

JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker County Judge Rick Bailey Commissioner Precinct 1 Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Commissioner Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§ § §

ORDER 2024-121

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 **Cattle Baron Estates**, Lots 1-5, Block 1, in Precinct 4 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 2:21PM

NOV 1 2 2024

April Long
County Clerk, Johnson County Texas

BY DEPUTY

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

Cola Rota	
Christopher Boedeker, Johnson County Judge	
Voted: yes, no, abstained	
	- Ken boucel
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted: yes, no, abstained	Voted: yes, no, abstained
Mhe White	Tarry Woolly
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4
Voted: ves, no, abstained	Voted:yes, no, abstained
ATTEST: April Long, County Clerk	

CHINSON COUNTY, TEXAS NOTES: THE ENTIRE PORTION OF THIS PLAT IS LOCATED IN THE ALVARADO ET-THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE: 817-760-5200 ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE B17-556-4000 SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNISON COUNTY, TEXAS AND INCORPORATED APEAS, COMMUNITY PAREL NO. 48251C0350-J. EFFECTIVE DATE DESCRIBED ON, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE D. 222 ANNUAL OF-MICH FLOODPLIND). THE ABOVE REPERINCED FEMA FLOOD INSURANCE RATE MAY IS FOR THE ABOVE REPERINCED FEMA FLOOD INSURANCE RATE MAY IS FOR LOCAL SOURCES OF SMALL SEE, NOT RECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PART CULARLY FROM LOCAL SOURCES OF SMALL SEE, WHICH COULD BY FLOORED BY SEVER, CONDITIONATION RATE ALL CEUPHED WITH MARRIQUATE LOCAL DIABANAS. STSTEMES, THE MAY BE OTHER STREAMS, CHEEKS, LOW ARMAS, ARRANDED STSTEMES, THE OF CHIEFS INSPRASS OF SUBJECT PROPERTY WHICH ARE NOT STUDIED ON ADDRESSED AS PART OF THE "WIPP". BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PRICHIBITED. THE ENISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS DPIN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE HANVESTED BY OR ANALASTY TO DRAINAGE CHANNESS ALONG IM ADDITION SAID LICEN. JCHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTDIANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSIGN. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY DOCKSIONED BY FLOODING OR FLOOD ODNOITIONS. JOHNSON CEUNITHAS THE HIGH: BUT NOT A BUTY TO ENTER CNIO PROPERTY AND CLEAR ANY OBSTRUCTION BUG LIBNING BUT NOT LIBITED TO TREES, PLANTS, DRT, OR BUILDINGS, WHICH CASTRUCT THE FLOW OF WATER THROUGH DRAWANGE EASTWENTS. UTILITY EASEMENT: ANY PUBLIC UTUTY, NICLIDING JONSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEF MOVED ALL OR PART OF ANY BUILDINGS, FRACES, TREES, SRUDES, OTHER GROWING, OR IMPROVEDUTY SHIP IN ANY MAY BUILDINGS, OR THE TRESTREE WITH THE CONSTRUCTOR OR MARIENMANCE, IN EFFICACY OF IN ISSUED SHAP OF THE TRESTRUCTUS SHOWN OR THE FAIT, AND ANY FRING LITHET MICHIGAG GAVESTOR CORAST, SHALL HAVE THE ROOM AT ALL THASE OF RIGHESTS AND DECESS TO AND FROM SAD ACCORDING FOR THE PROPOSE OF FAIT OF THE RESPONDED TO RECEIVE OF THE PART OF THE CONTROL OF THE PROPOSE OF FAIT OF THE RESPONDED OF THE PART OF THE PART

UTILITY EASEMENTS: 15" FROM LOT LINE IN FRONT 15' FROM LOT LINE IN BACK 5' FROM LOT LINE ON THE SIDES

RIGHT-OF-WAY DEDICATION:

30" ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION BUILDING LINES:

IT IS A CRIMMIN. DIFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONTINUENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY 00TH FINE AND COXENIDADIT FOR A PCRESS WHO SUBDIVINOUS REL. PROPERTY TO US HE SUBDIVINOUS DESCRIPTION AS CONTINUED TO SALE OF THE SUBDIVINOUS DESCRIPTION AS A CONTINUED TO SALE OF THE SUBDIVINOUS PERPONDED AND IS FILED FOR RECORDING WITH THE JOHNSON COUNTY CLEEK HOWACKS, LAND CONCENTRATION OF THE SUBDIVINOUS DESCRIPTION AND BE USED THE CONVEYANCE IS EXPRESSLY CONTINUENT ON A PROPERTY CONVEYED THE FILED FILED THE SALE OF THE FILED FILED THE SALE OF THE SALE PROPERTY CONVEYED.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIPTO IN A PLAT OF REPLAT OF A SURDIVISION UNTI-SUCH TWE AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNT CLERK.

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

ON-SITE SEWAGE FACILITY FERFORMANCE CANNOT BE QUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWACE FACILITIES ARE COMPILED WITH

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SERVICE FACULTY BY THE PUBLIC MERKS DEPARTMENT SHALL INDICATE OUT, THAT THE FACULTY MEETS INSERVAN PROVIDENTS AND DOES NOT RELEVE THE OWNER OF THE ALTHOUGH APPROVED AS MEETING MERKING STREAM, AND THE FACULTY MEET OF THE OWNERS AT THE OWNER

A PROPURLY DESIGNED AND CONSTRUCTED PRIVATE SEWACE FACILITY SYSTEM, INSTALLED IN SUFFACE SOIL, CAN HAVE RESOLVED THE MEANT OF ALTER PAIL & REQUESTED DISSIONED TO SHOP CONTROLLED. IT MA, DE SECTIONARIES OF THE PRIVATE PRIVATE PRIVATE PRIVATE SEWACE THE PRIVATE SEWACE SALITY AND DESIGNATION AND DESIGNAT

DUTIES OF DEVELOPER /PROPERTY DWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOINSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OF CHINE OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDITIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FLIVE OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEMOLOPER OF THE PROPERTY OR GRAPE OF THE PROPERTY OF ANY OLITY TO ANY ADMICH! OR DEMOSTREAM PROPERTY OWNER IS BEDGE, BIVILE OF TRANSPER NAY DUTY OR LABOUTY TO ADMISSING COUNTY, THE COMMISSIONERS, DYFICIALS OF DEMOCRACIES OF APPROPRIATE OF THE PROPERTY OF THE

CHRISTIN COUNTY MAKES NO REPRESENTATION THAT THE ORDERS, STREAMS, RYCHES, DIRANGE CHARMLES OF CHER DRAINAGE STANCHURSE, SEVENS, OF FARMES PORTRAVED BY EACH STANCHURSE AND ACTUAL PROPERTY PORTRAVED BY FIRS PLAT DO NOT VOLATE THE STATUES OR COMMON LAW OF AN INCORPORATED OFF, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

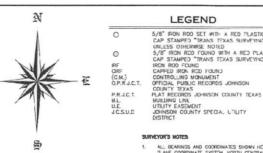
JOHNSON COUNTY IS RELITING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL, OR DISAPPROVAL OF THIS PLAT.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREEY AGREE TO JOHNLY AND SVERRALLY INCENNEY AND HILD HANBLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND DIMINISTERS OF JOHNSON COUNTY FROM ANY AND ALL CLAUS OF DAMAGES RYSELT THIS FROM OR ALLEGELY AND HILD HAND FOR JOHNSON CENTY'S APPROV. OF PILES OF THIS PLAT OF CONTRIBUTION FOR THE OFFICE PLAT PLAT OF THE OFFICE PLAT O

FILING A PLAT IS NOT ACCEPTANCE OF RCADS FOR COUNTY MAINTENANCE

THE APPROVAL IND PLING OF A PLAT WHICH DEDICATES ROADS AND STREETS DUES NOT MAKE THE POADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSACIEMY SET ASSOCIATION OF THE POADS OF THE



300

PLACE OF

BEGINNING

2-1/2" STEEL

FENCE POST

FOUND (C.M.)

COUNTY ROAD

05,30

405

756.06

100

RICHT OF WAY

0.063 ACRES

200

5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING UM ESS OTHERWISE NOTED 5/8" IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" CAPPED IPPA POD ECURE CONTROLLING MONUMENT OFFICIAL PUBLIC RECORDS JOHNSON

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEVAS STATE "LANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD33 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.0000C000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WHITCH THE REJECT OF AN ABSTRACT OF THIS, THEREOF THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

"PEEDE ASSOC"

- 600 NAIL

38.55

FOUND

14" ELM

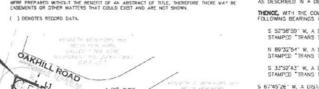
LOT 1

10 mg 10 mg

LOT 2



(NOT TO SCALE)



- 2. 81 28 25 E - 287 26.

The state of the s

THOMAS MATTY SURVEY. ABSTRACT NO. 538



VICINITY MAP

THENCE, S 26'41'03" W, A DISTANCE OF 7.32 FEET TO A 600 VAIL FOUND FOR THE WESTERNMOST CORNER OF A CALLED 0.57 ACRE "TRACT I" AND A CALLED 0.24 ACRE "TRACT 2" AS DESCRIBED IN A DEED RECORDED IN N. STRUMENT NO. 2018-14527, 0.78.A.C.T. THENCE, S 6135'54' E, A DISTANCE OF 457.46 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" FOUND IN THE WESTELLY LINE OF LOT 5, BLOCK 2, WOODSHAM ADDITION, ACCORDING TO THE PLANT RECORDED IN YOLUMS 9, PAGE 126, PLANT RECORDS, JOHNSON COUNTY.

THENCE S 30'09'C1" C. WITH THE EASTERLY LINE OF SAID 5.382 ACRE TRACT AND WITH THE WESTERLY LINE THEMELS SOUSCITE, WHIT THE LASTERLY DINE OF SAID SLOPE CARE TRACT AND WITH THE WESTERLY UNE OF SAID LOT S, BLOCK Z, A DISTANCE OF INJUST FIFT TO A S/3" HEAVE BOOK WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND IN THE NORTH LINE OF A CALLED 226 76 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023—2941, C.P.R.L.C.T..

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE THOMAS MATTY SURVEY, ABSTRACT NO. 538, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 5.352 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024—27595, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" STELL TENCE POST FOUND (N:682"197.25, 2:2355470.75) AT INTERSECTION LINE OF THE EASTERLY LINE OF COUNTY ROAD NO. 405 AND THE SOUTHERLY LINE OF OANHILL ROAD, FOR THE MORTHEAST CORNER OF SAID 3.559 ANDE TRACT;

THENCE S 68'50'56" E, WITH THE SOUTHERLY LINE OF SAID OAKHILL ROAD, A DISTANCE OF 152.41 FEE" TO A 1/2" BRON ROD WITH A YDLLOW PLASTIC CAP STAMPED "PEFOR & ASSOCIATES" FOUND FOR A CORNER OF SAID 5.382 ACRE TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID 5.382 AGRE TRACT AND SAID 226.76 AGRE TRACT THE

S 52"58"50" W, A DISTANCE OF 8.54 FEET TO A 5/8" RON ROC WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND:

N 89°32°54" W, A DISTANCE OF 196.11 FEET TO A 5/8" IPON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND.

S 33"52"43" W, A DISTANCE OF 309.48 FEET TO A 5/8" IRON ROD WITH A RED PLAST C CAP STAMPED "TRANS TEXAS SURVEYING" FOUND:

S 67'45'26" W. A DISTANCE OF 442.35 FEET TO A 5/8" FRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND IN THE EASTERLY LINE OF SAID COUNTY ROAD NO. 405:

THENCE, N 1870/30° E, WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 405 AND WITH THE WESTERLY LINE OF SAID 5.882 ACRES OF LAND. A DISTANCE OF 756.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.882 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT YEARS A MODIE IS MANAGING VERBER OF US CATTLE CRAPARY, LLC AND, IS THE SOCIED THAT OF IN A GOVE DESCRIBED THAT OF AND, DO HERROY ACCOUNT OF THE PART OF SOCIED RECOVERY AS LOSS IN THE BOOK LOST THE SOCIED RECOVERY AS LOSS IN THE BOOK LOST THE BOOK LOSS THAT OF THE BOOK LOST THE BOOK LOST THE BOOK LOST THE BOOK LOST THAT OF THE DESCRIPTION OF THE BOOK LOST THAT OF THE BOOK LOSS THAT OF THE

ME CATTE COMPANY ILC



TOR

THE INSTRUMENT HAS ADMINISTRATED BEFORE HE ON THE 2005 OF DESCRIPTION OF DESCRIPT

MY COVMISSION EXPIRES:



FINAL PLAT SHOWING

LOTS 1-5, BLOCK 1, CATTLE BARON ESTATES

AN ADDITION TO THE ETJ OF THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS. BEING 5.382 ACRES OF LAND LOCATED IN THE THOMAS MATTY SURVEY ABSTRACT NO. 538. JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545

Scale: 1"=100' Date: 10/22/2024 DWG: 2024085 MINOR PLAT Checked: LGB Job: 2024085

SURVEYOR'S CERTIFICATION FHAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LINE ON AUGUST CT, 2024 AND THAT THE CORNER WINNILMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WINE, PROPERLY PLACED UNDER MY PHYSICIAL DIRECTMENT AND HAVE BEEN MARKED, AND WINE, PROPERLY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY OF THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY PLACED UNDER THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY PLACED UNDER THE PROPERTY PLACED UNDER MY PHYSICIAL DIRECTMENT OF THE PROPERTY PROPERTY PLACED UNDER THE PROPERTY

PLAT RECORDED IN ____ INSTRUMENT #____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

SHIDE

(C.M.)

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COUNTY A DOS

\$5400 av

OWNER: M6 CATILE COMPANY, LLC C/O KEVIN J. MOORE 2929 OAK HILL ROAD ALVARADO, TEXAS 76001 PHONE: 817-822-7109

5/8" CIRE

SURVEYING

1.3