

JOHNSON COUNTY COMMISSIONERS COURT

SEP 23 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 2024-101

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **401 Ranch**, Lot 1, Block 1, to create Lot 1R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 23RD DAY OF SEPTEMBER 2024.

CPH Park

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

[Signature]

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

[Signature]

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

[Signature]

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

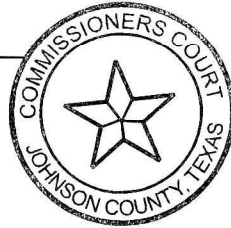
[Signature]

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk





PLUMB A PLAN:
 THIS PLUMBING PLAN IS A PART OF THE SUBDIVISION PLANNING AND DEVELOPMENT PLAN FOR THE 401 RANCH, BLOCK 1, LOT 1R, AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF TEXAS. THE PLUMBING PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, AND THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

PLUMB A PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:
 THE LOCAL GOVERNMENT'S ACCEPTANCE OF THIS PLUMBING PLAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS SHOWN ON THIS PLAN FOR COUNTY MAINTENANCE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

FLOOD STATEMENT:
 THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE MAPS FOR THE AREA SHOW NO FLOOD HAZARD ZONES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

DUTIES OF DEVELOPER/PROPERTY OWNER:
 THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS. THE DEVELOPER/PROPERTY OWNER IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

NEEDS/NOTES:
 THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS. THE DEVELOPER/PROPERTY OWNER IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

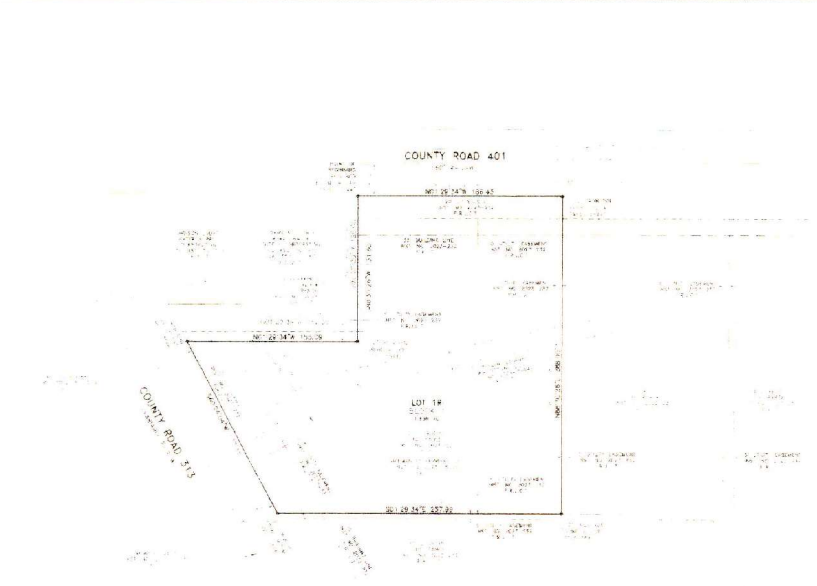
UTILITY ASSESSMENT:
 THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS. THE DEVELOPER/PROPERTY OWNER IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

PRIVATE SEWAGE FACILITY:
 THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS. THE DEVELOPER/PROPERTY OWNER IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

PROPERTY ADDRESS:
 401 RANCH, BLOCK 1, LOT 1R

SURVEYOR:
CWC
 LAND & SURVEY, L.L.C.

OWNER:
 [Name Redacted]



LEGEND:
 [Symbol] [Description]

GENERAL NOTES:
 1. THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
 2. THE DEVELOPER/PROPERTY OWNER IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY CONNECTIONS AND SERVICES.
 3. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

NOTES:
 [Notes regarding survey methods and data collection]

UTILITY PROVIDERS:
 [List of utility providers and their contact information]

BASE OF BEARINGS:
 [List of bearings and distances for the property boundaries]

LEGAL DESCRIPTION:
 [Detailed legal description of the property, including references to previous surveys and public records.]

HOW THEREFORE KNOW TO ALL MEN BY THESE PRESENTS:
 I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property.

STATE OF TEXAS
 COUNTY OF JOHNSON
 I, **Hande Daniel**, Surveyor No. 12, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property.

SURVEYOR'S CERTIFICATE:
 [Signature of Hande Daniel, Surveyor No. 12]



REPEAT:
401 RANCH
LOT 1R, BLOCK 1
 BEING 432 SQUARE FEET AND BEING A PORTION OF LOT 1, BLOCK 1, 401 RANCH, AS SHOWN IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT HEREON IN INSTRUMENT NO. 2024-232 THAT BECAME A PUBLIC RECORD IN THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.

AGENDA PLACEMENT FORM

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

Date: September 13, 2024

Meeting Date: September 23, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:
Jennifer VanderLaan

<p>Court Decision: This section to be completed by County Judge's Office</p> <div style="text-align: center;"></div>

Description:

Public Hearing to Revise the Plat of 401 Ranch, Lot 1, Block 1 to create Lot 1R, Block 1 in Precinct 4.

Consideration of Order 2024-101, Order Approving the Revised Plat of 401 Ranch, Lot 1, Block 1 to create Lot 1R, Block 1 in Precinct 4.

(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**

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of 401 Ranch, Lot 1, Block 1, recorded in Instrument Number 2023-232, Plat Records of Johnson County, Texas:

Lot 1, Block 1 to be revised to Create Lot 1R

At: **9:00 o'clock a.m.** on: September 23, 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:

September 10/12/14, 2024