JOHNSON COUNTY COMMISSIONERS COURT



MAY 2 4 2021

Becky Ivey, County Clerk
Johnson County Texas

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

8888

ORDER #2021-32

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

Order Approving Revision of Plat Pursuant to Section 232.009 (c-1) of the Texas Local Government Code 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 <u>Bailey</u>, <u>Pct. #1</u> and seconded by Commissioner <u>Howell</u>, <u>Pct. #2</u> that stated: "I make the motion to approve the revision of the plat of **The Retreat**, Phase 4, Block 44, by combining Lots 1 and 2 to form Lot 1-R, in Johnson County, Texas, Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 24^{th} 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 "**The Retreat**, Phase 4, Block 44, by combining Lots 1 and 2 to form Lot 1-R, in Johnson County, Texas, Precinct #1."

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

Roger Harmon, Jo	hnson County Judge
hick Dal	no,abstained
Rick Bailey, Comm. Pct. #1 Voted:	Voted: yes, no, abstained
Mike White, Comm. Pct. #3	Larry Woolfey, Comm. Pct. #4
ATTEST: Becky no, abstained	Voted:yes, no, abstained
Becky Ivey, County Clerk	

Order Approving Revision of Plat Pursuant to Section 232.009 (c-1) of the Texas Local Government Code

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 Lanzara Estates, by dividing Lot 1 into Lots 1X-3, Block 2, Lots 1-7, Block 3, and Lots 1X-11, Block 4 in Precinct #1 Consideration of Order No. 2021 31, Order approxing Position Plat of Lanzara Estates, by		
Consideration of Order No. 2021-31, Order approving Revised 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 Precinct #1- Public Works Department		
PERSON(S) TO PRESENT ITEM: David Disheroon SUPPORT MATERIAL: (Must enclose supporting documentation)		
TIME: 10 minutes	ACTION ITEM: X WORKSHOP	
(Anticipated number of minutes needed to discuss item) CONSENT: EXECUTIVE:		
STAFF NOTICE:		
COUNTY ATTORNEY:IT DEPARTMENT:		
AUDITOR: PURCHASING DEPARTMENT: PURCHASING DEPARTMENT: PUBLIC WORKS: X		
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	

NOT THEREFORE KNOWN TO ME MEN BY THESE PROPERTY THAT DANIE ARE WIGHTEL AND RHALLY NEW MIGHEL CHARGE OF THE ADOVE DESCRIBED TRACT OF LAND DO MERNET ADOPT THIS PLAY DESCRIPTED THE HERRIN DESCRIPTOR PROFESTY AS OUT 1-M, MOCH. 4-4, MER ETTERAT PLAYER, A MEDITION, TO DISSURD CONSTITUTIONS AND HERRIN DESCRIPTOR OF THE PUBLIC LEW, WINDOWS MERCEN, THE LITERATS, CALENDATIO MEDIT-GRAVARY AND ENGINEER PUBLIC LEW SHOWN MERCEN. EASEMENTS AND SETBACKS INSTRUMENT . 2020 41887 JOHNSON COUNTY, TEXAS NOTES .
1 THIS FURDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE STJ SF ANY CITY OR TOWN FRONT 10" UTILITY & DRAINAGE EASEMENT 30"-SETBACK SIDES 5 UTILITY & DRAINAGE EASEMENT TO SETBACK I THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY PROSPENTIAL BACK 10" UTILITY & DRAINAGE EASEMENT 30" SPTBACK PAY STATE TY PROVIDERS

WATER RESPICE PROVIDED BY MIGHES MALER STRUCTURE INC. PHONE IMMO ANA-TROS

WATER RESPICE TO BE PROVIDED BY DIVITED COOPDRATURE SERVICES FROME MEDIA MAN MODO

CENTRAL SERVICE OCCLUSION AND TOTALWAYS IN PROVIDING BY MIGHES WATER UTILITIES, INC.

PROVE MARKAGE PROS DAVED TAN MICUFE Part - ". Holly to Higue DATE: HOLLY TAN MIGUEL TISON WALLACL . CLOSE STATEMENT on, wit given bloc PLOOD STATEMENT ACCORDING TO THE FLOOD INSUPANCE RATE WAP FOR JOHNSON COUNTY TEXAS AND INFORMATION AND COMMUNITY FAMIL NO RESECONDED, PROTITED DATE DECEMBER OF, FOR THE PROPERTY IS IN THE STATE OF THE PROPERTY IS IN THE PROPERTY IN THE PROPERTY IS IN THE PROPERTY IN THE PROPERTY IS IN THE PROPERTY IN THE PROPERTY IN THE PROPERTY IS IN THE PROPERTY IN THE PROPERTY IN THE PROPERTY IS IN THE PROPERTY IN THE PROPERTY IN THE PROPERTY IS IN THE PROPERTY IN TH MILL CALLES REFORE ME UNDERSIONED A NOTABLY FLERIC IN AND FOR THE SAID COUNTY AND YEAR ON THIS GAY PERSONALLY APPRAISE DAND HAN MIGHTLE NOWS TO ME TO BE THE PERSON WHOSE NAME IS SEGNICIATED TO THE FORECOME CONSTRUCTED AS A CENSORMETHED TO ME IT HE FRECUES AND CONSIDERATION TO ME IT IN CAPACITY CHARMES ASSET AND CONSIDERATION THEREOF IN ADDITIONAL OF THE PERSONS AND CONSIDERATION THEREOF IN AND THE CAPACITY CHARMES ASSET AND CONSIDERATION THEREOF IN ADDITIONAL OF THE PERSONS AND CONSIDERATION THEREOF AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THE PERSONS AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THE PERSONS AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THE PERSONS AND CONSIDERATION THE PERSONS AND CONSIDERATION THE PERSONS AND CONSIDERATION THEREOF ADDITIONAL OF THE PERSONS AND CONSIDERATION THE PERSON AND CONSIDERATION THE PERSON AND CONSIDERATION THEREOF THE PERSON AND CONSIDERATION THE PERSON AND CONSIDERATION THE PERSON AND CONSIDERATION THE PERSON AND CONSIDERATION THEREOF THE PERSON AND CONSIDERATION THE P THE ABOVE REFERENCES INVA FLOOR INSURANCE BATH MAP IS FOR USE IN ADMINISTRANC THE INFO IT DOWN NOT RECESSABLE BARD ALL METH CHAPTET TO PLOTOMER PARTICLARRY FROM LOCAL TOWN OF THE PARTICLARY FROM LOCAL METH INNOCOUNTS, LOCAL BRANDACK SYSTEMS THREE WAY BE OTHER STREAMS CREATED ON IN STANDACK STREAM OR OTHERS WHITE AS IN OTHER STREAMS CREATED ON IN STANDACK STREAM OR OTHERS WHITE AS IN OUT WINDOW A LODGED AS FART OF THE STREAM OF STREAMS. FOUND V2 TRON-WITH CAP STAMPED -RECER FOX" NORTH . 8.757,191 98 GIVED UNDER MY HAND AND SEAL OF OFFICE THIS THE THE DAY OF 111 1021 EAST - 2,279,331 80 NOTARY PUREL 957-50-59-E S FIGUR NOTER MADE FLOW OF WATER ON CONSTRUCTION IMPROVEMENTS IN THE DAMINAGE TACKWAYS AND FILLING OR NOTSHICTION OF THE YEAR AND FILLING OR NOTSHICTION OF THE YEAR AND THE MEDICAL OF THE PROPERTY OF THE PR property rame by Ist. v 2703 9 704 THE EXHITING CHEEKS ON DESIRENCE CHARMED TRAVERSING BLOWS OR ARROWS THIS ADDITION WILL NEW YOR CHARMESS AND WILL BE WANTED BY THE INFINIOUS OF APPRES OF THE LOT ON LOTS THAT ARE TRAVERSED BY OR ADVACENT TO DESIRENCE COURSES ALONG OR ACROSS THIS ADDITION WILL THAT ARE TRAVERSED BY OR ADVACENT TO DESIRENCE COURSES ALONG OR ACROSS THIS ADDITION. CONNECT COUNTY WILL NOT BE AUTOMOBILE FOR THE MAINTENANCE AND OPERATIONS OF SAID. DRAINAGE WARD OR YOU THE CONTROL OF PROPERTY. FOUND WE IRON ROD WITH CAP STANPED REFORM NA UNDERSIGNED, A MOTARY PUBLIC IN AND FOR THE PAID COUNTY AND STAFF.

ON THIS PAY PERSONALLY APPEARED HOLLY WAS MIGUELL ENDING TO MY TO BE THE PERSONAL WHOCH TANKS IN SUBMEMBERS OF THE POSTEROISE, INSTRUMENT, AND ACKNOWLEDGED TO MY THAT SAK EXECUTED THE TAME FOR THE PUBLIC APPEARS OF THE POSTEROISE AND CONTINUES AND EXPERT EXPERIENCES AND IN "RECER FOX" JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL INJUST OR LOSS OF LIVE OR PROFESTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS NORTH - 6,757,014.57 EAST - 2,279,487.39 IGNAMON COUNTY HAS THE SIGNIFACT NOT 3 DUTY TO ENTER ONTO PROFERTY AND CELEN, DAY ORGERECTION INCLUSIVED BUT NOT LIMITED TO TREES, IT AND DIFF OF MULTINOS, WHICH OWNTRUST THE FIRST OF NOTE THAN OWNTRUST. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE THE TOTAL OF THE AREA OF THE A MINISTE BASMENT AND PROPERTY OF SEMENTS COUNTY SHALL HAVE THE BOSHT TO MOVE AND KEEP MODED AND TURNE COUNTY SHALLOWS FROM THE COUNTY SHALLOWS FOR ANY SHALLOWS FROM THE COUNTY SHALLOWS FOR ANY SHALLOWS FOR ANY SHALLOWS FROM THE COUNTY SHALLOWS FOR ANY SHALLOWS F MOTABY PIPET 1.0T I northly stypesh for LOT 1-R BLOCK 44 THE RETREEN T CTILITY EATEMENTS

NO CTILITY AND DESIRAGE EAWERT THALL OF DETAINED ALONG THE SECONT AND SEAR OF
ALL LOTS

TO CTILITY AND DESIRAGE EAWERT THALL OF RETAINED ALONG THE SIDDE OF ALL LOTS
WATER DESTRUMENTS AND VEHICL WAS DESIRATED FACILITY STITUS STREET SHORT OF RAYS
THE EXHITING IS FELLY AND DESIRATED FAITHMENTS ACTIVES LOTS LAND 2 THALL DE
STREETS WITH THE FALLOW OF THAT PLAN

[1] 1.434 ACRES THASE 6 BLOCK ST PROPERTY DESCRIPTION PROTECTION DESCRIPTION
Proof content for the convers of all light certain left, front or parcel of land tenns all set forms if and 2.
Block at Thems a of The Referent Authorison in Johanne County I have excepting the plat remarked
at Venime 8 Page 2002, the pain is 100 at Variable of the Call CT. # FIGHT OF WAY DEDICATION FO OF PRIVATELY OFFIE AND WAINTAINED M PASSAGE STREET AND DE PEAR egonwhoo at a 'y' tran rad with cap stamped 'RECER FOR' Issael in the north line of Retreat Southward for the wortheast current of said in! I and for the workness covers of this THERCE with the north line of foliast buddened neuronizations (50 20 and to a) from med with one stamped following the Country stamped following for the buddened corner of maid but 2 and for the buddhead corner of the Country of the buddhead corner of FILING A PLAY

IT IN A COMMINAL OFFENSE POSTBURBER BY A PINC OF UP TO MISON DOD COMPINEMENT IN THE COUNTS

IT IN A COMMINAL OFFENSE POSTBURBER BY A PINC OF UP TO MISON DOD COMPINEMENT IN THE COUNTS

IN THE UP TO BE DAING BE AS SOME FINE AND CONTRACTANCE ACCURATE FOR A DEED OF A CONTRACT

TO USE THE SECOND OF THE PROPERTY OF A CONTRACT OF THE PLAYER DEPOSTBURBER VALUES THE

FINAL OR SETTING THE PROPERTY OF THE THE PROPERTY OF THE PROPERTY PROPERTY OF THE PROPERTY ON THE PLAYER DEPOSTBURBER DEPOSTBURBER OF THE PROPERTY CONVEYED SECTION OF THE PLAY

THE REAL PROPERTY CONVEYED SECTION THE RECODERS OF THE PLAY

THE REAL PROPERTY CONVEYED SECTION OF THE PLAY

THE REAL PROPERTY CONVEYED SECTION OF THE PLAY THENCE NETTO 44TE DEDGE feet to a "o" from one with map elemped TEE/EF FOR found for the northwest conner of said to F and for the northwest owner of thes THENCE 307-50/607E 180.00 feet 3- a catten specific and for the morthwest corner of said lot 2 and for the northwest corner of said lot 3 i) A PURKHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBSTRIBLED UNTIL BUCH TIME AS THE PLAT IN FILED FOR EXCORD WITH TRAI COUNTY CLERK'S OFFICE OF THE JORNSON COUNTY CLERK THENCE 529-40 Zore 134 H feet to a "," from rod with top exampled TRECES FOX! found for the northeast curves of maid tot I and for the northeast curves of this THENCE 327-2702-9 226 16 feet to the place of Degianing containing 1,476 acres of land IF DITIES OF DEVELOPEN/PROPERTY DESER THE APPROVAL AND FELNE OF THIS FLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OF DAYS OF THE PROPERTY OF ANY CULTY TO COMPLY WITH ALL LOCAL STATE OF FRICKAL LAW OF THE RESERVENCES OF SHICK HER PROPERTY IS COUNTY. 110.11 1 ALL BEARINGS AND DISTANCES ARE HASCO ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL YORK 4005, NAD BS. 48 ESTABLISHED UPING SHIMBLE V.R.S. NETWORK FOUND 1/2" IRON ROD THE APPROVAL AND FILING OF THE PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE DEVELOPEN OF THE PROPERTY OF GREEK OF THE PROPERTY OF LAW GLEY, TO ANY ADJACENT OF DEMONSTREAN PROPERTY OFFICE OF TRANSPER ANY DAY OF LIMITARY TO JOHNSON COUNTY, THE DEVELOPMENT ENTRIES ENTRIES OF LIMITARY COUNTY. N65. 32.15. A - 550'58. FOUND 1/2" IRON ROD-WITH CAP STAMPED THE SURTEY PEWFORMED ON THE GROUND OF THE SURECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE PERCENT DEFECT OF THE FUNL PLAT AND PROPERTY DEPICATION WISE PREPARED WITHOUT THE REPERT OF AN ADSTRACT OF THE PROPERTY AND THE REPERT OF AN ADSTRACT OF THE PROPERTY OF THE PART OF THE PERCENT AND APP. NOT CHOSEN WITH CAP STAMPED "RECER FOX" LESCHER ST. PLEATING TRANSCORMER EAST . 2.279,384.06 PORTION COUNTY WALLS BY RETRESENTATION THAT THE CREEKS STREAMS, REVERS DRAINAGE CHANNELS OR COTTES CRAINAGE STRUCTURES FRIENDS OR FERTURES PROFITABLE REVERS ARE ACTUALLY EXTRINGUES OF THE PROFITANT PORTRAINS STREAMS. THE PLANT OF ANY CONTINUENT FOR TRAINING OF ANY CONTINUENT FOR CITY JOHNSON COUNTY THE STATE OF THESE OR THE UNITED STATES. RETREAT BOULEVARD (60%) AGRESS COUNTY IS RECISED UPON THE PUNCTURE WHOSE DAME IS AFFIRED REPEON TO WAKE ACCURATE AND THUTTERIA REPRESENTATIONS UPON WHOSE ACCUSED COUNTY CAN WAKE DETERMINATIONS ATCAMPANG. THE APPROVAD OF DESISTENCES AND THAT CAPACITY OF DESISTENCES AND THE APPROVAD OF DESISTENCES AND THE CAPACITY OF DESISTENCES. PURTEYOR'S CENTIFICATION DWNERS THE EMPERSIONED & RECEIPTERED PROPERTIONAL LAN PLAT RECORDED IN I THE ENDERSIONED A RECEPTARED PROPERTIONAL LAND SCHUNDON IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PROPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPPREVIOUS OF THE RESIDENCE. DAVID & HOLLY SAN MISTEL INSTRUMENT-_____SLIDE____ 8403 PECAN CREEK DR. THE PROPERTY DEVELOPER SERVICING THE PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE CHARGE OF THE PROPERTY THE PROPERTY OF THE PROPERTY O ARLINGTON TEXAS 76001 strongyteins on the Chotech PHONE (817) 714-2505 DATE REVISED PLAT SHOWING SCHOOL PROPERTY OF THE PROPERTY OF THE PERSON OF THE PERSO COUNTY CLERK, JOHNSON COUNTY, TEXAS LOT 1-R, BLOCK 44 A FILING A PEAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE. THE RETREAT, PHASE 4. THERET OR PARRAGERAL FOR COURTY MAINTENANCE FROM THE FAT PRICE TORONTO THE ADMINISTRATIVE OR COUNTY THAN THE ADMINISTRATIVE OF THE FAT PRICE THE ADMINISTRATIVE OR PARRAGERAL AND ACCORD IN THE FAT PRICE THE ADMINISTRATIVE OR MAINTENANCE COURTY THAN THE ADMINISTRATIVE OR THE FAT PRICE OF THE ADMINISTRATIVE OR DEPUTY SUBDIVISION IN INCE SURVEYING & ENGINEERING JOHNSON COUNTY, TEXAS RETREAT BOULEVARD BEING A REVISION OF LOTS I AND 2, BLOCK age ar 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692 44. THE RETREAT, PHASE 4. ACCORDING TO THE PROJECT SITE PHONE: 254-694-7708 COMMISSIONER'S COURT ON THE PLAT RECORDED IN SLIDE C-13, FIRM *10088000 . 2621 DAY OF FAX 254-694-7230 VOLUME 9, PAGE 262, ET SEQ. OFFICIAL PLAT RECORDS OF JOHNSON SURVEY NO SN210318 2 SCALE 1"-40" MAY 03, 2021 VICINITY MAP COUNTY, TEXAS COUNTY JUDGE GRAPHIC SCALE VHSANMIGUELRETPH4BLK44REPLAT dg 5/3/2021 9 17 39 AM