



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 2025-96

COUNTY OF JOHNSON

ORDER ADOPTING BUFFALO RIDGE CIRCLE LOCATED IN THE RANCHES AT BUFFALO RIDGE SUBDIVISION, JOHNSON COUNTY, TEXAS, IN PRECINCT 1 INTO THE COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE

WHEREAS, Johnson County maintains county roads that the Johnson County Commissioners Court has approved to be included in the county road system for county maintenance; and

WHEREAS, a public road is not a part of the county road system for county maintenance until adopted into the county road system for county maintenance by the Johnson County Commissioners Court; and

WHEREAS, an existing public road may be adopted into the county road system for county maintenance if the road meets or exceeds county road standards, the adoption of the public road into the county road system for county maintenance would serve a public purpose, and the Commissioners Court desires to add the roads into the county road system for county maintenance.

NOW THEREFORE BE IT ORDERED, that Johnson County hereby adopts Buffalo Ridge Circle Located in The Ranches at Buffalo Ridge Subdivision, Johnson County, Texas, in Precinct 1 into the Johnson County Road System for County Maintenance.

WITNESS OUR HAND THIS THE 22nd DAY OF SEPTEMBER 2025.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

April Long
ATTEST: April Long, County Clerk

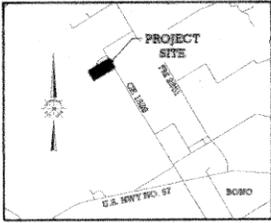


Filed For Record 8:42 AM

SEP 23 2025

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY



VICINITY MAP
N.T.S.



LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	2.000	87,120
2	1	2.000	87,120
3	1	2.000	87,120
4	1	2.000	87,120
5	1	2.000	87,120
6	1	2.000	87,120
7	1	2.001	87,171
8	1	2.002	87,208
9	1	2.001	87,182
10	1	2.004	87,211
11	1	2.016	87,887
12	1	2.018	87,867
13	1	2.018	87,887
14	1	2.018	87,887
15	1	2.018	87,887
16	1	2.018	87,887

LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.010	87,872
2	2	2.010	87,872
3	2	2.010	87,872
4	2	2.010	87,872
5	2	2.010	87,872
6	2	2.010	87,872
7	2	2.010	87,872
8	2	2.010	87,872
9	2	2.010	87,872
10	2	2.010	87,872
11	2	2.010	87,872
12	2	2.010	87,886

BLOCK 1		
LOT	BASE FLOOR ELEVATION	MINIMUM FINISH FLOOR ELEVATION
1	918.8	930.0

M.R. BOURGEOIS
AND DAVID BOURGEOIS
CALLED 32.19 ACRES
VOLUME 2141, PAGE 890,
D.R.I.C.T.

MIN. F.F. = 930.0
MINIMUM FINISH FLOOR ELEVATION SHOWN HEREON
IS BASED ON A CALCULATION BASED BY SURVEYORS
HEREON. THE FLOOR ELEVATIONS ALONG THE FLOOR
ZONES LINE IS FOR REFERENCE TO
OBTAIN THE MINIMUM FINISH FLOOR ELEVATION.
(SEE FLOOD STATEMENT PAGE 8)

JUDY RAYLENE WEST FAMILY LIVING TRUST
AND RONALD LYNN WEST FAMILY LIVING TRUST
CALLED 86 ACRES
THIRD TRACT
INSTRUMENT NO. 201406010118,
O.P.R.I.C.T.

W.B. MASSEY
CALLED 0.944 ACRES
VOLUME 3460, PAGE 208,
D.R.I.C.T.

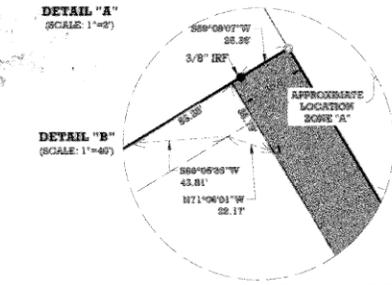
KASK, LTD.
CALLED 3657.4 ACRES
VOLUME 3700, PAGE 97,
D.R.I.C.T.

JOHN L. ROOF ET UX AND
HELEN R. ROOF
CALLED 58.46 ACRES
VOLUME 1188, PAGES 187,
D.R.I.C.T.

P.O.B.
4.5" METAL FENCE
POST FND. FOR COR.

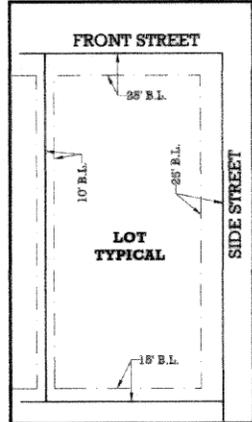


DETAIL "A"
(SCALE: 1"=4')



DETAIL "B"
(SCALE: 1"=4')

TYPICAL BUILDING LINE DETAIL
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S.)



NO.	BEARING	LENGTH
L1	S75°31'52"E	14.91'
L2	N14°08'07"E	14.91'
L3	S14°08'07"W	35.35'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	34.00'	96.88'	S79°51'32"E	80.91'
C2	90°00'00"	36.00'	96.88'	S14°08'07"W	80.01'
C3	50°31'46"	60.00'	96.00'	S89°04'00"W	84.04'
C4	S4°08'51"	90.00'	97.50'	N81°00'38"W	86.79'
C5	S5°49'14"	80.00'	96.88'	N82°48'31"W	83.42'
C6	S8°28'14"	90.00'	71.00'	N89°58'48"W	67.56'
C7	S6°30'59"	80.00'	105.00'	N82°14'11"E	86.83'
C8	48°51'07"	80.00'	48.00'	S89°47'28"E	44.74'

NO.	NORTHING	EASTING	ELEVATION
1	6810012.9980	2384741.2880	922.71
2	8280824.9790	2282187.7050	926.35

PLAT RECORDED IN:
INSTRUMENT NO. 2022-166
DATE 3-31-2022
Becky J. New
Surveyor, Johnson County, Texas
Public Number
DEPUTY

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJACENT LINE EASEMENT BUILDING SET BACK LINE R.O.W. DEDICATION ● IRON ROD POINT (IRF) (AS NOTED) ○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ○ FENCE POST FOUND (AS NOTED) ○ IRON ROD POINT ○ CALCULATED CORNER 	<p>O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS P.R.I.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS R.P.R.I.C.T. = REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING D.E. = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT IRF = IRON ROD POINT J.C.S.U.D. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT MIN. F.F. = MINIMUM FINISH FLOOR</p>	<p>LZ DEVELOPMENT CLEBURNE LLC 225 MARTIN DRIVE GRANBURY, TEXAS 76049 (817) 944-4883</p> <p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY</p>	<p>LOTS 1-16 BLOCK 1, LOTS 1-12 BLOCK 2 THE RANCHES AT BUFFALO RIDGE AN ADDITION TO JOHNSON COUNTY, TX DAVID CARLISLE SURVEY, ABSTRACT NO. 151 64.129 ACRES</p> <p>FILE: FP_LANZARA_CR1226_20220311 DRAFT: BT SHEET: 1 OF 2</p> <p>REVISION CHECK: SED DATE: 3/11/2022 0</p>

DUTIES OF DEVELOPER/ PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO 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.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT CREEKS, STREAMS, RIVERS, TRAILAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAN DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. 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 PLAN.

FILING A PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAN 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 PLAN 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.

FILING A PLAN

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 60 DAYS OR 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 PLAN OR REPEAT 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 PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

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 GROUPTHS, 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 PLAN, 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.

WATER:

PRIVATE WATER WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 817-782-6414

RIGHT OF WAY DEDICATION

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT:

- 15' UTILITY EASEMENT ALONG FRONT LOT LINE
- 15' UTILITY EASEMENT ALONG BACK LOT LINE
- 5' FROM LOT LINE ALONG SIDE LOT LINES (UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

- 30' FROM FRONT LOT LINES (STATE HWY AND F.M.)
- 25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)
- 10' FROM LOT LINES ON SIDES
- 15' FROM LOT LINE ON REAR

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER BY SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2101026-28, ISSUED NOVEMBER 9, 2021. SCHEDULE B EXCEPTIONS ARE AS SHOWN AND/OR NOTED BELOW:
EASEMENT TO WEST PRAIRIE WATER SUPPLY CORPORATION, RECORDED DATE OF NOVEMBER 26, 1999, RECORDED IN VOLUME 81, PAGE 471 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, UNABLE TO LOCATE BY DESCRIPTION. SUBJECT PROPERTY IS INCLUDED IN THE PROPERTY REFERRED TO IN THE EASEMENT.
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAN 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 PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAN NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAN APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 420110261C016K, REVISED APRIL 5, 2019 THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A" AND ZONE "X".

1. 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".
2. MINIMUM FINISH FLOOR ELEVATION SHOWN HEREON IS BASED ON A CALCULATION MADE BY SIMPLIFIED METHOD. THE HIGH ELEVATION ALONG THE FLOOD ZONE LINE IS 916.8, ADDING 3' FOR FREEBOARD TO GET THE MINIMUM FINISH FLOOR ELEVATION 920.8. NO DETAILED FLOOD STUDY HAS BEEN PERFORMED. VERTICAL DATUM IS NAVD83.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THEY ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. 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.

PRIVATE SEWAGE FACILITY

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. 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 OWNERS 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.
3. A PROPERTY 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.

STATE OF TEXAS
COUNTY OF JOHNSON

BEING A TRACT OF LAND SITUATED IN THE DAVID CARLISLE SURVEY, ABSTRACT NO. 151, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 64.34 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 4802, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4.5 INCH METAL FENCE POST FOUND AT THE SOUTHWEST CORNER OF SAID 64.34 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 84.46 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1196, PAGE 187, DEED RECORDS OF JOHNSON COUNTY TEXAS (O.P.R.C.T.), ON THE NORTHEAST LINE OF A CALLED 3667.4 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 3700, PAGE 87, DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE N 20°41'23" W, WITH THE SOUTHWEST LINE OF SAID 64.34 ACRE TRACT AND THE NORTHEAST LINE OF SAID 3667.4 ACRE TRACT, A DISTANCE OF 1060.23 FEET TO THE NORTHWEST CORNER OF SAID 64.34 ACRE TRACT, ALSO LOCATED AT THE SOUTHWEST CORNER OF A CALLED 0.244 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 3448, PAGE 268, DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE N 89°06'07" E, WITH THE NORTHWEST LINE OF SAID 64.34 ACRE TRACT, THE SOUTHWEST LINE OF SAID 0.244 ACRE TRACT AND THE SOUTHWEST LINE OF A CALLED 32.18 ACRE TRACT DESCRIBED IN A DEED RECORDED VOLUME 3141, PAGES 860 D.R.C.T., PASSING AT A DISTANCE OF 0.49 FEET, A 4.5 INCH METAL FENCE POST FOUND, CONTINUING IN ALL 2654.83 FEET TO THE NORTHEAST CORNER OF SAID 64.34 ACRE TRACT IN COUNTY ROAD 1226 FROM WHICH A 2.5 INCH IRON ROD FOUND BEARS S 20°06'07" W, A DISTANCE OF 25.39 FEET.

THENCE S 50°01'23" E, WITH THE NORTHEAST LINE OF SAID 64.34 ACRE TRACT, GENERALLY ALONG SAID COUNTY ROAD 1226 A DISTANCE OF 1660.23 FEET TO THE SOUTHWEST CORNER OF SAID 64.34 ACRE TRACT.

THENCE S 89°06'07" W, WITH THE SOUTHWEST LINE OF SAID 64.34 ACRE TRACT AND THE NORTHWEST LINE OF SAID 84.46 ACRE TRACT, PASSING AT A DISTANCE OF 30.00 FEET AT A 1/2 INCH IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC", CONTINUING IN ALL 2654.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 64.129 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LIZ DEVELOPMENT CLEBURNE, LLC IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAN DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOT 1-16, BLOCK 1 AND LOT 1-12, BLOCK 2 OF THE RANCHES AT BUFFALO RIDGE, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATIONS, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: Jason Lanzara DATE: 3/11/22
NAME: Jason Lanzara
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY Jason Lanzara
THIS THE 11 DAY OF March, 2022.



APPROVED BY JOHNSON COUNTY COMMISSIONERS
COURT ON THE 28 DAY OF March, 2022.
Jason Lanzara
COUNTY CLERK

PLAN RECORDED IN:
INSTRUMENT NO. 2022-111 SLIDE E-543
DATE 3-31-2022
Becky Dumas
COUNTY CLERK, JOHNSON COUNTY, TEXAS
Paula Shuler
DEPUTY

CERTIFICATION:
THAT I, S. ERIC DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REISTRATION NUMBER 5871, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 17, 2021.
S. Eric Dumas 3/11/22
S. ERIC DUMAS, R.P.L.S. NO. 5871

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SET BACK LINE R.O.W. DEDICATION 	<ul style="list-style-type: none"> IRON ROD FOUND (IRF) (AS NOTED) 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" FENCE POST FOUND (AS NOTED) CALCULATED CORNER 	<p>O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS R.P.R.C.T. = REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING D.E. = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT IRF = IRON ROD FOUND J.C.S.U.D. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT MIN. F.F. = MINIMUM FINISH FLOOR</p> <p>LZ DEVELOPMENT CLEBURNE LLC 225 MARTIN DRIVE GRANBURY, TEXAS 78049 (817) 944-4883</p> <p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 10000 W. STATE ST. SUITE 1000 DALLAS, TEXAS 75243 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-16 BLOCK 1, LOTS 1-12 BLOCK 2 THE RANCHES AT BUFFALO RIDGE AN ADDITION TO JOHNSON COUNTY, TX DAVID CARLISLE SURVEY, ABSTRACT NO. 151 64.129 ACRES</p> <p>FILE: FP_LANZARA_CR1226_20220311</p> <p>DRAFT: BT SHEET: 2 OF 2</p> <p>CHECK: SED DATE: 3/11/2022</p> <p>REVISION 0</p>

AGENDA PLACEMENT FORM

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

Date: 09/12/25
Meeting Date: 09/22/25
Submitted By: Rick Bailey
Department: Precinct 1-Road and Bridge
Signature of Elected Official/Department Head:

Court Decision: <small>This section to be completed by County Judge's Office</small>
 9-22-2025

Description:
Consideration for approval to take in Buffalo Ridge Cir. for county
maintenance; which is located in the sub-division of The Ranches at Buffalo
Ridge.

(May attach additional sheets if necessary)

Person to Present: _____

(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: _____ 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**