## JOHNSON COUNTY COMMISSIONERS COURT



MIKE WHITE

RICK BAILEY Commissioner Pct. #1 **ROGER HARMON** County Judge

Commissioner Pct. #3

KENNY HOWELL Commissioner Pct. #2

PAULA REID Assistant to Commissioner's Court

LARRY WOOLLEY Commissioner Pct. #4

STATE OF TEXAS

§

ORDER #2022-30

**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 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 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 Howell, Pct. #2 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve the revision of the plat of Lakeside Estates, Lot 3-R-1, Block 3, Section One and Two by dividing the Lot into Lots 3-R-2 and 3-R-3, in Precinct #2."

Said motion was approved by a vote of the Commissioners Court on the 23<sup>rd</sup> day of May, 2022.

## 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 **Lakeside Estates**, Lot 3-R-1, Block 3, Section One and Two by dividing the Lot into Lots 3-R-2 and 3-R-3, in Precinct #2.

WITNESS OUR HAND THIS THE 23<sup>RD</sup> DAY OF MAY, 2022.

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Roger Harmon, Johnson County Judge	
Voted: yes, no, abstained	
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Rick Bailey, Comm. Pct. #1	ann neuro
	Kønny Howell, Comm. Pct. #2
Voted:no, abstained	Voted: ves, no, abstained
Mike Whete	Trus ( I weller)
Mike White, Comm. Pct. #3	Larry Woolley, Comm. Pct. #4
Voted: <u>ves</u> , no, abstained	Voted:yes, no, abstained
	voicu yes, no, abstained

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

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT JUAN R. MENDOZA, OWNER OF THE ABOVE
DESCRIBED TRACT OF LUND, DO HEREBY ADOPT THIS

RLAT DESIGNATING THE HERERO DESCRIBED PROPERTY AS

LOTS 3-R-2 AND 3-RHJ3, BING A REPLAT OF LOT

JR-1, BLOCK J. LAWESIDE ESTATES, SECTION ONE AND

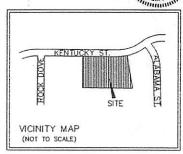
TWO, AN ADOPTOR'TO LICHISMI COUNTY, TEXAS, AND

HERBEY LICICATE! AN IN-BURGE STATES, SECTION ONE AND

TRESERVATION, THE STREET'S, EMECHEN'S, RICHT-OF-WAYS

AND ANY OTHER, PRESIDENCE SHOWN HEREON.

SWORN AND SUBSCRIBED BEFORE ME BY JUAN R. HENDOZA. THIS THE 13 DAY OF April . 2022. NOTARY PUBLIC, STATE OF TEXAS 4. EXP. 05



120

CAPPED IRON ROD FOUND

CAPPED IRON ROD SET STAMPED "GSI SURVEYING"

BUILDING SETBACK LINE

DRAINAGE EASEMENT

UTILITY EASEMENT

LEGEND

CIRE

CIRS

RSI

## PROPERTY DESCRIPTION

A 2794 ACRETRACT OF LAND, BEING LOT 3.R.J. BLOCK 3. LAKESIDE ESTATES, SECTION ONE AND TWO ALIYSIANG, FIRACLI DE LEAVIN, BERUG DUT SHEL, BLOCKS, LAKENDE, ESTATES, SECTION ONE AND THIS, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDENG TO THE PLAT RECORDED IN YOULHES, P. ROCE 5%, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONVENTED TO JUAN IS, MENDOZA, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2817-2618, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.LC.T.), AND BROCK AND ADDITIONAL PUBLIC RECORDS AND ADDITIONAL PUBLIC RECORDS AND COUNTY, TEXAS, (O.P.R.LC.T.), AND BROCK AND ADDITIONAL PUBLIC RECORDS AND ADDITIONAL PUBLIC RECORDS AND COUNTY, TEXAS, (O.P.R.LC.T.), AND BROCK AND ADDITIONAL PUBLIC RECORDS AND ADDITIONAL PUBLIC RECORDS AND COUNTY, TEXAS, (O.P.R.LC.T.), AND BROCK AND ADDITIONAL PUBLIC RECORDS AND ADDITIONAL PUBLIC RECORDS AND COUNTY, TEXAS, (O.P.R.LC.T.), AND BROCK AND ADDITIONAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT LAF. AT THE NORTHWEST CORNER OF EATH REAL BLOCK J. OF SAID LAKESIDE ESTATES, CONVEYED TO SHEE AMCITAEL CRAWFORD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-0761, O.F.F.J.C.T., IN THE SOUTH LINEOUT PROPERTY STREET, AND WIDE RERHOF—WAY, (R.O.W.).

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 3-R-1 AND WITH SAID LOT 2-R-1, S 09'06'SJ\* E, A
DSTANCISOT 301-10 TEET, TO A CAPPED INON ROD I DOIN, AT THE SOUTHEAST CORNER OF SAID LOT 3-R-1, IN
THE NORTH LINE OF LOT 1: BLOCK 2: LANCESIDE ESTATES, PILAS F, JA ADDITION DOINNSON CORNY,
TEXAS, CONVEYED TO MARGARIT TAYLOR & JAMES TAYLOR, JR., AS DISCRIBED IN A DEED, RECORDED IN

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 3-R-1 AND WITH SAID LOT 1, AND WITH THE COMMON LINE BETWEEN SAID LOT 3-R-1 AND WITH A FRACT OF LAND, CONVEYED TO CERCA ALTA, LLC, AS DISCRIBED IN A DEED, RECORDED IN COSTALEARY IN. 2016-2110, O.PRILCT, AND WITH THE COMMON LINE BETWEEN SAID LOT 3-R-1 AND WITH LOT LEDGEN 1, LARGEDDE ISSTATES, AN ADDITION TO ROINSON COUNTY, IEAS, CONVEYING TO KRITES I A TROUGH, AS DESCRIBED IN A DEED, RECORDED IN STRETMENT NO. 2018-07515, O.P.R.J.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NO9709759" E, A DISTANCE OF 247.25 FEET; TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LOT 3-R-1;

THENCE, WITH THE SOUTH LINE OF SAID KENTUCKY STREET, THE FOLLOWING TWO (2) COURSES AND

TANCIS:
S #97244F E, A DISTANCE OF 305.09 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SLEVEYING", IN A CREW ETD THE REGIT, HAVING A RADIUS OF 410.00 TEET.
WITH SAID CURVE TO THE REGIT, A CRIBOR DEBRING AND DISTANCE OF, N 84"0727" E, 93.33 FEET, AT AN ARCLEROTHO 94.37 FEET, TO THE FORTH OF REGINNING AND CONTAINING 2.59 A CRES OF LAND AS SUKVEYED ON THE GROUND LIBER THIS SHOWNSHOOD OF SHELLY AND GROWN OF SHELLY, NO 6984, ON

RIGHT OF WAY DEDICATION: 40" ROW FROM CENTER OF ROAD ON F.M. OR STATE 30° ROW FROM CENTER OF COUNTY ROADS OR ROADS IN

UTILITY EASEMENT: 15' FROM LOT LINE IN FRONT & BACK 5' FROM LOT LINE ON THE SIDES

50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION

CHI IS A CRIMINAL OFFENSE PINISHABLE BY A FIVE OF UP TO \$100.000. CONFIDENTIN THE CORUNT VAIL FOR UP TO \$00 DAYS OR BY BOTH FIVE AND CONFIDENTIAL FOR UP TO 90 DAYS OR BY BOTH FIVE AND CONFIDENTIAL FOR PERSON WHO SUBBUMOES BEAL PROPERTY TO USE THE SUBBINISHORS 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 UNLESS THE PLAT OR REPLAY OF THE SEDIMISHON OF THAT OF THE SHOWS OF THE PLAT. OF THE SHOWN OF THE ORDER OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE FILAT PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT. A PURCHASER MAY NOT USE OR OCCUPANCY OF THE FILAT. A PURCHASER MAY NOT USE OR OCCUPANCY OF THE FILAT. PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT. A PURCHASER MAY NOT USE OR OCCUPANCY OF THE SALE PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT. A PURCHASER MAY NOT USE OR OCCUPA PROPERTY. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES 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 PASSAGEMAY SET ASDE 81. THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSONCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COUNT ENTERED OF RECORD IN THE MINUTES OF THE COUNTSOURCES COUNT OF THE COUNTSOURCES COUNT OF THE COUNTS SOURCES COUNT OF THE COUNTS SOURCES COUNT OF THE MINUTES OF THE COUNTS SOURCES COUNT OF THE COUNTS SOURCES OR THE APPROVED THE PASSAGEMAY FOR COUNTY ACCEPTING SUCH ROAD, STREET OR PASSAGEMAY AND SPECIFICALLY

682-559-0646

ADDITION SUBSTRICTOR OR MY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF MY CUTY OR TOWN.

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THE EXPELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILIES IN A SUBSTRICTION WITHIN THELVE (12).

MONTHS AFTER THE DATE OF THAT PLAT APPRICADE.

UTILITY PROMDERS
WATER: SOUTHWEST WATER CO-886-654-7992
ELECTRICITY: UNITED COOP-817-556-4000
SEPTIC: OSSF

PRIVATE SEWACE FACILITY.

ON-OTE: SEWACE FACILITY.

ON-OTE: SEWACE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF THE ONE SEWACE FACILITYS ARE COMPUTED WITH.

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FLOOD STATEMENT:

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— ACCREMING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED

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HELBY J. HOFFMAN

6084

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LOF 1, BLOCK 11 LAKESIDE ESTATES KURTIS 1, FLOOD INSTRUMENT NO. 2918-97515 O.P.R.J.C.T. 1.717 Acres LOT 3-R-3, BLOCK 3 LAKESIDE ESTATES BFE-865.5 2,794 Acres LOT 3-B-1, BLOCK 3 LANCSONE ESTATES SECTION ONE AND TWO VOLUME 3, PAGE 988 1.077 Acre LOT 3-R-2, BLOCK 3 LAKESIDE ESTATES BFE=865.5° O.P.R.J.C. T. JUAN R. MENDOZA OPRICT LOT 2-R-1, BLOCK SECTION ONE AND TWO VOLUME 9, PAGE 988 FLOGO HAZARD AREA FIRM PANEL NO. 48251C0050J O.P.R.J.C.T. SHEA MICHAEL CRAWFORD INSTRUMENT NO. 2019-03761 CERCA ALTA-LLC INSTRUMENT NO. 2016-2110 O.P.R.J.C.T TOT L BLOCK? LAKESIDE ESTATES, PHASE OWNERS: MARGARET TAYLOR & JAMES TAYLOR, JR. INSTRUMENT NO. 2013-12904 JUAN R. MENDOZA O.P.R.J.C.I. PO BOX 335076 FT WORTH, TX 76163

KENTUCKY STREET

PLAT RECORDED IN SURVEYOR'S CERTIFICATION INSTRUMENT SLIDE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DAY OF 2022 COUNTY JUDGE

APPROVED BY THE COUNTY JUDJE OF JOHNSON

COUNTY, TEXAS

DEPUTY

4/11/2022

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6084

1, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON DECEMBER 7, 2021 AND THAT THE MONIBERTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

FINAL PLAT SHOWING LOTS 3-R-2 AND 3-R-3, BLOCK 3 LAKESIDE ESTATES BEING A REPLAT OF

LOT 3-R-1, BLOCK 3, LAKESIDE ESTATES, SECTION ONE AND TWO, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 988, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS OFFICE: 817-487-8916

PELS FIRM NO. 10184400, SHELBY@GSISURVEY.COM Date: 12/08/21 DWG: 2020865-REPLAT

Drawn: OF Checked: SJH Job: 2020-865

REQUEST FOR AGENDA PLACEMENT FORM		
Submission Deadline - Tuesday, 12:00 PM before Court Dates		
SUBMITTED BY: Jennifer VanderLaar	TODAY'S DATE: May 10, 2022	
<u>DEPARTMENT</u> :	Public Works	
SIGNATURE OF DEPARTMENT HEA	D:	
REQUESTED AGENDA DATE:	May 23, 2022	
SPECIFIC AGENDA WORDING:		
Public Hearing to Revise the Plat of Lakeside Estates the Lot into Lots 3-R-2 and 3-R-3, in Precinct #2	, Lot 3-R-1, Block 3, Section One and Two by Dividing	
Consideration of Order 2022-30, to Approve the Plat Revision of Lakeside Estates, Lot 3- R-1, Block 3, Section One and Two by Dividing the Lot into Lots 3-R-2 and 3-R-3 in Precinct #2 - Public Works Department		
PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan		
SUPPORT MATERIAL: (Must enclose supporting documentation)		
TIME: 10 minutes	ACTION ITEM: XWORKSHOP	
(Anticipated number of minutes needed to discuss item) CONSENT:  EXECUTIVE:		
STAFF NOTICE:	COMMISSIONERS COURT	
COUNTY ATTORNEY; X	T DEPARTMENT: MAY 2 3 2022	
AUDITOR:	PURCHASING DEPARTMENT:	
	PUBLIC WORKS: X	
BUDGET COORDINATOR: (	Approved	
	Approved	
*********This Section to be Completed by County Judge's Office******		
ASSIGNED AGENDA DATE:		
REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE		
COURT MEMBER APPROVAL	Date	