

JOHNSON COUNTY COMMISSIONERS COURT

SEP 23 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 2024-101

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 **401 Ranch**, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 23RD DAY OF SEPTEMBER 2024.

CPJ RJK

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

~~*[Signature]*~~

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

[Signature]

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

[Signature]

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

[Signature]

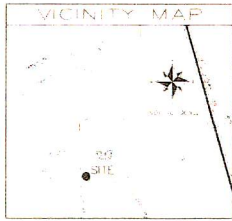
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk





FILING A PLAT:
This plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:
The plat is not being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

FLOOD STATEMENT:
The plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

DUTIES OF DEVELOPER/PROPERTY OWNER:
The plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

GENERAL NOTES:
The plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

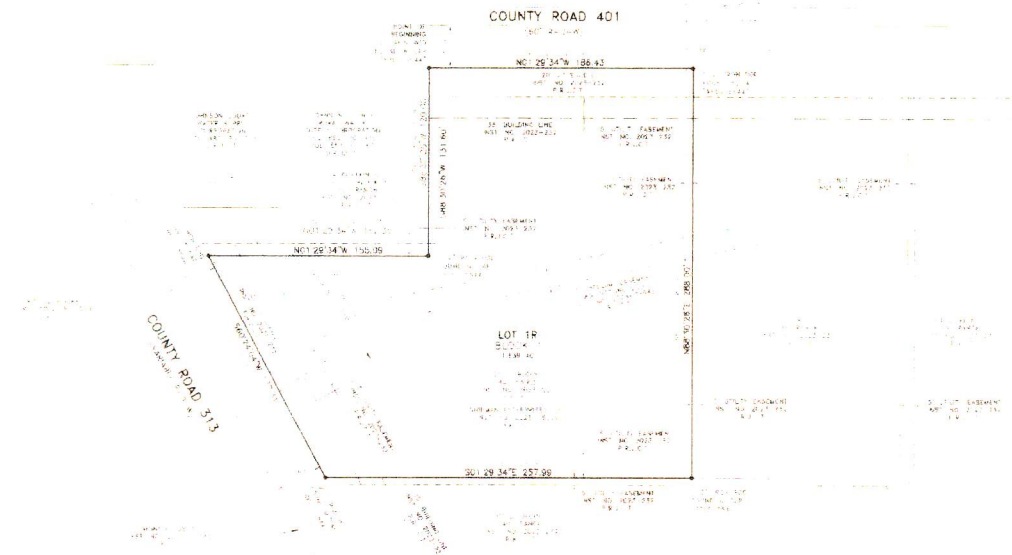
UTILITY EASEMENT:
The plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

PRIVATE SEWAGE FACILITY:
The plat is being filed for record in accordance with the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas. The plat is subject to the provisions of the Texas Constitution and the laws of the State of Texas.

PROPERTY ADDRESS:
401 RANCH, LOT 1R, BLOCK "A"
JOHNSON COUNTY, TEXAS

SURVEYOR:
CWC LAND & SURVEY, LLC

OWNER:
401 RANCH, LOT 1R, BLOCK "A"
JOHNSON COUNTY, TEXAS



LEGEND:
- - - - - Easement
- - - - - Right of Way
- - - - - Survey Line
- - - - - Boundary Line

NOTES:
1. THIS PLAT IS BEING FILED FOR RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS.
2. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS.
3. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS.

UTILITY PROVIDERS:
WATER: JOHNSON COUNTY WATER DEPARTMENT
SEWER: JOHNSON COUNTY SEWER DEPARTMENT
ELECTRICITY: TEXAS ELECTRIC DELIVERY SERVICE

BASIS OF BEARINGS:
MAGNETIC NORTH
TRUE NORTH

NO.	DESCRIPTION	DATE
1	WELL	10/15/2024
2	WELL	10/15/2024
3	WELL	10/15/2024
4	WELL	10/15/2024
5	WELL	10/15/2024
6	WELL	10/15/2024
7	WELL	10/15/2024
8	WELL	10/15/2024
9	WELL	10/15/2024
10	WELL	10/15/2024

LEGAL DESCRIPTION:
THIS PLAT IS BEING FILED FOR RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE TEXAS CONSTITUTION AND THE LAWS OF THE STATE OF TEXAS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original plat as the same appears on file in my office. Witness my hand and the seal of my office this 12th day of September, 2024.

W. Powell
Surveyor

STATE OF TEXAS
COUNTY OF JOHNSON
I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original plat as the same appears on file in my office. Witness my hand and the seal of my office this 12th day of September, 2024.

Kandi Daniel
County Clerk

SURVEYOR'S CERTIFICATE:
I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original plat as the same appears on file in my office. Witness my hand and the seal of my office this 12th day of September, 2024.

W. Powell
Surveyor

REPLAT
401 RANCH
LOT 1R, BLOCK "A"

BEING 0.2934 ACRES OF LAND AND BEING A REVISION OF LOT 1, BLOCK "A", 401 RANCH, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2022-222 PLAT REVISION, JOHNSON COUNTY, TEXAS.

DATE OF RECORD: 20240011-10