



JOHNSON COUNTY COMMISSIONERS COURT

MAR 26 2024

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 2024-21

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 8**, Lots 48 and 49, Block 69, to create Lot 48-R, Block 69, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 25th day of March 2024.

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 8**, Lots 48 and 49, Block 69, to create Lot 48-R, Block 69, in Precinct 1.

WITNESS OUR HAND THIS, THE 25TH DAY OF MARCH 2024.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



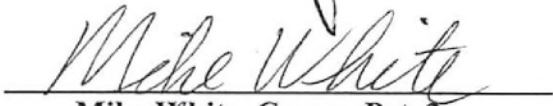
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



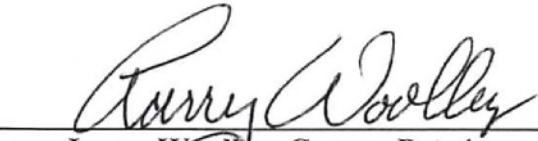
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



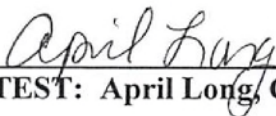
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



JOHNSON COUNTY, TEXAS NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY TEXAS WATER UTILITIES, L.P. PHONE (817) 484-1992.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE (817) 508-4000.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (817) 484-7922.

5. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48834000, EFFECTIVE DATE DECEMBER 04, 2018, THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUT OF THE FLOOD PLAIN).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "WFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "WFIP".

6. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE CHANNELS OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

7. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UPON PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BUSH OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
8. UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BURIED OR EXPOSED OTHER CONDUITS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO ALL TREES OF INDIANAS AND EGGED TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PARCELLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

9. UTILITY EASEMENTS:
REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS WERE APPROVED FOR THE RETREAT, PHASE 8, IN COMMISSIONERS COURT OF JUNE 30, 2019.
10. UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.
11. UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS.
WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS. THE EXISTING 10' UTILITY AND DRAINAGE EASEMENTS BETWEEN LOTS 48 AND 49 SHALL BE REMOVED WITH THE FILING OF THIS PLAT.

12. RIGHT-OF-WAY DEDICATION:
40' R.O.W. FROM CENTER OF ROAD ON P.W. OR STATE.
30' R.O.W. FROM CENTER OF COUNTY ROAD OR SUBDIVISION ROAD.
HEREBY BY THIS PLAT.
13. BUILDING LINES:
30' FROM LOT LINE OTHER HWY A FWI
30' FROM LOT LINE COUNTY ROAD OR SUBDIVISION ROAD
10' REAR PER DEVELOPER
5' SIDES PER DEVELOPER
14. FILING A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH AS CONTAINED IN SECTION 171.001 OF THE TEXAS PENAL CODE, FOR ANY PERSON WHO SUBSTITUTES REAL PROPERTY TO USE THE SUBDIVISION'S 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 UNDER THIS PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS REPRESENTED CONTINGENT ON APPROVAL AND RECORDING OF THIS FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

15. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
16. DUTIES OF DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR INDIAN, INDIAN OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES DEVICES OR FEATURES PORTRAYED HEREON AND ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES.

17. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
18. INDEMNITY:
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY, AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

19. FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE.
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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

20. 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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

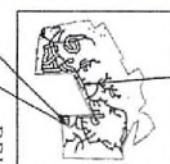
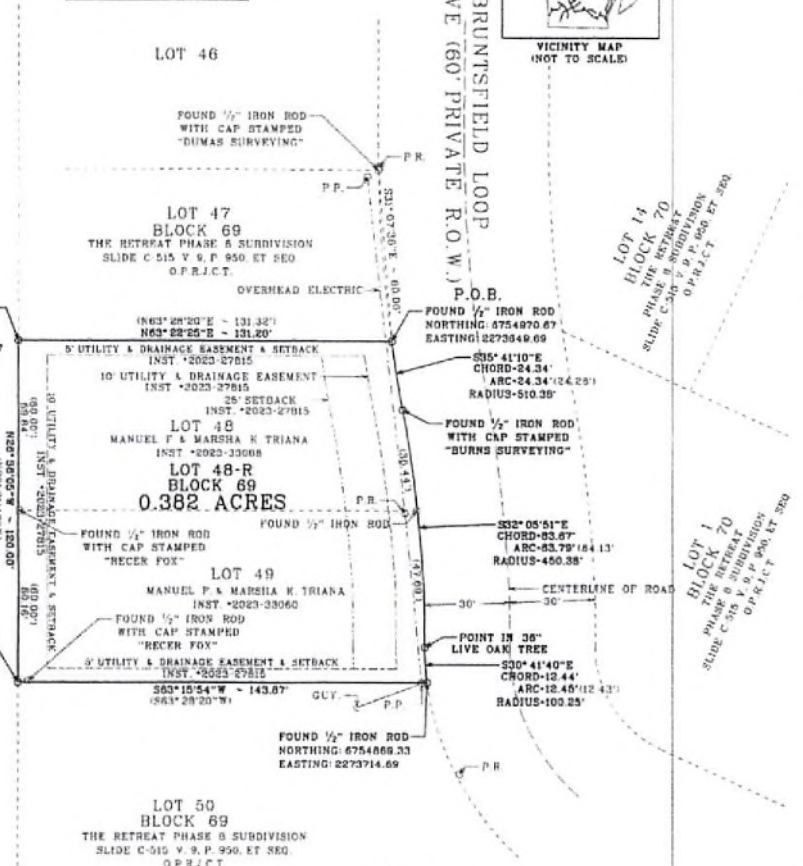
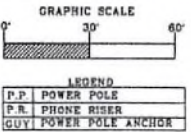
21. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

22. 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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

23. 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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

24. 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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.

25. 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 PARCELSWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, IDEAL IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARCELSWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARCELSWAY FOR COUNTY MAINTENANCE.



NOT THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS.
THAT MANUEL F. TRIANA AND MARSHA K. TRIANA, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN DESCRIBED PROPERTY AS LOT 48-R, BLOCK 69, THE RETREAT, PHASE 8, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION, THE STRIPS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.
DATE: MARSHA K. TRIANA DATE: 2-19-24

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, UNDESIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MANUEL F. TRIANA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 19th DAY OF Feb 2024.
MARY BULLOCK
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 8/6/2027
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, UNDESIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARSHA K. TRIANA, 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 19th DAY OF Feb 2024.
MARY BULLOCK
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 8/6/2027
STATE OF TEXAS
COUNTY OF JOHNSON

LEGAL DESCRIPTION:
Field notes for the survey of all that certain lot, tract or parcel of land being all of Lots 48 and 49, Block 69 of the Retreat, Phase 8, Subdivision in Johnson County, Texas, according to plat recorded in Volume 9, Page 950, et seq. and in Slide C-515 of the Official Plat Records of Johnson County. Said land is all those certain tracts described in deeds from Christopher Ryan Allen et al, Jennifer Allen et al, Manuel F. Triana et al, Marsha K. Triana recorded as Instrument #2023-33000 and from Rene County Group LLC to Manuel F. Triana and Marsha K. Triana recorded as Instrument #2023-33088 of the Official Plat Records of Johnson County, more particularly described as follows:

- BEGINNING at a 1/2" iron rod found in the west line of Bruntsfield Loop Drive for the northeast corner of said Lot 48 and for the northeast corner of this;
THENCE with the west line Bruntsfield Loop Drive and along a curve to the left having a radius of 510.36 feet, 530°41'10" E for a chord distance of 24.34 feet, an arc distance of 24.34 feet, to a 1/2" iron rod with cap stamped "BURNS SURVEYING" found for the end of said curve and for the beginning of a curve to the right;
THENCE continuing with the west line of Bruntsfield Loop Drive and along said curve to the right having a radius of 450.26 feet, 320°05'51" E for a chord distance of 83.67 feet, an arc distance of 83.79 feet, to a point in a 36" Live Oak for the end of said curve and for the beginning of a curve to the left;
THENCE continuing with the west line of Bruntsfield Loop Drive and along said curve to the left having a radius of 100.25 feet, 530°41'10" E for a chord distance of 12.44 feet, an arc distance of 12.45 feet, to a 1/2" iron rod found for the southwest corner of said Lot 48 and for the southwest corner of this;
THENCE S63°15'54" W 143.87 feet to a 1/2" iron rod set for the southwest corner of said Lot 49 and for the southwest corner of this;
THENCE N26°28'05" W, at 60.15 feet passing a 1/2" iron rod with cap stamped "RECER FOX" found for the northwest corner of said Lot 49 and for the southwest corner of said Lot 48, an arc distance of 12.45 feet, to a 1/2" iron rod set for the northeast corner of said Lot 48 and for the northeast corner of this;
THENCE N63°22'25" E 131.20 feet to the place of beginning, containing 0.362 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 AD AS ESTABLISHED USING TRIMBLE V.A.S. NETWORK.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION 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.
Jesse Joseph Pace
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175



INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7705 FAX: 254-694-7230
FIRM #10088000
SCALE 1"=30' FEBRUARY 15, 2024 SURVEY NO. SN231205.1

OWNERS:
MANUEL F. & MARSHA K. TRIANA
ARCO CASTLE ROYAL DRIVE
CLEBURNE, TEXAS 78033
PHONE: (817) 368-9782

AGENDA PLACEMENT FORM

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

Date: March 6, 2024

Meeting Date: March 25, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected/Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



March 25, 2024

Description:

Public Hearing to Revise the Plat of The Retreat, Phase 8, Lots 48 and 49, Block 69 to be combined to Form Lot 48-R, Block 69 in Precinct 1.

Consideration of Order 2024-21, Order Approving the Revised the Plat of The Retreat, Phase 8, Lots 48 and 49, Block 69 to be combined to Form Lot 48-R, Block 69 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**



AGENDA
ITEM
A10

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 8, Block 69, Lots 48 and 49 recorded in slide C-515, and in Volume 9, Page 950, Et Seq., of the Official Plat Records of Johnson County, Texas:

**Lots 48 and 49, Block 69
to be combined to Form
Lot 48-R, Block 69**

At: **9:00 o'clock a.m.** on: March 25th, 2024 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 5, 7, and 9th