

AGENDA PLACEMENT FORM

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

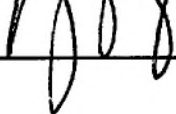
Date: May 17, 2024

Meeting Date: May 28, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>

<p>May 28, 2024</p>

Description:

Consideration of Variance to allow 101.14' of Road Frontage on Lots 8W and 8E and Lot 8E to have .856 Acre in a Re-plat of The Homesteads, Phase 1, Lot 8, Block 8, in Precinct 3.

(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**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Ivette Castro Date 04/30/2024

Phone Number 214-642-1500

Email Address ivettecastro625@gmail.com

Property Information for Variance Request:

Property 911 address 9601 Marianna Way, Alvarado, TX

Subdivision name The Homesteads - Phase One Block 8 Lot 8

Survey E. Smith Abstract 756 Acreage 1.856

Request Divide lot in two which will create less than the required 150" of frontage for each lot. The lots will be less than an acre.

Reason for request There are two primary structures on the property that we wish to separate onto individual lots.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS that the grantor,
MARIA DOLORES ROMERO, a single woman
9601 MARIANNA WAY
ALVARADO, TX 76009

for no valuable consideration whatsoever and purely as a gift to the grantee,
MARIA DOLORES ROMERO, a single woman/IVETTE CASTRO, a single woman
9601 MARIANNA WAY
ALVARADO, TX 76009

have granted, given, and confirmed, and by these presents do grant, give, and confirm unto the
said grantee all that certain premises located in the County of JOHNSON, State
of Texas, described as follows, to-wit:
LOT 8, BLK 8, HOMESTEADS PHASE 1, JOHNSON COUNTY, TX
126.6644.05840

And commonly known as: 9601 MARIANNA WAY, ALVARADO, TX 76009
Parcel ID:
Source of title:

THIS CONVEYANCE is made subject to:
NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said grantee, his heirs or assigns forever.

WITNESS my hand this 26th day of MAY , 2023 .

Maria D. Romero
Signature

Signature

MARIA DOLORES ROMERO, Grantor
Print Name / Capacity

Print Name / Capacity

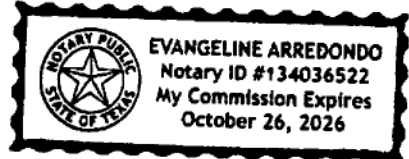
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, Evangelina Arredondo, Notary Public on this day personally appeared MARIA DOLORES ROMERO known to me (or proved to me on the oath of _____) or through TX DRIVER LICENSE 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.

Given under my hand and seal of office this 26th day of MAY, 2023 .

Eli Arredondo
Notary Public,
My commission expires: 10/26/2026



Prepared by:
Maia Dolores Romero
9601 Marianna Way
Alvarado, TX 76009

Return to:
Maria Dolores Romero
9601 Marianna Way
Alvarado, TX 76009



VG-48-2023-14602

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 14602

Real Property Recordings

Recorded On: May 26, 2023 02:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023 - 14602
Receipt Number: 20230526000164
Recorded Date/Time: May 26, 2023 02:27 PM
User: Michelle P

Record and Return To:

MARIA DOLORES ROMERO
9601 MARIANNA WAY

Station: ccl44

ALVARADO TX 76009

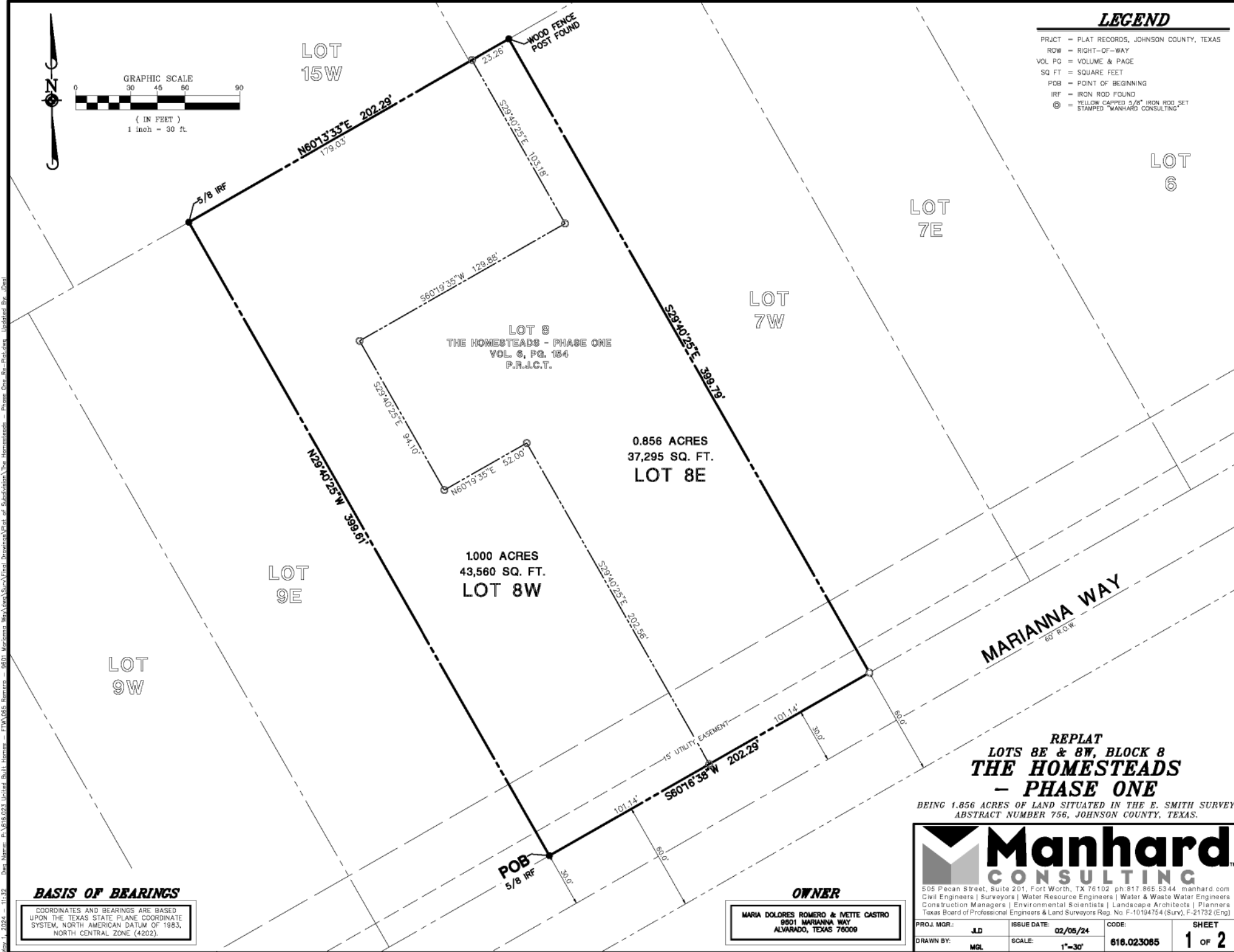


STATE OF TEXAS

Johnson County

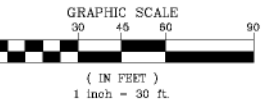
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long
Johnson County Clerk
Johnson County TX



LEGEND

- PLICT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
- ROW = RIGHT-OF-WAY
- VOL PG = VOLUME & PAGE
- SQ FT = SQUARE FEET
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- ⊙ = YELLOW CAPPED 5/8" IRON ROD SET STAMPED "MANHARD CONSULTING"



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

OWNER

MARIA DOLORES ROMERO & NETTE CASTRO
 8801 MARIANNA WAY
 ALVARADO, TEXAS 76009

REPLAT
LOTS 8E & 8W, BLOCK 8
THE HOMESTEADS
- PHASE ONE
 BEING 1.856 ACRES OF LAND SITUATED IN THE E. SMITH SURVEY
 ABSTRACT NUMBER 756, JOHNSON COUNTY, TEXAS.

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph: 817.865.5344 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: JLD	ISSUE DATE: 02/05/24	CODE:	SHEET: 1 OF 2
DRAWN BY: MGL	SCALE: 1"=30'	616.023065	

Date: 02/05/24 11:32 AM; File: J:\Projects\Manhard\Survey\Final\Drawings\Lot_8_of_8\Johnson\The_Homesteads - Phase One.dwg; Title: The Homesteads - Phase One.dwg; User: mgl; Plot: The Homesteads - Phase One.dwg; Plot Date: 02/05/24 11:32 AM; Plot Scale: 1"=30'; Plot Sheet: 1 OF 2; Plot Title: The Homesteads - Phase One.dwg

SURVEYOR'S NOTES

1. EASEMENTS AND BUILDING SETBACKS:

UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT

BUILDING LINES:
45' FROM LOT LINE IN FRONT

2. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.

3. UTILITY PROVIDERS:
WATER:
ELECTRIC:
SEPTIC:

PRIVATE SEWAGE FACILITY:
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE DOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

NOTES 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 AN ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE 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 ARE 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.

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.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF 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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROTHWS, OR IMPROVEMENTS IN WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AN FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, REPAIRS, INSPECTIONS, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.

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 BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES 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 UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

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.

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 PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS 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 PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0225J, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". 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 "NFIP".

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 TRAVERSING 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 COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OF PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

APPROVAL BLOCK

JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

COUNTY JUDGE _____

FILING BLOCK

PLAT RECORDED IN YEAR _____, INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY _____

LEGAL DESCRIPTION

BEING A 1.856 ACRE TRACT OF LAND SITUATED IN THE E. SMITH SURVEY, ABSTRACT NUMBER 756, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 8, BLOCK 8, THE HOMESTEADS PHASE ONE, AN ADDITION TO JOHNSON COUNTY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 154, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF LOT 9E OF SAID BLOCK 8 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF MARIANNA WAY (60' RIGHT-OF-WAY):

THENCE NORTH 29 DEGREES 40 MINUTES 25 SECONDS WEST, 399.61 FEET ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 9E TO A 5/8" INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF SAID LOT 9E AND BEING IN THE SOUTH LINE OF LOT 15W OF SAID BLOCK 8;

THENCE NORTH 60 DEGREES 13 MINUTES 33 SECONDS EAST, 202.29 FEET ALONG THE NORTH LINE OF SAID LOT 8 AND SAID SOUTH LINE OF LOT 15W TO A WOOD POST FOUND AT THE NORTHEAST CORNER OF SAID SAID SOUTH LINE ALSO BEING THE NORTHWEST CORNER OF LOT 7W OF SAID BLOCK 8;

THENCE SOUTH 29 DEGREES 40 MINUTES 25 SECONDS EAST, 399.79 FEET ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 7W TO A 5/8" INCH IRON ROD WITH CAP STAMPED 'MANHARD' FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7W AND BEING IN SAID NORTH RIGHT-OF-WAY LINE OF MARIANNA WAY;

THENCE SOUTH 60 DEGREES 16 MINUTES 38 SECONDS WEST, 202.29 FEET ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID NORTH RIGHT-OF-WAY LINE OF MARIANNA WAY TO THE POINT OF BEGINNING AND CONTAINING 80,855 SQUARE FEET OR 1.856 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
THAT MARIA ROMERO AND IVETTE CASTRO, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS BE AND BW, THE HOMESTEADS - PHASE ONE, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

WITNESS, MY HAND, THIS THE ____ DAY OF _____ 2024.

MARIA ROMERO _____

IVETTE CASTRO _____

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARIA ROMERO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2024

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED IVETTE CASTRO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2024

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

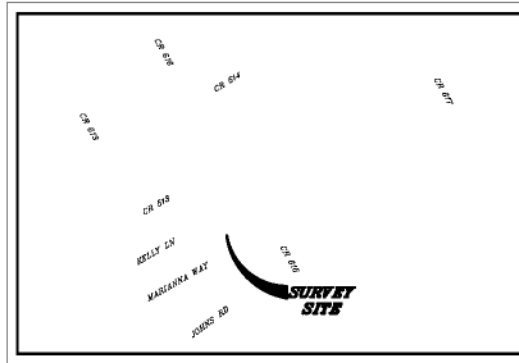
REPLAT LOTS 8E & 8W, BLOCK 8 THE HOMESTEADS - PHASE ONE

BEING 1.856 ACRES OF LAND SITUATED IN THE E. SMITH SURVEY ABSTRACT NUMBER 756, JOHNSON COUNTY, TEXAS.

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.5344 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754(Surv), F-21732(Eng)

PROJ. MGR.	J.D.	ISSUE DATE:	02/05/24	CODE:	SHEET
DRAWN BY:	MGL	SCALE:	1"=30'		2 of 2
					618.023065



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS THE ____ DAY OF _____ IN THE YEAR OF OUR LORD 2024.

OWNER

MARIA DOLORES ROMERO & IVETTE CASTRO
8801 MARIANNA WAY
ALVARADO, TEXAS 76009

JEREMY LUKE DEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5696

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).