corner Johnson County, Texas and being a portion of Lots 4E and 5W, Block B, The Homesteads Phase Five a subdivision in Johnson County, Texas, according to the plat thereof recorded in Volume 6, Page 176, Plat Records, Johnson County, Texas and being more particularly described in tables and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the west corner of said Lot 4E, said rod also being the north corner of Lot 4W of said Block B and being in the south right-of-way line of Johns Road (40' Right-of-Way);

THENCE North 51 degrees 10 minutes 22 seconds East, 224.00 feet along the north line of said Lot 4E and said Lot 5W and said east-right-of-way line of Johns Road to a 1/2 inch iron rod found at the east corner of said Lot 5W, said rod also being the west corner of Lot 5L of said Block B;

THENCE South 38 degrees 10 minutes 46 seconds East, 494.00 feet along the east line of said Lot 5W and the west line of said Lot 5L to the east corner of said Lot 5W, said point also being the south corner of said Lot 5C and being in the 100' wide 1/2 inch iron rod Block B;

THENCE North 51 degrees 10 minutes 22 seconds West, 224.00 feet along the south line of said Lot 5W and said Lot 4E and said north line of Lot 4E to the south corner of said Lot 4E, said point also being the west corner of said Lot 4W;

THENCE North 38 degrees 10 minutes 46 seconds West, 493.80 feet along the west line of said Lot 4E and the west line of said Lot 4W to the POINT OF BEGINNING and containing 152.144 square feet or 2.341 acres of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Sheryl Kligrone and Candace Howse, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 4E-1 AND 5W-1, BLOCK B, THE HOMESTEADS PHASE FIVE, 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, well known or known, unless otherwise designated by this plat.

WITNESS my hand this 11th day of September, 2024.

Sheryl Kligrone
Candace Howse



STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SHERYL KLIGRONE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, or acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of September, 2024.

My Commission Expires: 12-31-2024
Notary Public

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared CANDACE HOWSE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, or acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of September, 2024.

My Commission Expires: 12-31-2024
Notary Public



REPLAT
LOTS 4E-1 AND 5W-1, BLOCK B
THE HOMESTEADS
PHASE FIVE
BEING a Replat of Lot 4E & 5W, Block B, the
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