

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 2024-104

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

Filed For Record 1:26pm

OCT 16 2024

April Long
County Clerk, Johnson County Texas
BY ma DEPUTY

NOW THEREFORE BE IT ORDERED:

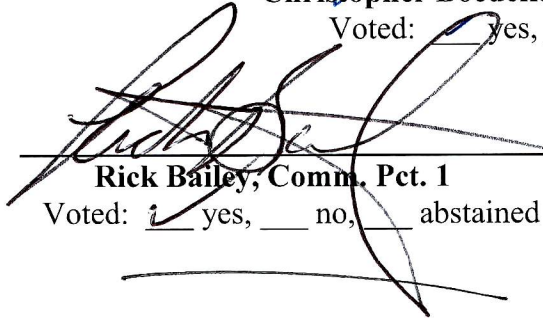
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Homesteads-Phase One**, Lot 8, Block 8 to create Lots 8E & 8W, Block 8, in Precinct 3.

WITNESS OUR HAND THIS, THE 15TH DAY OF OCTOBER 2024.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



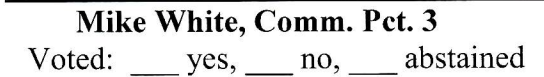
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



Mike White, Comm. Pct. 3

Voted: yes, no, abstained



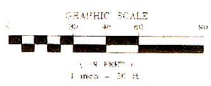
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





LOT 16W
THE HOMESTEADS
- PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

LOIS D. RUCKS
VOL. 3699, PG. 27
D.R.J.C.T.

MARIA ROWERO AND
NETTE CASTRO
O.C. # 2022-14412
D.R.J.C.T.

ANGEL AND BERNARDA
MIRAMONTES
VOL. 3735, PG. 241
D.R.J.C.T.

LOT 7E
THE HOMESTEADS
- PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

LOT 8
THE HOMESTEADS
- PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

LOT 7W
THE HOMESTEADS
- PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

CAROL W. MAYNE
VOL. 1886, PG. 200
D.R.J.C.T.

LOT 8

0.856 ACRES
37,295 SQ. FT.
LOT 8E

1000 ACRES
43,560 SQ. FT.
LOT 8W

LOT 6E
THE HOMESTEADS -
PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

WALTER B. JORDAN
VOL. 4159, PG. 821
D.R.J.C.T.

LOT 6W
THE HOMESTEADS -
PHASE ONE
VOL. 8, PG. 154
P.R.J.C.T.

MARIANNA WAY
R.O.W.



REPLAT
LOTS 8E & 8W, BLOCK 8
THE HOMESTEADS
- PHASE ONE

BEING A REPLAT OF LOT 8, BLOCK 8, THE HOMESTEADS, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 164, P.R.J.C.T.

BASIS OF BEARINGS

BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 WITH CENTRAL ZONE (+202)

OWNER

MARK DOLORES ROMERO & NETTE CASTRO
980 MARIANNA WAY
ALVARADO, TEXAS 76009

Manhard CONSULTING
 2000 Preston Street, Suite 201, Fort Worth, TX 76102, or 817.856.6566, manhard.com
 Civil Engineering, Surveying, Planning, Construction Management, Transportation Engineering, Environmental Engineering, Energy, Water, and Environmental Engineering
 10000 Preston Street, Suite 201, Fort Worth, TX 76102, or 817.856.6566, manhard.com
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PROJECT NO. 180105 DATE 02/05/24 SHEET 1 OF 2
 DRAWN BY: MGL SCALE: 1"=30' 616.023065

SURVEYOR'S NOTES

EASEMENTS AND BUILDING SETBACKS:

UTILITY EASEMENT

75' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON SIDES

RIGHT OF WAY DESIGNATION

45' ROW FROM CENTER OF ROAD (F.W. OR STATE)
35' ROW FROM CENTER OF ROAD (COUNTY ROAD OR SUBDIVISION ROAD)

BUILDING LINES

25' FROM LOT LINE (STATE HWY AND F.W. HWY)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

2. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.

3. UTILITY PROVIDERS:

WATERS: SOUTH WEST WATER COMPANY - 866-654-7092
LLC N.C. UNITED COOPERATIVE SERVICES - 817-556-4000
SEPTIC: PRIVATE ON SITE SEPTIC SYSTEM

4. THIS SUBDIVISION ON ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE 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 SEWAGE FACILITIES, A THOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN SUITABLE SOILS AND THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR 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.

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, IMPLICATE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

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.

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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAIN ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS IN WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AN FROW SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTIONS, PATROLLING, MAINTAINING AND AIDING TO UN REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF ACQUIRING THE PERMISSION OF ANYONE.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH A FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OR 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 REPLAT 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 CONFIDENT 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.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES 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 ON SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FLOOD STATEMENT

ACCORDING TO THE "FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4825100210K, EFFECTIVE DATE DECEMBER 04, 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 COULDED 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 ADDED AS PART OF THE "NFIP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OF OBSTRUCTION OF THE HIGHWAY IS PROHIBITED.

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.

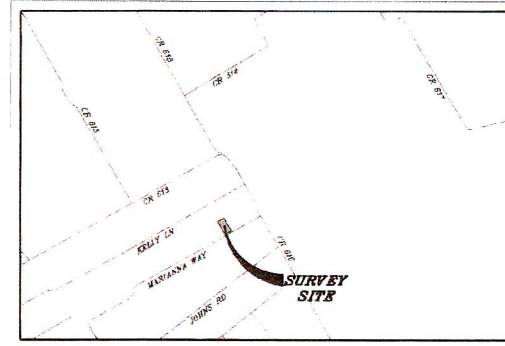
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONSTRUCTION THEREOF.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OF PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UPON ANY PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

VARIANCE STATEMENT

DEVELOPMENT VARIANCE (V-24-00087) APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON 12/05/2024 TO ALLOW 1211A OF ROAD FRONTAGE ON LOT 8E AND 8E, AND LOT B, BLOCK B IN RE-PLAT OF THE HOMESTEADS PHASE 1 LOT B, BLOCK B IN PRECINCT 3.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH-CENTRAL ZONE (4202).

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 MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 18TH DAY OF SEPTEMBER, IN THE YEAR OF OUR LORD 2024.

Jeremy Luke Deal

JEREMY LUKE DEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5636



OWNER

MARIA DOLORES ROMERO & IVETTE CASTRO
9601 MARIANNA WAY
ALVARADO, TEXAS 76009

APPROVAL BLOCK

JOHNSON COUNTY COMMISSIONERS COURT

DATE

COUNTY CLERK

FILING BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SIGN

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

LEGAL DESCRIPTION

BEING A 1.856 ACRE TRACT OF LAND SITUATED IN THE E. SMITH SURVEY ABSTRACT NUMBER 758, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 8, BLOCK 8, THE HOMESTEADS PHASE ONE, AN ADDITION TO JOHNSON COUNTY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 154, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF LOT 9E OF SAID BLOCK 8 AND BEING IN THE NORTH HIGH-UP-WAY LINE OF MARIANNA WAY (60 RIGHT-UP-WAY);

THENCE NORTH 29 DEGREES 40 MINUTES 25 SECONDS WEST 399.61 FEET ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 9E TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6E AND BEING IN THE SOUTH LINE OF LOT 15W OF SAID BLOCK 8;

THENCE NORTH 80 DEGREES 15 MINUTES 33 SECONDS EAST 202.29 FEET ALONG THE NORTH LINE OF SAID LOT 8 AND SAID SOUTH LINE OF LOT 15W TO A WOOD POST - FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, SAID POST ALSO BEING THE NORTHWEST CORNER OF LOT 7X OF SAID BLOCK 8;

THENCE SOUTH 29 DEGREES 40 MINUTES 25 SECONDS EAST 399.79 FEET ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 7W TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7W AND BEING IN SAID NORTH HIGH-UP-WAY LINE OF MARIANNA WAY;

THENCE SOUTH 80 DEGREES 16 MINUTES 38 SECONDS WEST 202.29 FEET ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH HIGH-UP-WAY LINE OF MARIANNA WAY TO THE POINT OF BEGINNING AND CONTAINING 80,855 SQUARE FEET OR 1.856 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT MARIA ROMERO AND IVETTE CASTRO, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS BE AND 8W, THE HOMESTEADS - PHASE ONE, 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 AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED BY THIS PLAT.

WITNES, MY HAND, THIS THE 1 DAY OF October 2024.

Maria Romero

MARIA ROMERO

IVETTE CASTRO

IVETTE CASTRO

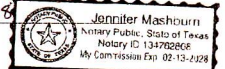
STATE OF TEXAS &
COUNTY OF JOHNSON &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARIA ROMERO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 THE 1 DAY OF October 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/2028



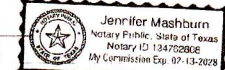
STATE OF TEXAS &
COUNTY OF JOHNSON &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED IVETTE CASTRO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 THE 1 DAY OF October 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/2028



REPLAT LOTS 8E & 8W, BLOCK 8 THE HOMESTEADS - PHASE ONE

BEING A REPLAT OF LOT 8, BLOCK 8, THE HOMESTEADS, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 154, P.R.J.C.T.

Manhard CONSULTING
532 Pecos Street, Suite 201, Ft. Worth TX 76102 | PH 817 865 5344 | manhard.com
Civil Engineers | Surveyors | Water Resources Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-17164764 (Surv.), F-21732 (Engi)

PROJ. MGR.: JLD
ISSUE DATE: 02/05/24
CODE: SHEET
DRAWN BY: MCL
SCALE: 1"=30'
816.023065
2 OF 2