

APR 10 2023



JOHNSON COUNTY COMMISSIONERS COURT

BY April Long DEPUTY
County Clerk, Johnson County Texas

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4
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THE STATE OF TEXAS	§	
	§	ORDER 2023-26
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 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, 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 30th 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 Bailey, Pct. 1 _____ that stated: "I make the motion to approve the revision of the plat of LaFlamme Estates, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4."

Said motion was approved by a vote of the Commissioners Court on the 10th day of April 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

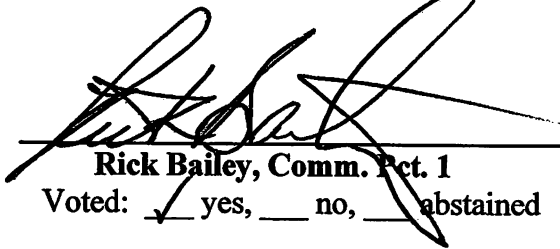
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of LaFlamme Estates, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 10TH DAY OF APRIL 2023.



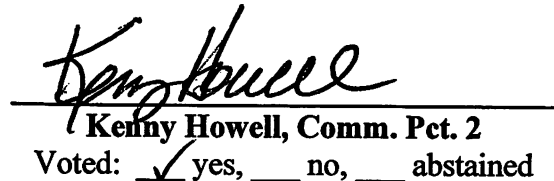
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



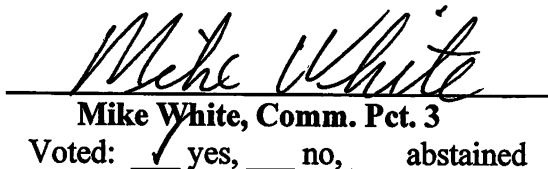
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



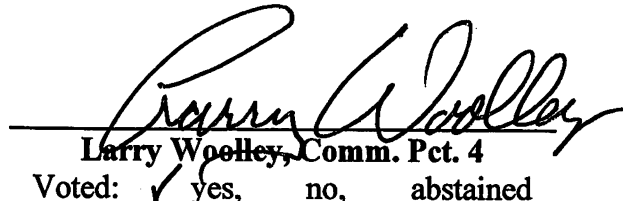
Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

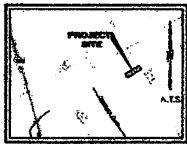
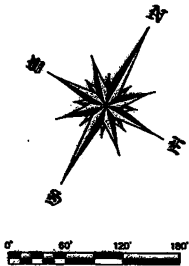


Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained


ATTEST: April Long, County Clerk





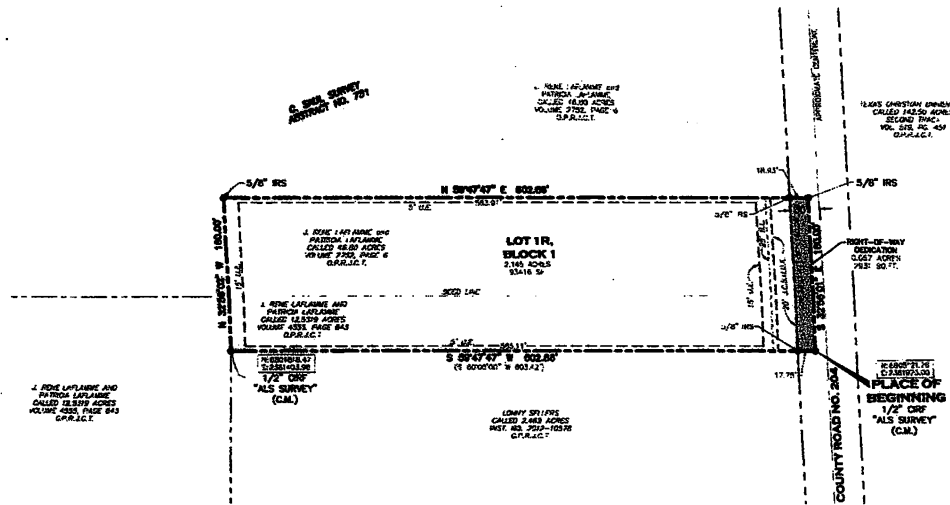
VICINITY MAP
(NOT TO SCALE)

LEGEND

MS	5/8" IRIS ROAD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
MS	IRON ROD FOUND
MS	CHIPPED IRON ROD FOUND
MS	CONTRROLLING MONUMENT
MS	BUILDING LINE
MS	UTILITY EASEMENT
MS	J. C. S. U. D. E. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

SURVEYOR'S NOTES:

- ALL EASEMENTS AND CONVEYANCES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANS CONTAINING STRIPES, WHICH CENTRAL ZONE (4000), INSDS (40000).
- THE SURVEY INSTRUMENTS ON THE CORNERS OF THE SUBJECT PROPERTY AND THE RECONSTRUCTION OF A PORTION OF THE DEEDS WERE PREPARED WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE. THEREFORE, THE SURVEYOR CANNOT ACCURATELY STATE THE LOCATION OF THE 27' WIDE EASEMENT DESCRIBED THEREIN.
- IT IS EASEMENT GRANTED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT, WHICH SEE PAGE TWO, SUBJECT CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THE SURVEYOR CANNOT ACCURATELY STATE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.



WHY THEREFORE BEING TO ALL MEN BY THESE PRESENTS THAT J. REBE LAFLAMME AND THE ESTATE OF PATRICIA PATRICK LAFLAMME ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND DO HEREBY ADOPT THE PLAN HEREON INCLOSED, CONTAINED HEREOF AS LOT 1R, BLOCK 1, LAFLAMME ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY REVEALS TO THE PUBLIC THE BENEFIT, RECONSTRUCTION, THE STREETS, CORNERS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

J. Rebe Laflamme
A HOME LAFLAMME INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF PATRICIA PATRICK LAFLAMME.

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th day of March, 2023, by J. REBE LAFLAMME, OWNER UNDER MY HAND AND SEAL OF OFFICE, THE 14th DAY OF March, 2023.

Samuel Bruce Brain
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF 20, 2023.

COUNTY JUDGE

SURVEYOR'S CERTIFICATE

I, JERRY L. TERRY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND SHOWN ON THIS PLAT AND THAT I AM A LICENSED SURVEYOR UNDER THE PROVISIONS OF THE SURVEYING ACT OF 1901, AS AMENDED, AND I AM NOT PROVIDING PROFESSIONAL AND SURVEYOR'S LIABILITY INSURANCE.

Jerry L. Terry
REGISTERED PROFESSIONAL SURVEYOR
NO. 123456789



AMENDING REAR LOT LINE
LOT 1R, BLOCK 1
LAFLAMME ESTATES
INSTRUMENT NO. 2022-215
P.R.J.C.T.

PLAT REVISION
SHOWING

LOT 1R, BLOCK 1,
LAFLAMME ESTATES
AS AN ADDITION TO JOHNSON COUNTY, TEXAS,
BEING 2.061 ACRES OF LANDS LOCATED IN THE C. SAUL SURVEY,
ABSTRACT NO. 781, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING

401 N. MCCLAIN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-830-8440
FAX: 817-830-3545
www.trans-texas-surveying.com

Scale: 1"=60' Date: 03/09/2023 DWG: 2022060-FINAL PLAT
Drawn: MLH Checked: LGB Job: 2022060

*NO UNLESS RECORDED IN THE PLAT RECORDED BY JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL, BY THE COMMISSIONER'S COURT.



AGENDA PLACEMENT FORM

Approved


(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: 3/28/2023

Meeting Date: 4/10/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title: Public Hearing and Plat Revision

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Public Hearing to Revise the Plat of LaFlamme Estates,
Lot 1, Block 1 to Create Lot 1R, Block 1 in Precinct 4

Consideration of Order 2023-26, Order Approving the Revised Plat of LaFlamme Estates,
Lot 1,Block 1 to Create Lot 1R, Block 1 in Precinct 4. -Public Works Department
JCSUD water

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments Requiring Notification:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

APR 10 2023

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of LaFlamme Estates, Lot 1, Block 1 recorded in Instrument No. 2022-215, Plat Records of Johnson County, Texas:

**Lot 1, Block 1
to be revised
to Create Lot 1R1, Block 1**

At: **9:00 o'clock a.m.** on: April 10th, 2023 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

March 23/25/28, 2023