



JOHNSON COUNTY COMMISSIONERS COURT

OCT 11 2023

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2023-78

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

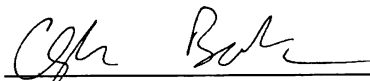
WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of The Retreat, Phase 7, Lots 13 and 14, Block 67, to create Lot 13-R, Block 67, in Precinct 1."

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

NOW THEREFORE BE IT RESOLVED AND ORDERED:

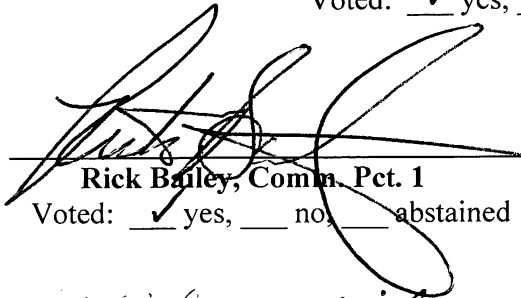
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of The Retreat, Phase 7, Lots 13 and 14, Block 67, to create Lot 13-R, Block 67, in Precinct 1.

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



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



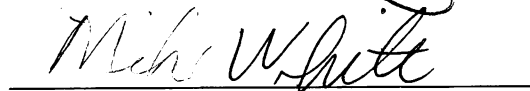
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



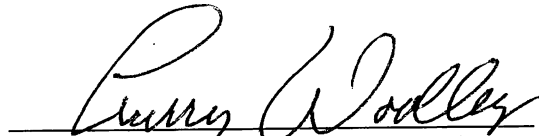
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



Mike White, Comm. Pct. 3

Voted: yes, no, abstained



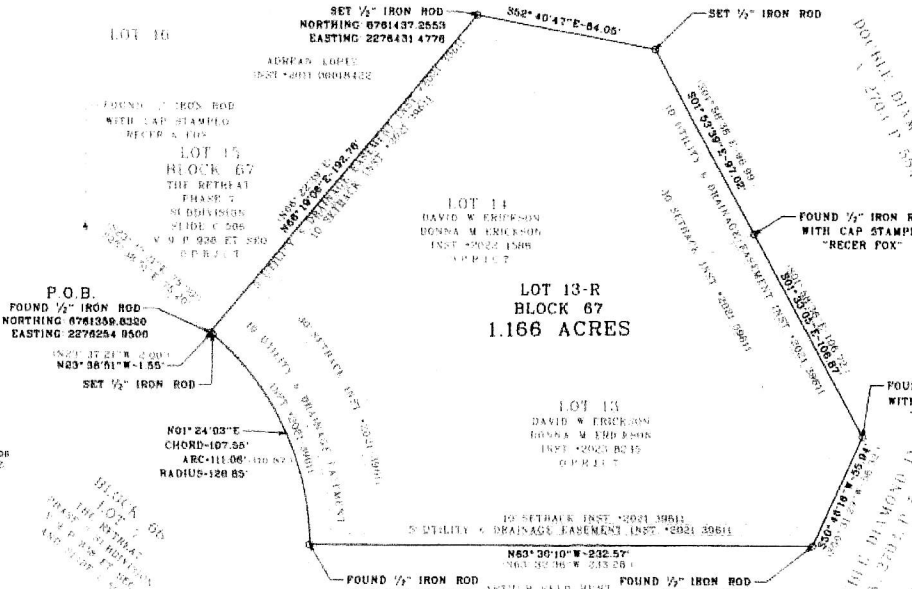
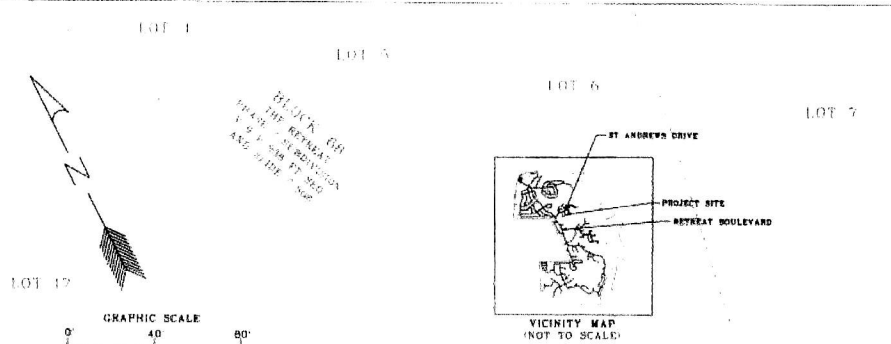
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained


ATTEST: April Long, County Clerk



NOT A PART THEREOF IS NOT LOCATED WITHIN THE CITY OF TOWN
 USED UNLESS FOR THIS PLAT IN SINGLE FAMILY RESIDENTIAL
 LATER SHALL COMPLETE ALL ROAD AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN
 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL
 REVIEWERS
 SERVICE BY MIDWAY WATER UTILITIES INC PHONE 904-654-7988
 SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES INC
 904-654-7988
 ITEM 7
 TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY TEXAS AND INCORPORATED
 E REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP"
 OF NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SOURCES
 SIZE WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL EQUIPPED WITH INADEQUATE
 INANCE SYSTEMS THERE MAY BE OTHER STREAMS CREEKS LOW AREA DRAINAGE SYSTEMS OR
 INACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE
 IED OR ADDRESSED AS PART OF THE "NFIP"



APPROVED BY JOHNSON COUNTY
 COMMISSIONERS COURT ON THE
 DAY OF 2023
 COUNTY JUDGE

REVISED PLAT SHOWING
 LOT 13-R, BLOCK 67
 THE RETREAT, PHASE 7,
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING A REVISION OF LOTS 13 AND 14,
 BLOCK 67, THE RETREAT, PHASE 7, ACCORDING
 TO THE PLAT RECORDED IN SLIDE C-506, AND IN
 VOLUME 9, PAGE 938, ET SEQ. OF THE
 OFFICIAL PLAT RECORDS OF JOHNSON
 COUNTY, TEXAS.

OWNERS:
 DAVID & DONNA ERICKSON
 6612 WINDY STREET
 FORT WORTH, TEXAS 76133
 PHONE: (817) 454-7650

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
 THAT DAVID W ERICKSON AND DONNA M ERICKSON OWNERS OF THE ABOVE DESCRIBED TRACT
 OF LAND DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS
 LOT 13-R, BLOCK 67, THE RETREAT, PHASE 7, AN ADDITION TO JOHNSON COUNTY, TEXAS AND
 HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT
 RESERVATION THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA
 SHOWN HEREON

DAVID W ERICKSON DATE DONNA M ERICKSON DATE
 STATE OF TEXAS
 COUNTY OF JOHNSON

BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE
 ON THIS DAY PERSONALLY APPEARED DONNA M ERICKSON KNOWN TO ME TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
 THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
 AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 2023
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES
 STATE OF TEXAS
 COUNTY OF JOHNSON

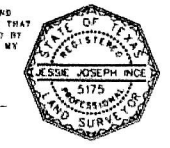
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PROPERTY DESCRIPTION
 Field notes for the survey of that certain lot, tract or parcel of land being all of
 Lot 13 and 14 Block 67, Phase 7 of The Retreat Subdivision in Johnson County,
 Texas, according to Plat recorded in Volume 8, Page 859, et seq. and in Slide C-506
 of the Official Plat Records of Johnson County, said land is all those certain tracts
 described in deeds from Amanda M Martin et al, Christopher B Martin et al, David
 W Erickson et al, Donna M Erickson recorded as Instrument 200214004 and from
 Robert W Ross et al, Linda B Ross et al, David W Erickson and Donna M Erickson
 recorded as Instrument 200213906 of the Official Public Records of
 Johnson County, more particularly described as follows:
 BEGINNING at a 1/2" iron rod found in the east line of St. Andrew Loop for the
 northwest corner of said Lot 14 and for the most westerly corner of this
 THENCE N60°40'47"E 84.05 feet to a 1/2" iron rod set for the most westerly
 northwest corner of said Lot 14 and for the most westerly corner of this
 THENCE S01°30'38"W 97.02 feet to a 1/2" iron rod with cap stamped "RECEX FOX" found
 for the southwest corner of said Lot 14 and for the northwest corner of said
 Lot 13;
 THENCE S01°30'38"W 106.67 feet to a 1/2" iron rod with cap stamped "RECEX FOX"
 found for the most westerly southeast corner of said Lot 13 and for the most
 westerly southeast corner of this
 THENCE S01°30'38"W 35.84 feet to a 1/2" iron rod with cap stamped "RECEX FOX"
 found for the most westerly southeast corner of said Lot 13 and for the most
 westerly southeast corner of this
 THENCE S01°30'38"W 128.29 feet to a 1/2" iron rod with cap stamped "RECEX FOX"
 found in the east line of St. Andrew Loop for the southwest corner of said Lot
 13 and for the southeast corner of this
 THENCE with the east line of St. Andrew Loop and along a curve to the left
 having a radius of 128.80 feet, N01°24'03"E for a chord distance of 107.56 feet
 an arc distance of 111.06 feet to a 1/2" iron rod set for the end of said curve
 THENCE continuing with the east line of St. Andrew Loop N22°30'10"W 150
 feet to the plat at beginning, containing 1.066 acres of land

SURVEYOR'S NOTES
 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE 4202, HAD AS ESTABLISHED USING TRIMBLE 570'S NETWORK
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION
 OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION
 WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE
 EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND
 SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT
 THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY
 AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY
 SUPERVISION ON THE GROUND



INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708		FIRM #10068000
FAX: 254-694-7230		
SCALE 1"=40'	SEPTEMBER 5, 2023	SURVEY NO SN230403 2

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: September 27, 2023

Meeting Date: October 10, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan

Court Decision: This section to be completed by County Judge's Office
COMMISSIONERS COURT
OCT 10 2023
Approved

Description:

Public Hearing to Revise the Plat of The Retreat, Phase 7, Lots 13 and 14, Block 67 to be combined to Form Lot 13-R, Block 67.

Consideration of order 2023-78, Order Approving The Revised Plat of The Retreat, Phase 7, Lots 13 and 14, Block 67 to be Combined to Form Lot 13-R, Block 67 in Precinct 1.

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email

OCT 10 2023

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of The Retreat, Phase 7, Block 67, Lots 13 and 14 recorded in slide C-506, and in Volume 9, Page 938, Et Seq., of the Official Plat Records of Johnson County, Texas:

**Lots 13 and 14, Block 67
to be combined to Form
Lot 13-R, Block 67**

At: **9:00 o'clock a.m.** on: October 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:

September 19, 21 and 23rd