

JOHNSON COUNTY COMMISSIONERS COURT



MAY 24 2021

Becky Ivey, County Clerk
Johnson County Texas
By ma Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2021-31

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 as 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; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve the revision of the plat of **Lanzara Estates**, by dividing Lot 1 into Lots 1X-3, Block 2, Lots 1-7, Block 3 and Lots 1X-11, Block 4, in Johnson County, Texas, Precinct #1."

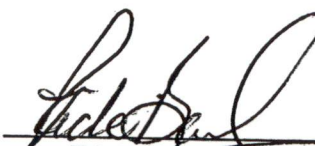
Said motion was approved by a vote of the Commissioners Court on the 24th day of May 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the revision of the plat of "**Lanzara Estates**, by dividing Lot 1 into Lots 1X-3, Block 2, Lots 1-7, Block 3 and Lots 1X-11, Block 4, in Johnson County, Texas, Precinct #1."

WITNESS OUR HAND THIS, THE 24TH DAY OF MAY 2021.


Roger Harman, Johnson County Judge


Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained


Kenny Howell, Comm. Pct. #2

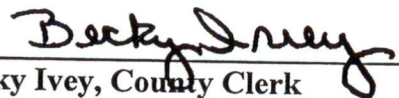
Voted: yes, no, abstained


Mike White, Comm. Pct. #3

Voted: yes, no, abstained


Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk



MAY 24 2021

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon TODAY'S DATE: 05/18/2021

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 05/24/2021

SPECIFIC AGENDA WORDING: Public Hearing to Revise the Plat of The Retreat, Phase 4, Block 44, by combining Lots 1 and 2 to form Lot 1-R, in Precinct #1

Consideration of Order No. 2021-32, Order approving Revised Plat of The Retreat, Phase 4, Block 44, by combining Lots 1 and 2 to form Lot 1-R, in Precinct #1- Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u>X</u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP _____
	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

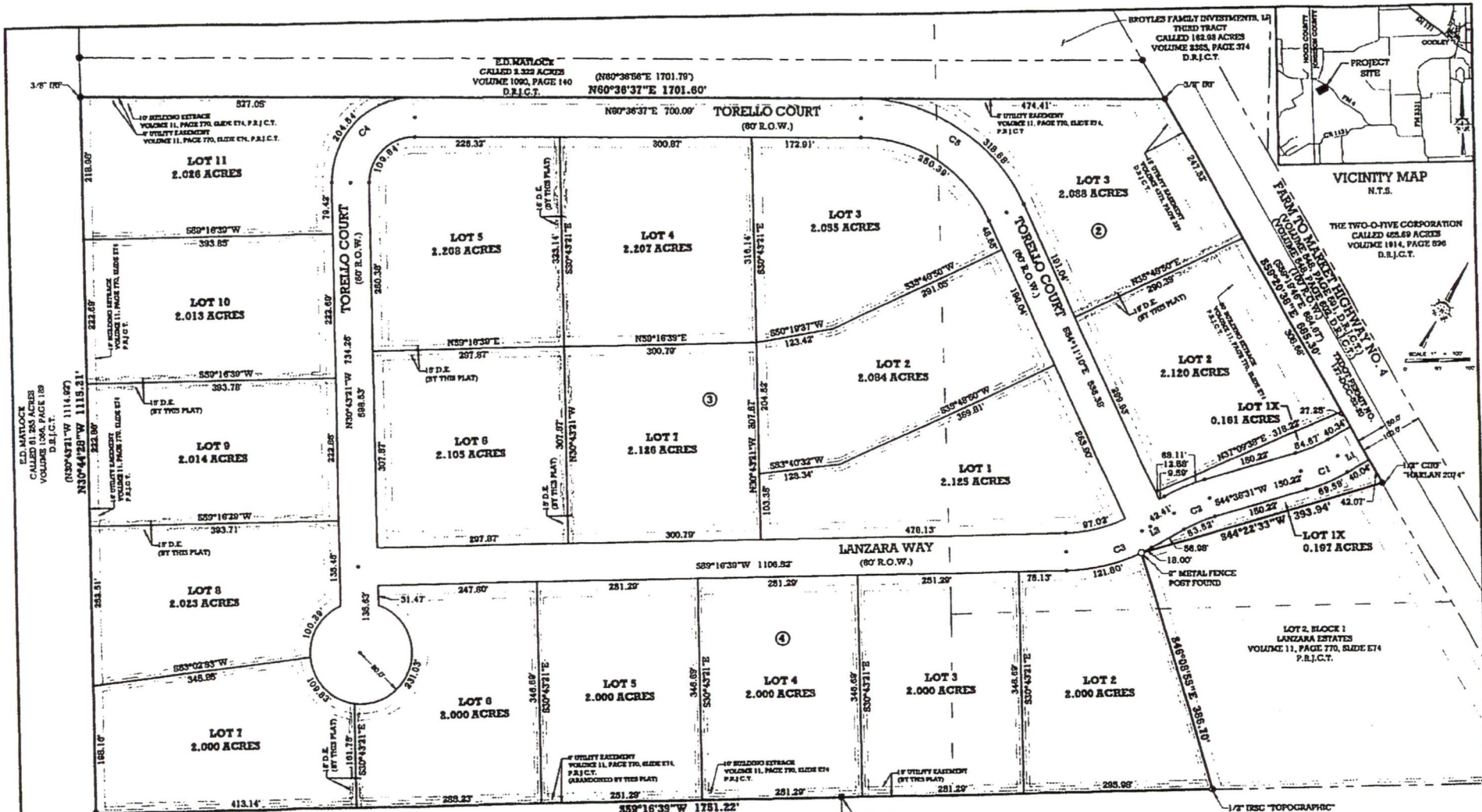
COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u>X</u>
BUDGET COORDINATOR: _____	OTHER: _____

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____



NO.	BEARING	LENGTH
LA	N00°02'10"E	60.31
LB	N00°07'18"E	26.87

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°14'21"	250.00	61.17	N03°29'21"E	61.87
C2	13°07'18"	250.00	60.82	N07°28'23"E	60.87
C3	20°26'24"	250.00	104.22	N44°30'27"E	123.87
C4	80°00'14"	100.00	187.00	N19°27'09"E	141.47
C5	60°12'40"	250.00	254.56	S08°49'29"E	208.47

TRACT 1
ROBERT MARES AND SPOUSE, ZULEMA MARES
CALLED 18.00 ACRES
INSTRUMENT NO. 2018-2323
O.P.R.J.C.T.

TRACT 2
ROBERT MARES AND SPOUSE, ZULEMA MARES
CALLED 18.41 ACRES
INSTRUMENT NO. 2018-2323
O.P.R.J.C.T.

FINAL PLAT		
LOTS 1X-3, BLOCK 2 LOTS 1-7, BLOCK 3 LOTS 1X-11, BLOCK 4 LANZARA ESTATES AN ADDITION TO JOHNSON COUNTY, TEXAS BEING A REPLAT OF LOT 1, BLOCK 1 LANZARA ESTATES VOLUME 11, PAGE 770, SLIDE E74, P.R.J.C.T.		
FILE: FP_LE_LANZARA ESTATES_20210426-SEALED	REVISION	
DRAFT: FCN	CHECK: SED	0
SHEET: 1 OF 2	DATE: 04/28/2021	

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINING LINE
	EASEMENT
	BUILDING SET BACK LINE
	APPROXIMATE CURETY LINE
	1/2" IRON ROD FOUND (IF AS NOTED)
	1/4" IRON ROD SET WITH CAP (STAMPED "TOPOGRAPHIC")
	FENCE POST FOUND (AS NOTED)

ABBREVIATIONS
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
EXEDD = DEED CALLS
P.O.B. = PLACE OF BEGINNING

OWNER
THE LANZARA GROUP, LLC 225 MARTIN DRIVE GRANBURY, TEXAS 78049 (817) 944-4883
SURVEYOR/ENGINEER
 TOPOGRAPHIC LOYALTY INNOVATION LEGACY 100 PALMVIEW PARKWAY, SUITE 140 - FT. WORTH, TEXAS 76104 TEL: (817) 344-7112 FAX: (817) 344-7148 WWW.TOPOGRAPHIC.COM

GENERAL NOTES

- 1. (FEDERAL DOCUMENT SIZE 18" X 24")
2. ALL BOUNDARY SURVEY RECORDS ARE CORRELATED TO THE TEXAS STATE PLAINS COORDINATE SYSTEM...
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISUAL EVIDENCE...
4. ADDITIONAL INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT...
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4821C10181, REVISED DECEMBER 4, 2011, THIS SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" UNLESS NOTED OTHERWISE.

PLAT NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES BY A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. LOTS WITH X DESIGNATION ARE HOA LOTS.

PRIVATE SEWAGE FACILITY

- 1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTORS KNOWLEDGE ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELATE TO THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH 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 CONDITIONS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS DISCHARGED 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.

FLOOD PREVENTION

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4821C-0181-1, EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE "FIP". 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, COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER OBSTACLES OR OBSTACLES CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSSED AS PART OF THE "FIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE BARRIERS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BOX, OR BARRIERS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

WARRANTY

THE PROPERTY DEVELOPER CERTIFYING 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 DEFEND, OBTAIN 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.

NOTICE OF DEVELOPER/PROPERTY OWNER

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES LOCATED HEREON ARE ACTUALLY EXISTING OR THE PROPERTY POSTED 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.
4. 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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, CRUISES, OTHER CROPPERS, OR IMPROVEMENTS WHICH IN ANY WAY ENLARGED OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ENTRY AND ACCESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

RIGHT OF WAY DESIGNATION: 40' ROW FROM CENTER OF ROAD OR E.M. OR STATE; 20' ROW FROM CENTER OF ROAD OR ROADS IN A SUBDIVISION

UTILITY EASEMENTS: 10' UTILITY EASEMENT FROM 1/2" C.S. D. EASEMENT; 10' FROM LOT LINE IN BACK; 5' FROM LOT LINE OF THE EASEMENT

BUILDING LINES: 20' FROM LOT LINE (STATE RPT 67.34); 25' FROM LOT LINE (COUNTY BOUND OR ROAD IN A SUBDIVISION); 10' FROM LOT LINE OR SEAR; 10' FROM LOT LINE OR SEAR

WELLS: PRIVATE INDIVIDUAL WELL SYSTEM; SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRICITY: UNITED COOPERATIVE SERVICES 817.783.4316; ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.

FILING A PLAT

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH THE FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNDER 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 CONDITIONED 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.
2. 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 DEDICATES 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 EXPRESSED ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE BOOKS OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS JASON T. LANZARA AND CHANEL LANZARA, ARE THE OWNERS OF A TRACT OF LAND IN THE SANKLER & PATTON SURVEY, ABSTRACT NO. 704, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1 OF LANZARA ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREBY RECORDED IN VOLUME 11, PAGE 770, SLIDE E74 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.)

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

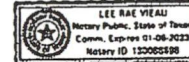
THAT JASON T. LANZARA AND CHANEL LANZARA, THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1X-3, BLOCK 2, LOTS 1-7, BLOCK 3, & LOTS 1X-11, BLOCK 4 OF LANZARA ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: Jason T. Lanzara DATE: 4/26/21 NAME: JASON T. LANZARA, OWNER

BY: Chanel Lanzara DATE: 4/26/21 NAME: CHANEL LANZARA, OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Jason and Chanel Lanzara THIS THE 26th DAY OF April, 2021.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 01/09/2023 J. Anderson



CERTIFICATION

THAT I, FOREST C. HANCO, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 8, 2020.

FOREST C. HANCO 4/26/2021



APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___, 2021.

COUNTY JUDGE

PLAT RECORDED IN:

DATE: ___, INSTRUMENT NO. ___, & SLIDE: ___

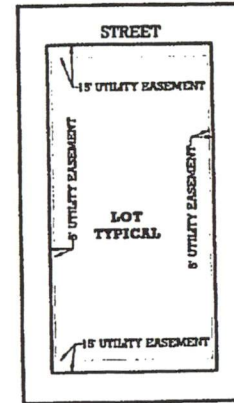
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

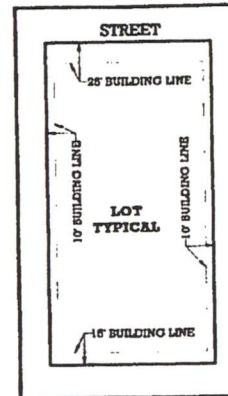
OWNER: THE LANZARA GROUP, LLC 228 MARTIN DRIVE GRANBURY, TEXAS 78049 (817) 944-4883; SURVEYOR/ENGINEER



TYPICAL LOT DETAIL EASEMENTS (N.T.S)



TYPICAL LOT DETAIL BUILDING LINES (N.T.S)



FINAL PLAT

LOTS 1X-3, BLOCK 2; LOTS 1-7, BLOCK 3; LOTS 1X-11, BLOCK 4; LANZARA ESTATES; AN ADDITION TO JOHNSON COUNTY, TEXAS BEING A REPLAT OF LOT 1, BLOCK 1 LANZARA ESTATES; VOLUME 11, PAGE 770, SLIDE E74, P.R.J.C.T.

FILE: FP_LE_LANZARA ESTATES_20210428-SEALED; DRAFT: FCN; CHECK: SED; SHEET: 2 OF 2; DATE: 04/28/2021; REVISION: 0