



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 2024-76

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 **Smith Ranch Cemetery Section Two**, 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 3:56 PM

JUL 22 2024

April Long
County Clerk, Johnson County Texas

BY Act DEPUTY

WITNESS OUR HAND THIS, THE 22ND DAY OF JULY 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

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, Comm. Pct. 4

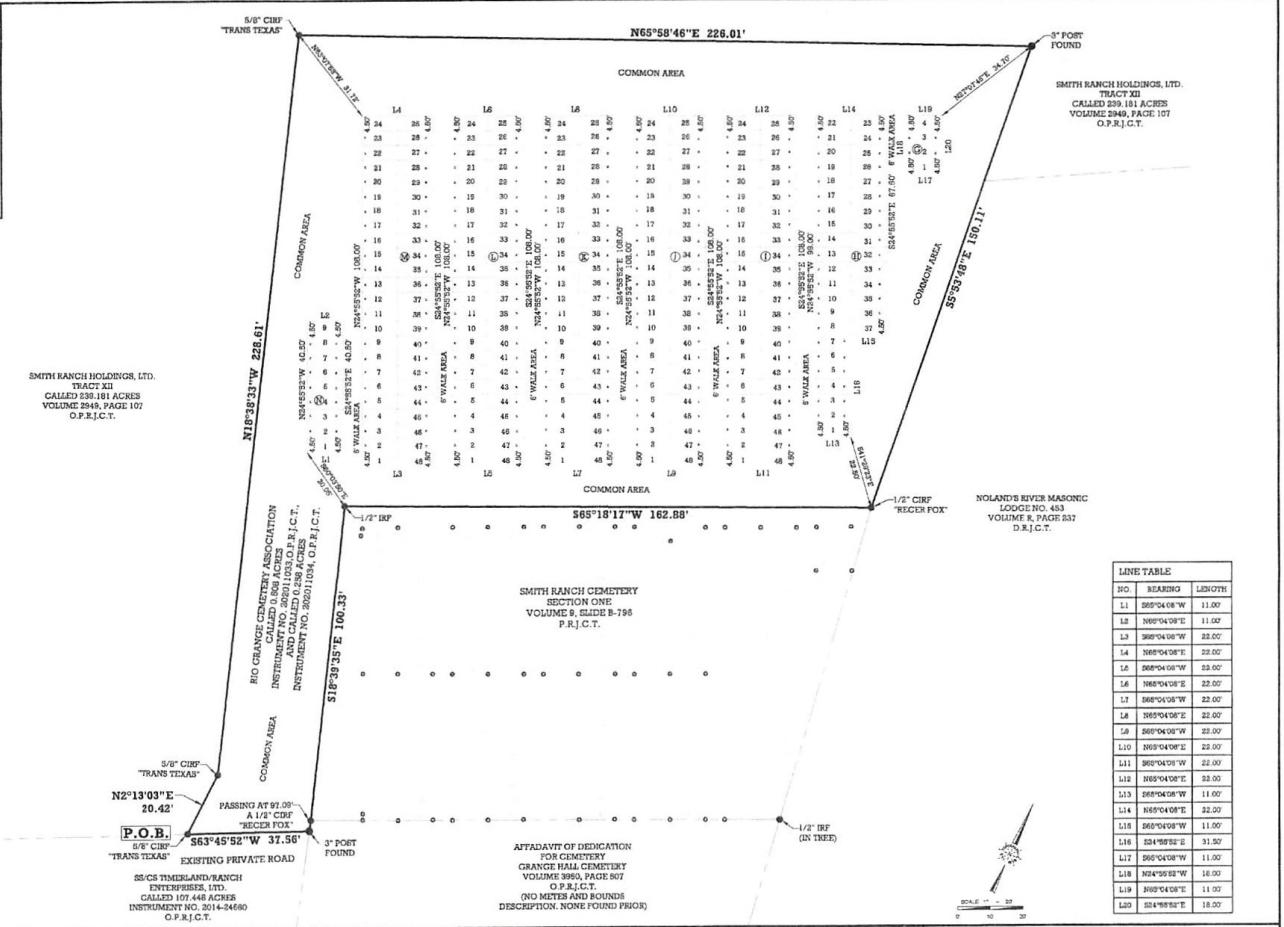
Voted: ___ yes, ___ no, ___ abstained

April Long
ATTEST: April Long, County Clerk





SMITH RANCH HOLDINGS, LTD.
TRACT XII
CALLED FOR 181 ACRES
VOLUME 2948, PAGE 107
O.P.R.J.C.T.



LINE TABLE	NO.	BEARING	LENGTH
1	1	S89°04'08" W	11.00
2	2	N89°04'08" E	11.00
3	3	S89°04'08" W	23.00
4	4	N89°04'08" E	23.00
5	5	S89°04'08" W	23.00
6	6	N89°04'08" E	23.00
7	7	S89°04'08" W	23.00
8	8	N89°04'08" E	23.00
9	9	S89°04'08" W	23.00
10	10	N89°04'08" E	23.00
11	11	S89°04'08" W	23.00
12	12	N89°04'08" E	23.00
13	13	S89°04'08" W	11.00
14	14	N89°04'08" E	22.00
15	15	S89°04'08" W	11.00
16	16	N89°04'08" E	22.00
17	17	S89°04'08" W	11.00
18	18	N89°04'08" E	22.00
19	19	S89°04'08" W	11.00
20	20	N89°04'08" E	22.00
21	21	S89°04'08" W	11.00
22	22	N89°04'08" E	22.00
23	23	S89°04'08" W	11.00
24	24	N89°04'08" E	22.00
25	25	S89°04'08" W	11.00
26	26	N89°04'08" E	22.00
27	27	S89°04'08" W	11.00
28	28	N89°04'08" E	22.00
29	29	S89°04'08" W	11.00
30	30	N89°04'08" E	22.00
31	31	S89°04'08" W	11.00
32	32	N89°04'08" E	22.00
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92	92	N89°04'08" E	22.00
93	93	S89°04'08" W	11.00
94	94	N89°04'08" E	22.00
95	95	S89°04'08" W	11.00
96	96	N89°04'08" E	22.00
97	97	S89°04'08" W	11.00
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102	102	N89°04'08" E	22.00
103	103	S89°04'08" W	11.00
104	104	N89°04'08" E	22.00
105	105	S89°04'08" W	11.00
106	106	N89°04'08" E	22.00
107	107	S89°04'08" W	11.00
108	108	N89°04'08" E	22.00
109	109	S89°04'08" W	11.00
110	110	N89°04'08" E	22.00
111	111	S89°04'08" W	11.00
112	112	N89°04'08" E	22.00
113	113	S89°04'08" W	11.00
114	114	N89°04'08" E	22.00
115	115	S89°04'08" W	11.00
116	116	N89°04'08" E	22.00
117	117	S89°04'08" W	11.00
118	118	N89°04'08" E	22.00
119	119	S89°04'08" W	11.00
120	120	N89°04'08" E	22.00

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
— SUBJECT PROPERTY LINE - - - ADJACENT LINE --- SERIAL PLAT LINE ● MONUMENT FOUND (AS NOTED) ○ 1/2" IRON ROD FOUND	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRP = IRON ROD FOUND CIRF = CAPPED IRON ROD FOUND	RIO GRANDE CEMETERY ASSOCIATION P.O. BOX 552 RIO VISTA, TEXAS 76093 817-833-3535 SURVEYOR/ENGINEER 	SMITH RANCH CEMETERY SECTION TWO 0.762 ACRES CHARLES SEVIER SURVEY, ABSTRACT NO. 752 JOHNSON COUNTY, TEXAS FILE: FP_RVCA_GRANGE_HALL_20240528 DRAFT: BWM SHEET: 1 OF 2 CHECK: SED DATE: 07/10/2024 REVISION 0

* SEE SHEET 2 OF 2 FOR NOTES AND PROPERTY DESCRIPTION.

PROPERTY DESCRIPTION: BEING A TRACT OF LAND SITUATED IN THE CHARLES SEVIER SURVEY, ABSTRACT NO. 735, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.508 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20201054, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AND BEING ALL OF A CALLED 0.508 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20201054, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE CHARLES SEVIER SURVEY, ABSTRACT NO. 735, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.508 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20201054, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AND BEING ALL OF A CALLED 0.508 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20201054, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 16" X 24"
- ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GHD BASED UPON THE TEXAS STATE PLAINS COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 83 VERTICAL DATUM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4813C048J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- ALL PLOTS ARE 140' X 110'.
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS A CEMETERY.
- THE SUBJECT PROPERTY OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 4813C048J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".

- 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 SUBSURFACE 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 DRAINAGE WAYS OR FOR THE CONTROL OF FLOODING.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UPON THE PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

TILING & 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.

TILING A PLAT

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVIDES 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 RECORD 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.

HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RIO GRANDE CEMETERY ASSOCIATION, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMITH RANCH CEMETERY, SECTION TWO, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS OF WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE INDICATED ON THIS PLAT.

BY: *[Signature]*

NAME/TITLE: KEITH HOLT/PRESIDENT

DATE: 7/10/2024

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 KEITH HOLT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 2/12/26

[Signature]

Jennifer Mashburn
Notary Public, State of Texas
Notary ID: 54702808
My Commission Exp. On: 02-12-2026

DUTIES OF DEVELOPER/PROPERTY OWNER

- THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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 OR PROPERTY OWNER OF IMPOSED, 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 ATTCHED 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 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.

APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE _____ DAY OF _____, 2024.

COUNTY JUDGE _____

PLAT RECORDED IN: _____

INSTRUMENT NO. _____ SLIDE _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

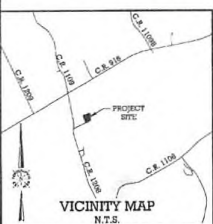
DEPUTY _____

CERTIFICATION:

THAT I, SEB DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 29, 2024.

[Signature] 7/10/2024

SEB DUMAS, R.P.L.S. NO. 1371



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJACENT LINE SIGNAL PLAT LINE MONUMENT FOUND (AS NOTED) 1/2" IRON ROD FOUND 	<ul style="list-style-type: none"> O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRF = IRON ROD FOUND CRF = CAPPEED IRON ROD FOUND 	<p>RIO GRANDE CEMETERY ASSOCIATION P.O. BOX 662 RIO VISTA, TEXAS 76093 817-933-3535</p> <p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LAND SURVEYING & ENGINEERING 1411 W. 14TH ST. SUITE 100 DALLAS, TEXAS 75207 WWW.TOPOGRAPHIC.COM</p>	<p>SMITH RANCH CEMETERY SECTION TWO 0.762 ACRES CHARLES SEVIER SURVEY, ABSTRACT NO. 752 JOHNSON COUNTY, TEXAS</p> <p>FILE: FP_RVCA_GRANGE_HALL_20240526</p> <p>DRAFT: BWM CHECK: SED</p> <p>SHEET: 2 OF 2 DATE: 07/10/2024</p> <p>REVISION: 0</p>

AGENDA PLACEMENT FORM

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

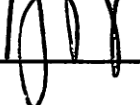
Date: July 12, 2024

Meeting Date: July 22, 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



Description:

Consideration of Order 2024-76, Order Approving the Final Plat of Smith Ranch Cemetery, Section Two, 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**