



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 2024-121

COUNTY OF JOHNSON

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 12 2024

April Long
County Clerk, Johnson County Texas

BY *[Signature]* DEPUTY

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

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

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

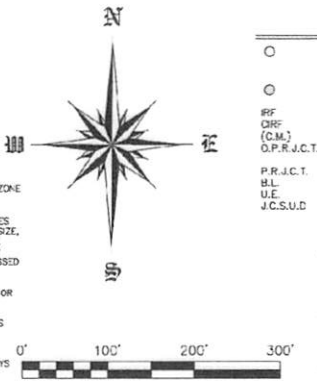
April Long

ATTEST: April Long, County Clerk



JOHNSON COUNTY, TEXAS NOTES:

- 1. THE ENTIRE PORTION OF THIS PLAT IS LOCATED IN THE ALVARADO ETC.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
3. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE: 817-760-5200
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE: 817-556-4000
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
4. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS...
5. UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR...



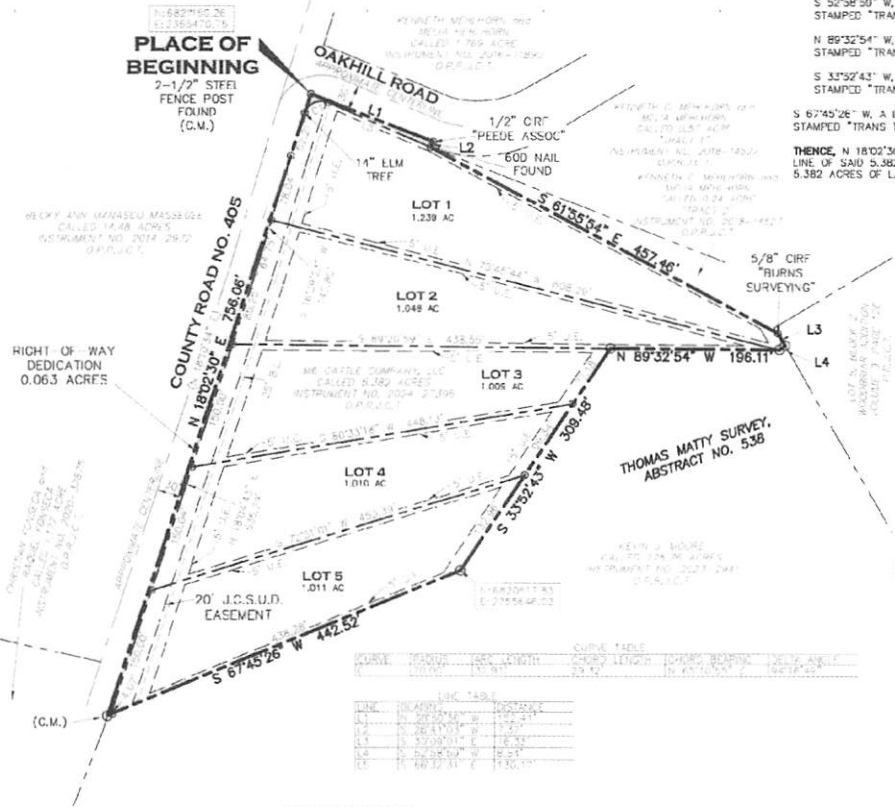
LEGEND

- 5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
5/8" IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" IRON ROD FOUND
CAPPED IRON ROD FOUND
CONTROLLING MONUMENT
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
PLAT RECORDS JOHNSON COUNTY TEXAS
BUILDING LINE
UTILITY EASEMENT
JOHNSON COUNTY SPECIAL UTILITY DISTRICT



SURVEYOR'S NOTES

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202). NAD83 (NAD2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
2. THE SURVEY PERFORMED ON THE GROUP(S) OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OF OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. () DENOTES RECORD DATA.



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 5.382 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-27395, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2-1/2" STEEL FENCE POST FOUND (N 68°21'09.25" E 2355470.75') AT INTERSECTION LINE OF THE EASTERLY LINE OF COUNTY ROAD NO. 405 AND THE SOUTHERLY LINE OF OAKHILL ROAD, FOR THE NORTHEAST CORNER OF SAID 5.382 ACRE TRACT;
THENCE S 68°50'56" E, WITH THE SOUTHERLY LINE OF SAID OAKHILL ROAD, A DISTANCE OF 152.41 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'PEEFE & ASSOCIATES' FOUND FOR A CORNER OF SAID 5.382 ACRE TRACT;
THENCE S 26°41'03" W, A DISTANCE OF 7.32 FEET TO A 600 NAIL FOUND FOR THE WESTERNMOST CORNER OF A CALLED 0.57 ACRE 'TRACT 1' AND A CALLED 0.24 ACRE 'TRACT 2' AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2008-14527, O.P.R.J.C.T.;
THENCE S 61°55'54" E, A DISTANCE OF 457.46 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'BURNS SURVEYING' FOUND IN THE WESTERLY LINE OF LOT 5, BLOCK 2, WOODBRUSH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 126, PLAT RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.);
THENCE S 30°08'01" E, WITH THE EASTERLY LINE OF SAID 5.382 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID LOT 5, BLOCK 2, A DISTANCE OF 163.33 FEET TO A 5/8" IRON ROD 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, O.P.R.J.C.T.;
THENCE WITH THE COMMON LINE BETWEEN SAID 5.382 ACRE TRACT AND SAID 226.76 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:
S 52°58'59" W, A DISTANCE OF 8.54 FEET TO A 5/8" IRON ROD 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" IRON 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 PLASTIC CAP STAMPED 'TRANS TEXAS SURVEYING' FOUND;
S 67°45'26" W, A DISTANCE OF 442.35 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED 'TRANS TEXAS SURVEYING' FOUND IN THE EASTERLY LINE OF SAID COUNTY ROAD NO. 405;
THENCE N 18°02'30" E, WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 405 AND WITH THE WESTERLY LINE OF SAID 5.382 ACRE TRACT, A DISTANCE OF 756.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.382 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT KEVIN J. MOORE IS MANAGING MEMBER OF M6 CATTLE COMPANY, LLC AND IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-5, BLOCK 1, CATTLE BARON ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: Kevin J. Moore 10-28-24
KEVIN J. MOORE - MANAGING MEMBER DATE

STATE OF TEXAS
COUNTY OF JOHNSON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF October, 2024, BY KEVIN J. MOORE, MANAGING MEMBER OF M6 CATTLE COMPANY, LLC AND SEAL OF OFFICE, THIS 28th DAY OF October 2024.
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 01, 2024 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROBABLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

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.

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440 FAX: 817-556-3545 www.trans-texas-surveying.com
Scale: 1"=100' Date: 10/22/2024 DWG: 2024085 - MINOR PLAT
Drawn: JDD Checked: LGB Job: 2024085