

JOHNSON COUNTY COMMISSIONERS COURT



DEC 13 2021

Becky Ivey, County Clerk  
Johnson County Texas

By md 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 #2021-98

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT  
PURSUANT TO SECTION 232.009 (c) 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, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30<sup>th</sup> day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner White, Pct. #3 that stated: "I make the motion to approve the revision of the plat of **Smith's Addition**, Block 1, by dividing Lots 1 and 2 to form Lots 1R1, 1R2 and 1R3, in Precinct #4."

Said motion was approved by a vote of the Commissioners Court on the 13<sup>th</sup> day of December, 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 **Smith's Addition**, Block 1, by dividing Lots 1 and 2 to form Lots 1R1, 1R2 and 1R3, in Precinct #4."

WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF DECEMBER 2021.

  
Roger Harmon, Johnson County Judge

Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
Rick Bailey, Comm. Pct. #1

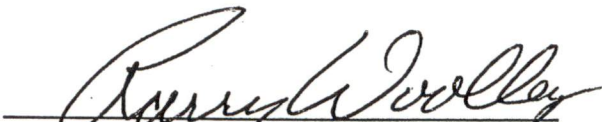
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
Kenny Howell, Comm. Pct. #2

Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
Mike White, Comm. Pct. #3

Voted:  yes, \_\_\_ no, \_\_\_ abstained

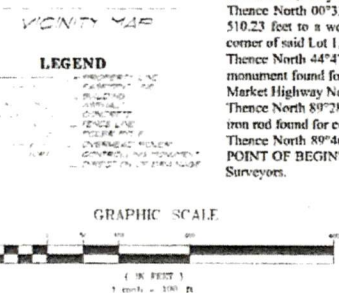
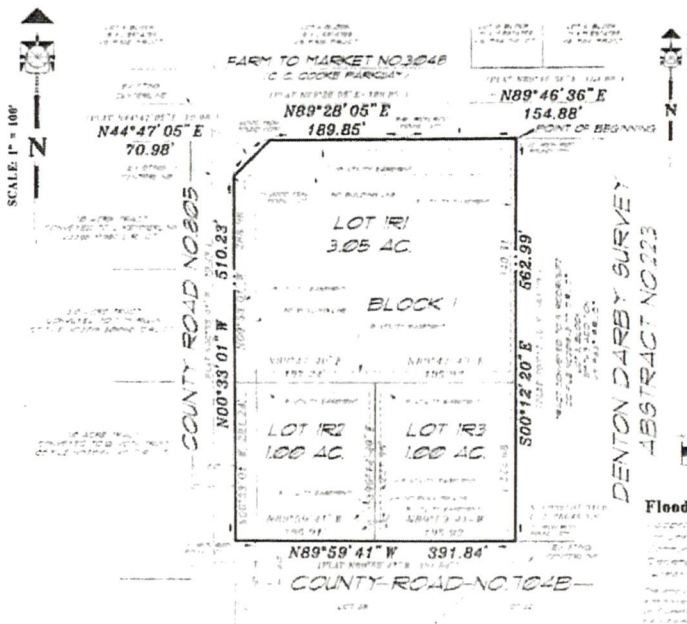
  
Larry Woolley, Comm. Pct. #4

Voted:  yes, \_\_\_ no, \_\_\_ abstained

ATTEST:   
Becky Ivey, County Clerk







**Owners Certificate**

Whereas Darrell H. Smith is the owner of a tract or parcel of land situated in the Denton Darby Survey, Abstract No. 223, Johnson County, Texas, being all of Lot 1 and Lot 2, Block 1, Smith's Addition, an addition to Johnson County according to the plat recorded in Volume 11, Page 637, Plat 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 Farm to Market Highway No. 3048 (100' right-of-way), being the northeast corner of said Lot 1 and the northwest corner of Lot 1 of said Block 1; Thence South 00°12'20" East with the common line between said Lot 1 and said Lot 3 a distance of 562.99 feet to a 1/2" iron rod found for corner in the north line of County Road No. 704B, being the southeast corner of said Lot 1 and the southwest corner of said Lot 3; Thence North 89°59'41" West with the north of line of said County Road No. 704B and the south line of said Lot 1 a distance of 391.84 feet to a 1/2" iron rod found for corner at the intersection of the north of line of said County Road No. 704B with the east line of County Road No. 805, being the southwest corner of said Lot 1; Thence North 00°33'01" West with the east line of said County Road No. 805 and the west line of said Lot 1 a distance of 510.23 feet to a wood highway monument found for corner the east line of said County Road No. 805, being a northwest corner of said Lot 1; Thence North 44°47'05" East with the east of line of said County Road No. 805 a distance of 70.98 feet in a wood highway monument found for corner at the intersection of the east line of said County Road No. 805 with the south line of said Farm to Market Highway No. 3048, being the northwest corner of said Lot 1; Thence North 89°28'05" East with the south line of said Farm to Market Highway No. 3048 a distance of 189.85 feet to a 5/8" iron rod found for corner in the south line of said Farm to Market Highway No. 3048, being a corner of said Lot 1; Thence North 89°46'36" East with the south line of said Farm to Market Highway No. 3048 a distance of 154.88 feet to the POINT OF BEGINNING and containing 5.05 acres of land more or less, as surveyed on the ground in May, 2021 by Tucker Surveyors.

**Now Therefore, Know All Men By These Presents:**

That I, Darrell H. Smith, as the owner of the above described tract of land, do hereby adopt this plat designating the herein described property as Lots 1R1, 1R2 & 1R3, Block 1, Smith's Addition, an addition to Johnson County, Texas, an addition to the ETJ of the City of Keene, Johnson County, Texas and hereby declare to the public use, without reservation, the streets, easements, right of ways and any other public use shown herein.

*Darrell H. Smith*  
Darrell H. Smith 11/24/21

WITNESSED AND SUBSCRIBED BEFORE ME BY *Darrell H. Smith*  
this 24th day of November 2021

*Ofelia Villanueva*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Exp. 10/08/2025

**Flood Statement**

According to the Flood Insurance Rate Map (FIRM) for Johnson County, Texas, the above described property is located in Flood Hazard Zone V-100 (Special Flood Hazard Area) which is designated as the Flood Plain. The Flood Plain is a designated area of land which is subject to flooding. The Flood Plain is a designated area of land which is subject to flooding. The Flood Plain is a designated area of land which is subject to flooding.

**JOHNSON COUNTY COMMISSIONER COURT**  
JOHNSON COUNTY, TEXAS

APPROVED BY THE JOHNSON COUNTY COMMISSION COURT  
This 24th day of November 2021



**SURVEYOR'S CERTIFICATE**

I, the undersigned, Tucker Surveyors, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas. I am a duly licensed Surveyor in the State of Texas. I am a duly licensed Surveyor in the State of Texas.



**Final Plat**  
**Lot 1R1, 1R2, and 1R3, Block 1**  
**Smith's Addition**

Being a replat of Smith's Addition, an addition in the ETJ of the City of Keene, Johnson County, Texas, recorded in V.11, P.637, Plat Records, Johnson County, Texas

May 2021



P.O. Box 2297  
Keene, Texas 76857  
Office: 817-295-2299  
Fax: 817-295-2312  
245 No. 39210021

**Duties of Developer/Property Owner**  
The developer of any plat...  
**Private Sewage Facility**  
The developer shall...  
**Building Setbacks**  
The developer shall...  
**Right of Way Dedication**  
The developer shall...

**General Notes**

NOTE: THE ABOVE PLAT...  
NOTE: THE ABOVE PLAT...  
NOTE: THE ABOVE PLAT...

**Utility Easement**

THE DEVELOPER...  
THE DEVELOPER...

**Filing a Plat**

THE DEVELOPER...  
THE DEVELOPER...

**Filing a Plat Is Not Acceptance of Roads for County Maintenance**

THE DEVELOPER...  
THE DEVELOPER...

**OWNER:**  
Darrell H. Smith  
2204 FM 3048  
Cleburne, Texas 76831  
Phone: (817) 248-5383

**SURVEYOR:**  
Tucker Surveyors  
Donnie E. Tucker  
250 NW Tarrant Ave., Suite B  
Barstow, Texas 76897  
Phone: (817) 295-2299  
Fax: (817) 295-2312

