

JOHNSON COUNTY COMMISSIONERS COURT

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 2024-68

COUNTY OF JOHNSON

ORDER APPROVING PLAT

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

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **2331 Godley Trail**, Lots 1 and 2, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

Filed For Record 2:17PM

JUN 24 2024

April Long
County Clerk, Johnson County Texas

BY *April Long* DEPUTY

WITNESS OUR HAND THIS, THE 24TH DAY OF JUNE 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



State of Texas
County of Johnson

Whereas J Allen Homes, Incorporated, being the sole owner of a 13,503 acre tract situated in the JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 443, Johnson County, Texas, and being that same called 13,503 acre tract described in Instrument to said J Allen Homes, Inc., recorded under Clerk's File Number 2021-3992, of the Official Records of Johnson County, Texas, (O.R.C.T.), said 13,503 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.S. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Goid)

BEGINNING at a 3/8" iron rod found in the west right-of-way of Farm-to-Market Highway No. 2331, for a southeast corner of that certain called 230 acre tract described in Instrument to Rita Shrader, recorded under Clerk's File Number 2019-596, O.R.C.T., being the most northerly corner of the herein described tract;

THENCE S 00°21'01" E, 184.71 feet, with the west right-of-way of said Farm-to-Market Highway No. 2331, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of said 2.02 acre tract, being an interior corner of the herein described tract;

THENCE N 76°31'31" W, 450.34 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said 2.02 acre tract, being an interior corner of the herein described tract;

THENCE S 00°08'56" E, 200.00 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southwest corner of said 2.02 acre tract, being an interior corner of the herein described tract;

THENCE S 76°44'30" E, 450.71 feet, to a 3" steel fence corner post found in the west right-of-way of said Farm-to-Market Highway No. 2331, for the southeast corner of said 2.02 acre tract, being a northeast corner of the herein described tract;

THENCE S 00°21'01" E, 236.36 feet, with the west right-of-way of said Farm-to-Market Highway No. 2331, to a 3/8" iron rod found for a northeast corner of said 230 acre tract, being the most southeast corner of the herein described tract;

THENCE N 76°14'16" W, 1120.68 feet, to a 3/8" iron rod found for the southwest corner of the herein described tract, being an interior corner of said 230 acre tract;

THENCE N 02°07'11" W, at 391.63 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for reference, in all a total distance of 68.45 feet, to a 3/8" iron rod found for the northwest corner of the herein described tract, being an interior corner of said 230 acre tract;

THENCE S 76°27'58" E, 1138.15 feet, to the POINT OF BEGINNING, and containing 13,503 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

I, Micah Hamilton, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Alamo Branch
2018 S. Front Street, Alamo, TX 76008
alamosurveying.com - 817-441-5263
Project ID: AM2023-7
Field Date: December 15, 2023
Preparation Date: June 12, 2024



Now, Therefore, Know All Men By These Presents:

that J. Allen Homes, Incorporated, acting lawfully by and through its duly authorized officers, do hereby certify that the herein above described property as Lots 1 and 2, Block 1, 2331 Godley Trail, an addition to Johnson County, Texas, and hereby dedicates to the public use without reservation, easement, right of way, and any other public area shown hereon unless otherwise designated on this plat.

This plat approved subject to all applicable ordinances, rules, regulations and resolutions of Johnson County, Texas.

Witness my hand and seal of office on this 13th day of June, 2024.

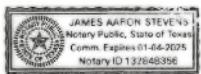
J. Allen Homes, Incorporated
John - President

State of Texas
County of Johnson
before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jerry Allen

known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this 13th day of June, 2024.

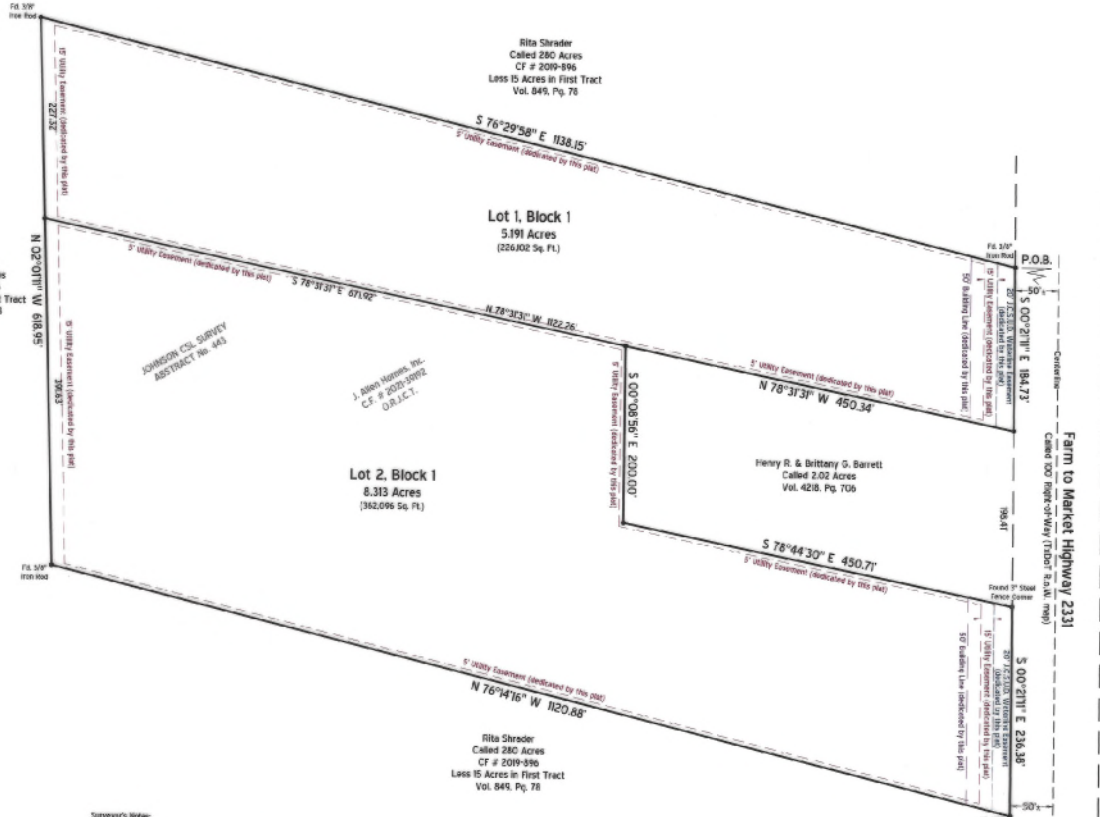
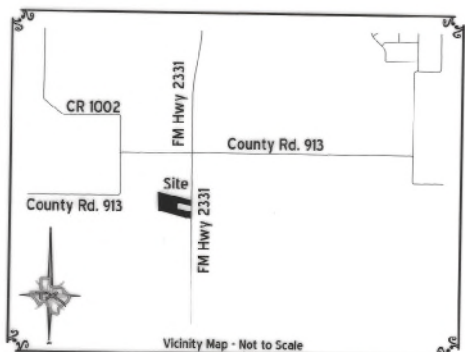
Notary Public in and for the State of Texas



Surveyor
Micah Hamilton
2018 S. Front St.
Alamo, TX 76008
817-441-5263

Owner:
J. Allen Homes, Incorporated
138 Prestwick Ct.
Grandbury, TX 76049
jryallen@allenhomes.com

1" = 100'



- Johnson County Notes
- Notice 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 laws or the jurisdiction to 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 riparian, riparian or riparian, or any other party to Johnson County, the Commissioners, officials or employees of Johnson County.
 - Johnson County does not make any representation that the creeks, streams, ditches, drainage channels or other drainage structures, devices or features, past, present or future, are actually existing on the property purchased by this plat, nor does it warrant the existence or non-existence of any such features on the property.
 - Johnson County is not making any representation that the creeks, streams, ditches, drainage channels or other drainage structures, devices or features, past, present or future, are actually existing on the property purchased by this plat, nor does it warrant the existence or non-existence of any such features on the property.
 - The developer shall complete all signs and drainage facilities in a subdivision within twelve (12) months after the date of this plat approval.
- Additional:
- The property developer submitting this plat to Johnson County has approved and the owner of the property, the subject of this plat, as a liability agent to identify 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.
 - This is a Plat.
 - This is a Civilian Offense punishable by a fine of up to \$500.00, confinement in the county jail for up to 90 days or both the said confinement for a period not exceeding one year or a civil penalty of up to \$100.00 per day for each day of non-compliance with the terms of this plat or report of the subdivision. The civil penalty shall be assessed against the person who is responsible for the violation of this plat or report of the subdivision. However, said discipline may be used if the person is not present at the time of the violation. The civil penalty shall be assessed against the person who is responsible for the violation of this plat or report of the subdivision.
 - A plat may not be used to occupy property described in a plat or report of a subdivision until such time as the plat is filed and record with the County Clerk's Office of the Johnson County Clerk.

- Farm to Market Highway 2331
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- Approved by Johnson County Commissioner's Court
- on the _____ day of _____, 2024.
- By: _____
- County Judge
- Plat Recorded in
- Instrument No. _____ Slide _____
- Date: _____
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- Deputy Clerk
- County Judge
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AGENDA PLACEMENT FORM

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

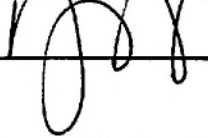
Date: June 14, 2024

Meeting Date: June 24, 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> |
|  June 24, 2024 |

Description:

Consideration of Order 2024-68, Order Approving the Final Plat of 2331 Godley Trail, Lots 1 and 2, Block 1, 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**