

JOHNSON COUNTY

COMMISSIONERS COURT

Christopher Boedeker County Judge

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Comm	iss	io	nei
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Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Larry Woolley Commissioner Precinct 4

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COUNTY OF JOHNSON

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ORDER 2024-119

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

Filed For Record 2:21PM

NOV 1 2 2024

April Long
County Clerk, Johnson County Texas

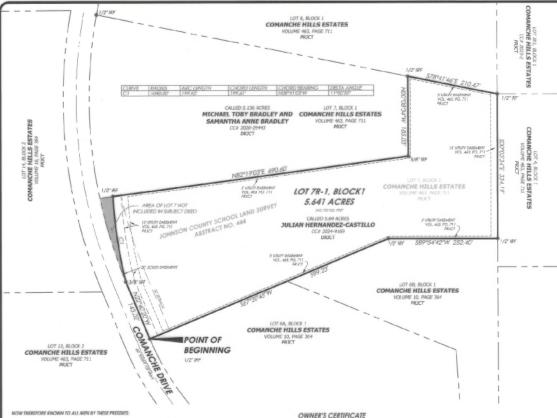
BY DEPUTY

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Comanche Hills Estates**, Lot 7, Block 1 to create Lot 7R-1, Block 1, in Precinct 1.

WITNESS OUR HAND THIS, THE 12^{TH} DAY OF NOVEMBER 2024.

Cofe Bo	K
Christopher Boedeker,	Johnson County Judge
Voted: yes,	no, abstained
	Kensbuell
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted: yes, no, abstained	Voted:yes, no, abstained
Mike White	Turry Woolky
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4
Voted: V yes, no, abstained	Voted:yes,no,abstained
ATTEST: April Long, County Clerk	NISSIONERS COLUMN STATE OF THE PARTY OF THE



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT JULIAN HERMANDEZ-CASTILLO, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADDPT THIS PLAT DESIGNATING THE HEREN DESCRIBED PROPERTY AS LOT TR-1, BLOCK), COMANCHE HILLS ESTATES, AN ADDITION TO JOHNSON COUNT, TOWNS, AND INVESTIGATION THE PRINCIP RESERVATION, THE STREET, BASEMENT, BROWN OF ANY OTHER PUBLIC AREA SHOWN HEREON WIRES OTHERWISE DESCRIAGED ON THIS TYPE.

WITNESS, MY HAND, THIS THE 1 DAY OF OCTOBER 2024.

Jelin Harmy Castillo

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE FORESCORD INSTRINGING, AND ACCOUNTEDGED TO THAT HE DESCRIBED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREW EXPRESSED IN THE CAPACITY THEM.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1 DAY OF OCHOSE 2024.

Marchallemilly AND FOR THE STATE OF TEXAS

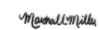


SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I MANSHALL W. MILLER. DO HERESY CERTET THAT I PREPARED THIS PLAT AND THE PIELD MOTE MADE A PAST THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND. AND THAT THE CORNER MOVIMBRIST SHOWN THEREON WHER PROPERTY PLACED UNDER MY PESSONAL SUPERVISION.

EXECUTED THIS THE | DAY OF OCTOBE 2014



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS RECISTRATION NO. 6982



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COOMMAN TO THE PLAT THEREOF RECORDED IN VIOLENCE TO PAGE SIA PLAT RECORDS, JOHNSON COUNTY

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EAST LINE OF SAID 1017, BEING COMMON WITH THE WEST LINE OF SAID SON 4, A DISTANCE OF EARLY FEEL, TO A 1/2" WORN MOD FOUND AT THE SOUTHEAST CONNER OF SAID LOT 7, SAME BRING THE NORTHEAST CONNER

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1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, MORTH AMERICAN DATUM OF THE MORTH CENTRAL SOME 4005.

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15 FROM LOT LINE IN FRONT AND BACK
5 FROM LOT LINE ON THE SIDES

RESIDENT UNES
TO STRUCTURE START HIGHWAY & THE
ST PROLITOTIAN ECONOMY ROAD OF REDWINDOW ROADS!
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RECORDED DN AME 25 FAZ.

RICHT-OF-WAY DIOICATION 47 YOM FROM CENTER OF ROAD ON FALOR STATE

30" PROMICENTER OF COUNTY ROADS OR BOADS IN A SUBDIVISION

2. THE SUMPOSEDON OR ANY PART THEREOF S NOT LOCATED WITHIN THE ET) OF ANY CITY OF TOWN.

4. THE DESIGNATION OF THE PROPOSED USAGE OF THE FIREA SHOWN ON PLAT & FOR SWIGLEFAMILT RESIDENTIAL.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAWAGE FACULTES IN A SUBDIVISION WITHIN TWE, VE (12) MONTHS AFTER THE DATE OF THIS L. PLAT APPROVAL.

4. UPLTI PROVIDEIS WATER JOHNSON COUNTY SPECIAL URLIY DISTRICT 817-781-3300 ACSIO HAS A, 30 EASEMBRE ACROSS THIS PROPERTY CC # 2014 | 2274 SEWER: ON-SITE SERVINGE FACILITY
BLOCK DAMED COLOREGATIVE SERVICES 817-447-9197

PENATESENAGE FACULTY

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JOHAGON COUNTY & RESTING UPON THE SUMPFIOR WHOSE NAME & AFRED HEREON TO MAKE ACCURATE AND MUSHIUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DEEMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FLOOD STATEMENT

ACCORDING TO THE RICCO INSURANCE RATE MAP FOR SCHOOLN CLURITY, ISBAS AND WILLIAMSRAHED AREAS, COMMUNITY PARE, NO. ASSESSITING, RESCURE AND RESIDENCE STATEMENTS, 2020, THE PROPERTY IS LOCATED AS ROME STATEMENT OF LOCATED AND ASSESSITING AND ASSESSITING ASSESS

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JOHNSON COUNTY HAS THE WORT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY DISTRICTION INCLIDING BUT NOT LINTED TO TREES, PLANTS, DRE. OF BUILDINGS, WHICH DISTRICT THE FLOW OF WAILE

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR INSTRUMENT #

COUNTY CLERK, JOHNSON COUNTY, TEXAS

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OWNER:

JULIAN HERNANDET-CASTILLO 5300 COMANCHE DRIVE

REPLAT

LOT 7R-1, BLOCK 1 COMANCHE HILLS ESTATES BEING A REPLAT OF LOT 7, BLOCK 1,

COMANCHE HILLS ESTATES, RECORDED IN VOLUME 463, PAGE 711, PLAT RECORDS, JOHNSON COUNTY, TEXAS



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707 3521 SW WILSHIRK BLVD.

JOHNSON COUNTY COMMISSIONER'S COURT

DATE

JOSHUA, TX 76058

MARSHALL MILLER@LONESTARLANDSURVEYING.COM PROJECT NUMBER: 240690 DATE: OCTOBER 1, 2024

REVISED DATE. REVISION NOTES

SHEET 1 OF 1





AGENDA PLACEMENT FORM

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

Meeting Date: November 12, 2024 Submitted By: Julie Edmiston Department: Public Works Signature of Elected Official/Department Head: Description: Public Hearing to Revise the Plat of Comanche Hills Estates Lot 7, Block 1 to
Submitted By: Julie Edmiston Department: Public Works Signature of Elected Official/Department Head: Description:
Department: Public Works Signature of Elected Official/Department Head: Description:
Description:
Public Hearing to Revise the Plat of Comanche Hills Estates Lot 7. Block 1 to
create Lot 7R-1, Block 1, in Precinct 1.
Consideration of Order 2024-119, Order Approving the Revised Plat of
Comanche Hills Estates Lot 7, Block 1 to create Lot 7R-1, 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)
Session Requested: (check one) ✓ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other
Action Item Consent Workshop Executive Other
Action Item Consent Workshop Executive Other Check All Departments That Have Been Notified:

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 Comanche Hills Estates, Lot 7, Block 1, recorded in Volume 463, Page 711, Plat Records of Johnson County, Texas:

Lot 7, Block 1 to be revised to Create Lot 7R-1, Block 1

At: 9:00 o'clock a.m. on: November 12th, 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:

October 22/24/26, 2024

Posted on the County website beginning October 1, 2024