



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 2025-36

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 **212 Sanchez Addition**, Lot 1, Block 1, in Precinct 4 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 12:46 PM

WITNESS OUR HAND THIS, THE 12TH DAY OF MAY 2025.

MAY 12 2025


Christopher Boedeker, Johnson County Judge

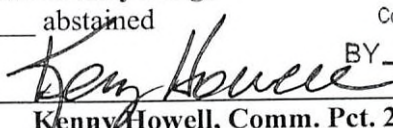
Voted: ☒ yes, ☐ no, ☐ abstained

April Long
County Clerk, Johnson County Texas

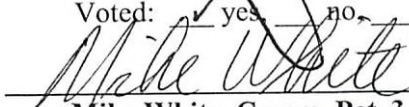
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

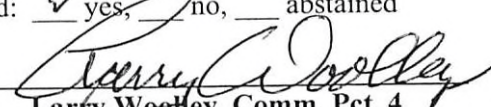
Voted: ☒ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

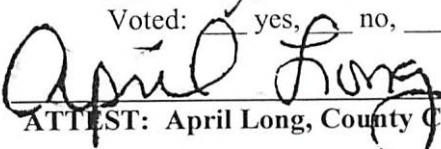
Voted: ☐ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

Voted: ☐ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☐ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk



OWNER'S CERTIFICATESTATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Javier Sanchez and Araceli Sanchez are the owners of a 4.50 acre tract of land situated in the John C. Pillow Survey, Abstract Number 683 and 1169, Johnson County, Texas, some being that tract of land conveyed to Javier Sanchez, a married man, and Araceli Sanchez, a single woman, by General Warranty Deed recorded in Instrument Number 2018-35067, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Luciano Sanchez and Laura Tapia, husband and wife, by deed recorded in Instrument Number 2018-35066, Official Public Records, Johnson County, Texas, same lying along the Northwest Right-of-Way line of County Road 212 (a public Right-of-Way);

THENCE North 30 degrees 05 minutes 55 seconds West, along the Northeast line of said Sanchez/Tapia tract, a distance of 1,035.59 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of said Sanchez/Tapia tract, same lying along the Southeast line of a tract of land conveyed to Buffalo Hills Development, LLC, by deed recorded in Instrument Number 2021-45214, Official Public Records, Johnson County, Texas;

THENCE North 59 degrees 27 minutes 52 seconds East, along the Southeast line of said Buffalo Hills tract, a distance of 189.44 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast line of said Buffalo Hills tract, same being the West corner of a tract of land conveyed to Steven M. Brown, a single man, by deed recorded in Instrument Number 2010-28756, Official Public Records, Johnson County, Texas;

THENCE South 30 degrees 05 minutes 55 seconds East, along the Southwest line of said Brown tract, a distance of 1,035.03 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Brown tract, same lying along the Northwest Right-of-Way line of said County Road 212;

THENCE South 59 degrees 17 minutes 37 seconds West, along the Northwest Right-of-Way line of said County Road 212, a distance of 189.44 feet to the POINT OF BEGINNING and containing 196,119.70 square feet or 4.50 acres of land.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, 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.

DUTIES 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 ANY 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 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.

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 GROWTHS, OR IMPROVEMENTS 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 AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.M. OR STATE*
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*
*UNLESS OTHERWISE REQUIRED BY MASTER THOROUGHFARE PLAN

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

APPROVAL FROM JOHNSON COUNTY COMMISSIONER'S
COURT

COUNTY JUDGE

DATE

PLAT FILED ____/____/____

INSTRUMENT # _____, & SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

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 ODORS, 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Javier Sanchez and Araceli Sanchez, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, 212 SANCHEZ ADDITION, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way, and any other public area shown hereon unless otherwise designated on this plat.

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

WITNESS, my hand this 2nd day of May, 2025

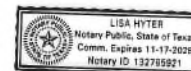
Javier Sanchez
Javier Sanchez (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Javier Sanchez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2025

Lisa Hyter
Notary Public in and for the State of Texas
My Commission expires: 11-17-2028



WITNESS, my hand this 2nd day of May, 2025

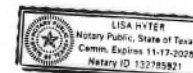
Araceli Sanchez
Araceli Sanchez (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Araceli Sanchez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2025

Lisa Hyter
Notary Public in and for the State of Texas
My Commission expires: 11-17-2028

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Dated this the 2nd day of May, 2025

Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF JOHNSON



BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2025

Lisa Hyter
Notary Public in and for the State of Texas
My Commission expires: 11-17-2028



SHEET 2 OF 2

FINAL PLAT
212 SANCHEZ ADDITION
LOT 1, BLOCK 1

196,119.70 SQ. FT. / 4.50 ACRES
BEING A TRACT OF LAND SITUATED IN THE
JOHN C. PILLOW SURVEY, ABSTRACT NO. 683 & 1169
JOHNSON COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.461.6716
Firm No. 10168800
www.cbglctx.com

OWNER: JAVIER SANCHEZ
AND ARACELI SANCHEZ
5273 UNBRIDLED DRIVE
FORNEY, TEXAS 75126
PHONE: 469-810-8690
EMAIL: ARACELISANCHEZ1998@YAHOO.COM

SCALE: 1"=100' / DATE: 05-01-2025 / JOB NO. 1825288-02 / DRAWN BY: ANR

AGENDA PLACEMENT FORM

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

Date: April 29, 2025

Meeting Date: May 12, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

[Handwritten Signature]

Description:

Consideration of Order 2025-36, Order Approving the Final Plat of 212 Sanchez Addition, Lot 1, Block 1 in Precinct 4.

Water Source is a Private Water Well.

Court Decision: <small>This section to be completed by County Judge's Office</small>	
	<p style="color: red; font-weight: bold; font-size: 1.2em;">5-12-25</p>

(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**

Approved in CC on 9/11/2023