



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

§

COUNTY OF JOHNSON

§

§

ORDER 2025-56

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 **Atayde Estates**, Lot 1 and Lot 2, Block 1, to create Lot 1R and Lot 2R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 14TH DAY OF JULY 2025.

C. Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: ☒ yes, ☐ no, ☐ abstained

Kerry Howell

Kerry 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



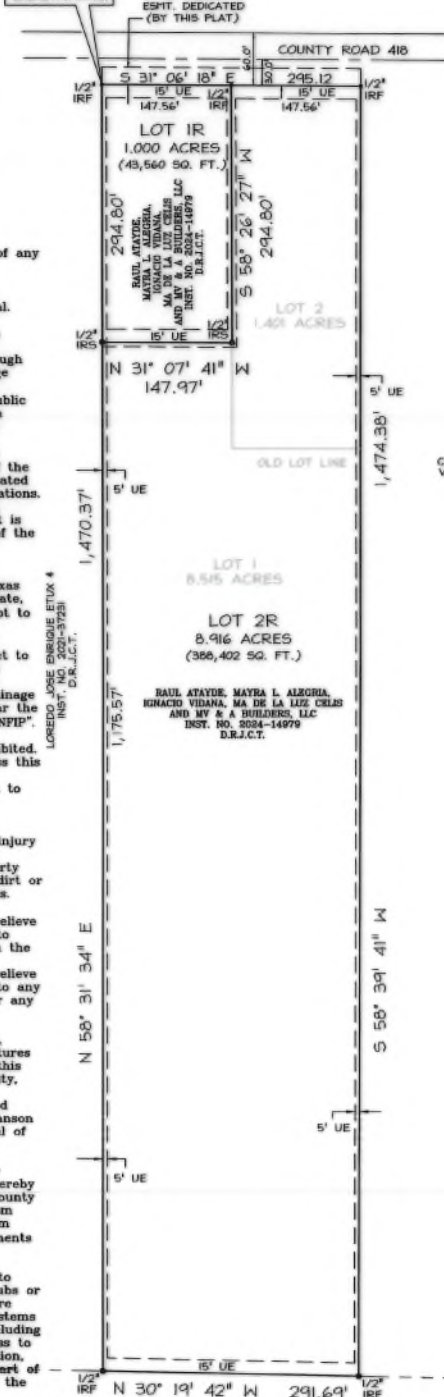
UTILITY PROVIDERS:

Water: Johnson County Special Utility District
Phone: 817-760-5200
Electricity: United Cooperative Services
Phone: 817-556-4000
Septic: Private Sewage System

N = 6,775,836.06
E = 2,357,348.29

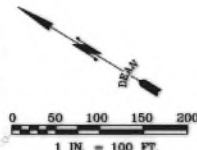
BRANTLEY JOHN S &
CALLED 52.36 ACRES
VOL. 1831, PG. 412
D.R.J.C.T.

POINT OF BEGINNING



N = 6,775,068.39
E = 2,356,094.25

SABINO MARTINEZ ETAL
CALLED 31.000 ACRES
INST. NO. 2014-03266
D.R.J.C.T.



LEGEND OF ABBREVIATIONS & SYMBOLS

IRF - Iron Rod Found UE - Utility Easement
IRS - Iron Rod Set WM - Water Meter
BL - Building Line GM - Gas Meter
PP - Power Pole -X- Wire Fence

JCSUD - Johnson County Special Utility District

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, RAUL ATAYDE, MAYRA L. ALEGRIA, IGNACIO VIDANA, MA DE LA LUZ CELIS AND MV & A BUILDERS, LLC, represented here by Fermin Martinez are the sole owners of a called 10.21 acre tract situated in the T.W. Meadow Survey, Abstract No. 600, Johnson County, Texas, as first conveyed from Santa Homes, LP to Raul Atayde and Mayra L. Alegria in Instrument No. 2017-18827 and then from Raul Atayde and Mayra L. Alegria to Raul Atayde, Mayra L. Alegria, Ignacio Vidana, Ma De La Luz Celis and MV & A Builders, LLC, in Instrument No. 2024-14979 also known as Lot 1 and Lot 2, Block 1 of Atayde Estates, an addition to Johnson County, Texas, recorded in Instrument No. 2024-201, Slide F-43, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the southwest right-of-way line of County Road 418, (60 foot right-of-way) in the east line of a called 10.21 acre tract, described in conveyance to Loreda Jose Enrique, recorded in Instrument No. 2021-37231, D.R.J.C.T. and the north corner of Lot 1, Block 1 of said Atayde Estates and being the north corner and Point Of Beginning of the herein described tract of land;

THENCE, S 31° 06' 18" E, along and with the southwest right-of-way of County Road 418 and the northeast line of Lot 1, Block 1, at 147.56 feet pass a 1/2" iron rod found in a fence line, at the common corner of Lot 1 and Lot 2, Block 1 and continuing with the northeast line of Lot 2 a total distance of 295.12 feet to a 1/2" iron rod found in a fence line, at the east corner of Lot 2, Block 1, in the northwest line of a called 8.76 acre tract conveyed to Ali E Amin, recorded in Volume 4396, Page 394, D.R.J.C.T.;

THENCE, S 58° 39' 41" W, along and with the northwest line of said 8.76 acre tract and generally with a fence, 291.59 feet to a 1/2" iron rod found, 2.1 feet east of a X-Tie Fence Corner post, the west corner of said 8.76 acre tract and in the northeast line of a called 31.000 acre tract conveyed to Sabino Martinez, recorded in Instrument No. 2014-03266, D.R.J.C.T.;

THENCE, N 30° 19' 42" W, with the northeast line of said Martinez 31.000 acre tract and generally with a fence, 1,470.37 feet to the POINT OF BEGINNING, containing 431,962 square feet or 9.916 acres of land.

THENCE, N 58° 31' 34" E, with the southeast line of said Laredo tract and generally with a fence, 1,470.37 feet to the POINT OF BEGINNING, containing 431,962 square feet or 9.916 acres of land.

ALI ATIN E
CALLED 8.76 ACRES
VOL. 4396, PG. 394
D.R.J.C.T.

VARIANCE APPROVAL: V-24-00946

On July 22, 2024 a Variance was approved to allow 147.56 feet frontage on Lot 1 and Lot 2, Block 1, Atayde Estates.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2025

COUNTY JUDGE _____

PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY CLERK _____

REPLAT

LOT 1R AND LOT 2R, BLOCK 1

ATAYDE ESTATES

Being 9.916 acres of land situated in the T. W. Meadow Survey, Abstract No. 600, Johnson County, Texas and being a Replat of Lot 1 and Lot 2, Block 1, Atayde Estates, recorded in Instrument No. 2024-201, Slide No. F-43, Plat Records, Johnson County, Texas



VICINITY MAP (NO SCALE)

PLAT NOTES:

- This subdivision or any part thereof is not located within the ETJ of any city or town.
- The proposed usage of this property is single family residential.
- The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after date of final plat approval.
- Private Sewage Facility:
- Newly created lots to be served by a private water well shall be a minimum of 2 acres.
- 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 of 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.

Flood Statement:

- According to the Flood Insurance Rate map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0475J, effective date, 12/04/2012, this property is located in zone "X", (areas determined not to be in a Flood plain).
- 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 surfaces 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 erosion.
- 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 onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings which obstruct the flow of water through drainage easements.

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 jurisdiction 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 or 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.

For County Roads:

- Utility Easements shall be 15 feet along front and back and 5 feet along side lines.
- Right-of-way dedication shall be 30 feet from centerline of county roads.
- Building Lines shall be 25 feet from county roads or subdivision roads.
- This property is subject to Johnson County Special Utility District, (JCSUD) easements and right-of-ways set forth in Vol. 2026, Pg. 488 and Instrument No. 2012-15860, Deed Records, Johnson County, Texas.

DEAN SURVEYORS

Firm No. 10193712
5116 Bellefontaine Drive
Arlington, Tx. 76017
817-487-9486
ronnie@deansurveyors.net

Ronnie E. Dean - R.P.L.S. No. 5314
Job No. 250401P

I, Ronnie E. Dean, a Texas Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey made on the ground under my direct supervision and that this plat correctly represents the property as found on the date indicated. All monuments found or set are as shown on plat.

Original survey July 20, 2024, revised April 17, 2025

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:


That, MV & A BUILDERS, LLC, represented here by Fermin Martinez does hereby adopt this plat designating the above described property to be known as LOT 1R and LOT 2R, BLOCK 1, ATAYDE ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.


Fermin Martinez (Representative)

BEFORE ME, the undersigned authority, on this day personally appeared, FERMIN MARTINEZ, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

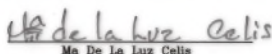
on this 17 day of June, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS: 



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

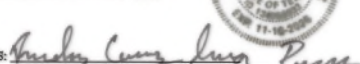
That, MA DE LA LUZ CELIS, does hereby adopt this plat designating the above described property to be known as LOT 1R and LOT 2R, BLOCK 1, ATAYDE ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.


Ma De La Luz Celis

BEFORE ME, the undersigned authority, on this day personally appeared, MA DE LA LUZ CELIS, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 17 day of June, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS: 



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 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 record with 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.

PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

DEAN SURVEYORS
Firm No. 10193712
5116 Bellefontaine Drive
Arlington, Tx. 76017
817-487-9486
ronnie@deansurveyors.net




Ronnie E. Dean - R.P.L.S. No. 5314

Job No. 250401P

I, Ronnie E. Dean, a Texas Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey made on the ground under my direct supervision and that this plat correctly represents the property as found on the date indicated. All monuments found or set as shown on plat.

Surveyed on the ground April, 2025

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

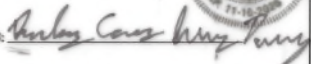
That, IGNACIO VIDANA, does hereby adopt this plat designating the above described property to be known as LOT 1R and LOT 2R, BLOCK 1, ATAYDE ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.


Ignacio Vidana

BEFORE ME, the undersigned authority, on this day personally appeared, IGNACIO VIDANA, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

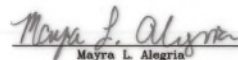
on this 17 day of June, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS: 



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

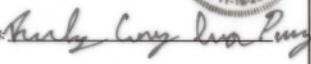
That, MAYRA L. ALEGRIA, does hereby adopt this plat designating the above described property to be known as LOT 1R and LOT 2R, BLOCK 1, ATAYDE ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.


Mayra L. Alegria

BEFORE ME, the undersigned authority, on this day personally appeared, MAYRA L. ALEGRIA, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 17 day of June, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS: 



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RAUL ATAYDE, does hereby adopt this plat designating the above described property to be known as LOT 1R and LOT 2R, BLOCK 1, ATAYDE ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.


Raul Atayde

BEFORE ME, the undersigned authority, on this day personally appeared, RAUL ATAYDE, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 17 day of June, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS: 



REPLAT ATAYDE ESTATES LOT 1R AND LOT 2R, BLOCK 1

Being 9.916 acres of land situated in the T. W. Meadow Survey, Abstract No. 600, Johnson County, Texas and being a Replat of Lot 1 and Lot 2, Block 1, Atayde Estates, recorded in Instrument No. 2024-201, Slide No. F-43, Plat Records, Johnson County, Texas

Revised May 23, 2025

OWNER: Ignacio Vidana
9521 Gina Ln
Arlington, Texas, 76010

OWNER: Raul Atayde
9521 Gina Ln
Alvarado, Texas, 76009

OWNER: MV & A Builders, LLC
Representative, Fermin Martinez
5413 Becky Drive
Lillian, Texas, 76307

OWNER: Ma de la Luz Celis
9541 Sallys Wy
Alvarado, Texas, 76009

OWNER: Mayra L. Alegria
9541 Gina Ln
Alvarado, Texas, 76009

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of Atayde Estates, Lot 1 and 2, Block 1, recorded in Instrument No. 2024-201, Slide No. F-43 of the Official Plat Records of Johnson County, Texas:

**Lot 1 and Lot 2, Block 1
to be Revised to Create
Lot 1R and Lot 2R, Block 1**

At: **9:00 o'clock a.m.** on: July 14, 2025 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:

June 24, 26, and 28th, 2025

AGENDA PLACEMENT FORM

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

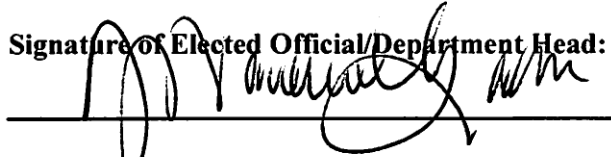
Date: June 24, 2025

Meeting Date: July 14, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Public Hearing to Revise the Plat of Atayde Estates, Lot 1 and Lot 2, Block 1,
to be Revised to Create Lot 1R and Lot 2R, Block 1, in Precinct 4.

Consideration of Order 2025-56, Order Approving the Revised Plat of Atayde
Estates, Lot 1 and Lot 2, Block 1, to be Revised to Create Lot 1R and Lot 2R,
Block 1, in Precinct 4.

Water Source is JCSUD.

(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

