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 2024-106**
COUNTY OF JOHNSON §

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 md 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 14, Block 8 to create Lots 14R-1 & 14R-2, 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

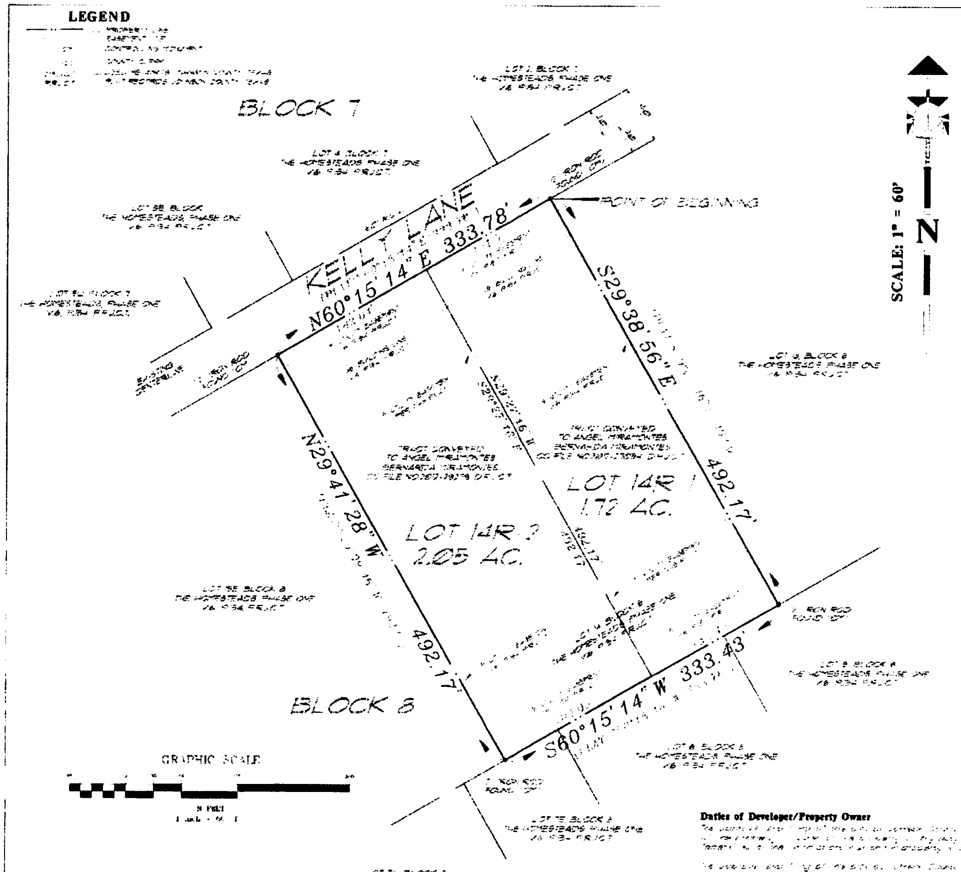
Mike White, Comm. Pct. 3
Voted: ___ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS

LEGEND



Utility Easement

Building Lines

Right of Way Dedication

Approved by Johnson County Commissioner's Court
This the _____ day of __________, 2024

BY: ____________________
COUNTY JUDGE

Owners Certificate

Whereas Angel and Bernarda Miramontes are the owners of a tract or parcel of land situated in Johnson County, Texas, being all of Lot 14, Block 8, The Homesteads, Phase One, an addition to Johnson County, Texas according to the plat recorded in Volume 6, Page 154, Plat Records, Johnson County, Texas and the same tracts conveyed to Angel and Bernarda Miramontes by deed recorded under County Clerks File No 2012-29379 and County Clerks File No.2012-27054, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the south line of Kelly Lane (60' right-of-way), being the northwest corner of said Lot 14, and the northeast corner of Lot 13;

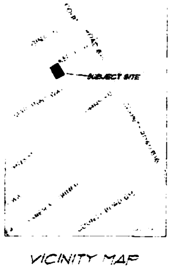
Thence South 29°38'56" East with the common line between said Lot 14 and Lot 13 a distance of 492.17 feet to a 1/2" iron rod found for corner in the north line of Lot 5, being the southeast corner of said Lot 14 and the southwest corner of said Lot 13;

Thence South 60°15'14" West with the common line of said Lot 14 and said Lot 5 a distance of 333.43 feet to a 1/2" iron rod found for corner in the north line of Lot 7E, being the southeast corner of Lot 15E and the southwest corner of said Lot 14;

Thence North 29°41'28" West with the common line between said Lot 14 and said Lot 15E a distance of 492.17 feet to a 1/2" iron rod set for corner in the south line of said Kelly Lane, being the northwest corner of said Lot 14 and the northeast corner of said Lot 15E;

Thence North 60°15'14" East with the south line of said Kelly Lane and the north line of said said Lot 14 a distance of 333.78 feet to the **POINT OF BEGINNING** and containing 3.77 acres of land, more or less as surveyed on the ground in May, 2024 by Tucker Surveyors.

NOW THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS



VICINITY MAP
(NTS)

State of Texas
County of Johnson

I, Donnie L. Tucker, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.

Donnie L. Tucker RPLS 5144 — *9/26/24* *Date*

PLAT RECORDED IN
Year *INSTRUMENT #*
Slide
DATE

County Clerk, Johnson County, Texas

Deputy Clerk

Duties of Developer/Property Owner

Indemnity

General Notes

Flood Statement

Filing a Plat

Private Sewage Facility

Utility Easement

Filing a Plat Is Not Acceptance of Roads for County Maintenance

Replat

Lots 14R 1 & 14R-2 Block 8

The Homesteads: Phase One

3.77 ACRES
SUBDIVISION IN
JOHNSON COUNTY TEXAS

FIRM NO.10194218

TEXAS SURVEYORS

P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax. 817-295-3311
JOB NO.202405011