

# 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 2025-58** 

# 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 West Estates, Lots 1, 2, 3, & 4, 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.

WITNESS OUR HAND THIS, THE 14<sup>TH</sup> DAY OF JULY 2025. Filed For Record JUL 15 2025 Christopher Boedeker, Johnson County Judge April Long Voted: ves, no, abstained, County Clerk, Johnson County Texas DEPUTY Rick Bailey, Comm. Pct. 1 Kenny Howell, Comm. Pct. 2 Voted: / yes, abstained Voted: ves, Larry Woolley, Comm. Pct. 4 Mike White Comm. Pct. 3 no, abstained Voted: yes, \_\_\_ no, \_\_\_ abstained ATTEST: April Long, County Clerk

#### CHINSON COUNTY, TEXAS MOTES:

- SOME PART OF THIS BURDINGSON IS LOCATED MITHIN THE COYOTE FLATS ETJ.
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL UTILITY PROVIDERS
- MATER SERVICE PROMOTE BY ADMINIST COUNTY SPECIAL SETS OF TRACE, CHARGE SET TRACES

DISCORDE SERVICE IS TO BE PROVIDED BY HAITED COORSEATIVE SERVICES ... DUNIE BYT. NO. 4000. SEMER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM.

## FLOOD STATEMENT:

ACCREDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMANTY PAREL NO. 4829103355—J. & 4839103305—J. BOTH FFFECTIVE DATES DECEMBER IN JOHNSON PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE DUTSUE THE D.Z. ANNUAL CHANGE FLOODPLAN).

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAWAGE EASEMENTS, AND FILLING OR ORGENIZATION OF THE FLOCOMAY IS PROMINED.

THE EXISTING CREEKS OR GRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MARTIANED BY THE INCUMENTAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY ON AN ADDITION THAT ARE TRAVERSED BY ON ADDITION TO THAT ARE TRAVERSED BY ON ADDITION TO THE TRAVERSE ALONG OR ACROSS SAID.

JOHNSON COUNTY WILL NOT BE RESPONSELE FOR THE MAINTENANCE AND OPERATIONS OF SMO DRAWAGE WAYS ON FOR THE COMPACT, OF EROSON.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON SOUNTY HAS THE RIGHT BUT NOT A BUTY TO ENTER ENTO PROPERTY AND CLEAR ANY OBSTRUCTION NOLLIDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH DESTRUCT THE FLOW OF WATER THREEDS DRAWING AVAILABLE.

#### STREETY EASISHERS

#### UTLITY EASEMENTS:

#### RIGHT-DF-WAY DEDICATION:

40' ROM FROM CENTER OF RUAD ON F.M. OR STATE.
30' ROM FROM CENTER OF COUNTY ROADS OR ROADS IN A SUSECIASION. BUILDING LINES:

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

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#### PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACULTY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RILLES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACULTIES ARE COMPLIED WITH.

#### DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FLING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OF FEBERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY IS RELYING LIPON THE SURVEYOR WHOSE NAME IS AFFDED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS LIPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATION OF THE ADMINISTRATION OF THE

#### INDEMNATY.

#### FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

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#### LEGEND

5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"

TEXAS
PLAT RECORDS JOHNSON COUNTY TEXAS
BUILDING UNE
UTILITY EASEMENT
JOHNSON COUNTY SPECIAL UTILITY DISTRICT PRACT





VICINITY MAP

FARM TO MARKET NO. 2415

LOT 2 .022 AC

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PLACE OF BEGINNING

CHOWART COCARON

DETAIL "A" (NOT TO SCALE)

5. TEXTOD'S IN A DESTANDE OF ACULT FIRST THE A SIGN MODE WITH A RICE PLACED OF STANDING "BRING THAN TOOKS DISCONNICTIONS" OF THE FLACEDING VALUE OF A CALLID TEST ACCOUNT THAT A SIGN TRACT OF LAND AS DESCRIBED IN A SECU

THORSE, IN JUNIOSE IN MIN THE COMMON LINE BETWINDS AND BRIT ADDE TRACT AND EARD 12374 ADDE TRACT AND SHAPE OF THORSE TO A SAME FROM AND WITH A RED PLASTE CAP STAMPS THAN THAN THAN SHAPE SAMETHING THE N A COUNTY OF THE CONTINUES FOR THE CONTINUES THE NOTION OF THE CONTINUES FOR THE

- THE SAFET PERFORMED ON THE DRIVAND OF THE CAMEET PROPERTY AND THE PREPARATION OF A DEPOTITION OF THE REMAINS THEORY OF THIS THAN A AND APPROPRIETY DESCRIPTION WITHOUT THE BENEFIT OF AN ASSTRACT OF TILE, THEREFORE THESE WAY BE EASEMBYTS OR OTHER MATTERS THAT COULD EXTREM AND ARE DESIGNAR.
- X ( ) DENOTES RECORD DATA
- THE EASEMENT TO JOHNSON COUNTY WATER SUPPLY COMPORATION, AS RECORDED IN YOLLIME 408, PAGE 241, GLPALGT, CONTAINS A RESORPTION OF A TRACT OF JAMO THAT MOLIBLES THE SUBJECT PROPERTY. THIS SANCYC CAN NOT ACCURATELY DEFINE THE LOCATION OF THE EASEMENT DESCRIPTION DETINET.

#### NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

T SUSAN T, WEST, JDY WEST COLLAZZI, AND MATHEN J, WEST ARE THE SOLE DWINERS OF THE ABOVE CHEED THACT OF LAND, OBES HORRIEY ADOPT THIS PLAT DESIGNATING THE HERRIN DISCRIBED PRETY AS WEST ESTATES, AN AGOINT DE JOHNSON OF WHERE DISCRIBED LOUGHT, TEACH AND HERRIF DISCRIBED LOUGHTS THACK AND HERRIF DISCRIBET TO THE U.G. USE, WITHOUT RESERVATION, THE STREETS, EASEMENTE, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AS MORNING PROFILE HALLS SO REVENUES CRESINATION OF HIS PLAT.

Rackel & West Executor of the Estate of Mathew 4. West PACEL WEST AS THE INDIPENDENT EXECUTOR OF THE ESTATE OF MATHEW & WEST DATE 6/17/25

6/2/2025 Toy kart Collazzi

## STATE OF TEXAS COUNTY OF JOHNSON

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE WE DIN THE THE DAY OF MAJES BY MATTHEW I MEET GIVEN LINEER MY HAND AND SEAL OF OFFICE

MY COMMISSION EXPINES: 01/20/2029



## STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE TOTAL DAY
OF SLAADS 2025 BY SURAN T, WEST, CHEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLICAN AND FOR THE STATE OF TEXAS MY COUNTSION EXPIRES: O1 30 2029



STATE OF TEXAS Arrives of Antich Columbia COUNTY OF JOHNSON County of Mancing or

FOR THE SHATE OF TEXAS QUIMINISTON IS NON-EXPROY
AS A ROUNDROW

APATON FINAL PLAT

SHOWING

### LOTS 1, 2, 3, & 4, BLOCK 1, WEST ESTATES

AN ADDITION TO A PORTION OF THE ETJ OF COYOTE FLATS, JOHNSON COUNTY, TEXAS, BEING 11.981 ACRES OF LAND LOCATED IN THE J. WALLACE SURVEY ABSTRACT NO. 863. JOHNSON COUNTY, TEXAS.



417 PRESTON CLERANE, TENAS 78033 PHONE: 882-583-7392

TRANS TEXAS
SURVEYING MAPPING

AN IN INCLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-569-3440
FAX: 817-589-3548
WWW JIMIERABABWYW JIMIERABABWY JIMIERABABWYW JIMIERABABWYW JIMIERABABWYW JIMIERABABWYW JIMIERABABWYW JIMIERABABWYW JIMIERABAWYW JIMIERABWYW JIMIERABWYW JIMIERABAWYW JIMIERABAWYW JIMIERABAWYW JIMIERABWYW JIMIERABWYW JIMIERABWYW JIMIERABWYW JIMIERABWYW JIMIERABWYW JIMIERABWY JIMIERABWYW JIMIERABWY JIMIERABW

Scale: 1"=100' Date: 05/15/2025 DWG: 20240055-FINAL PLA Drawn: JDD Checked: LGB Job: 20240055



PLAT RECORDED IN

YEAR \_\_\_\_\_ NSTRUMENT #\_\_

COLINTY CLERK, JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

5 78 30 03' W 432 13'

LOT 4

116.54

1/2 06 N 85'04'25" W





# **AGENDA PLACEMENT FORM**

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

Data	Inn. 24 2025	Court Decision: This section to be completed by County Judge's Office
Date: Mosting Date	June 24, 2025	
	e: July 14, 2025	Sohnson Count
Submitted By: Julie Edmiston  Department: Public Works		(★(APPROVED)★)
		(S) /5
Signature	Elected Official Depaytment Head:	nnissionets
	I Marcos 1001	7 14 25
Description:		7-14-25
Consideration of Order 2025-58, Order Approving the Final Plat of West		
Estates, Lots 1, 2, 3, & 4, Block 1, located 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	☐ Purchasing ☐ Auditor
	☐ Personnel ☑ Public Wo	rks   Facilities Management
Other Department/Official (list)		

Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email