

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 3:08pm



JUL 22 2019

Becky Ivey
County Clerk, Johnson County Texas
BY ma DEPUTY

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

JERRY D. STRINGER
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

Carla Hester
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2019-40

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; and

WHEREAS, a motion was made by Commissioner Howell, Pct. #2 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of **Canyon Ridge Addition**, Phase Three, Lots 3-11, Block 6, in Johnson County, Texas, Precinct #2, and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 22nd day of July, 2019.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Canyon Ridge Addition**, Phase Three, Lots 3-11, Block 6, in Johnson County, Texas, Precinct #2, 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 22nd DAY OF JULY, 2019.

Roger Harmon, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained

Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained

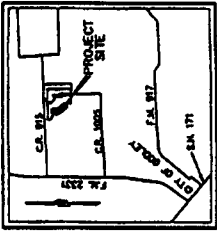
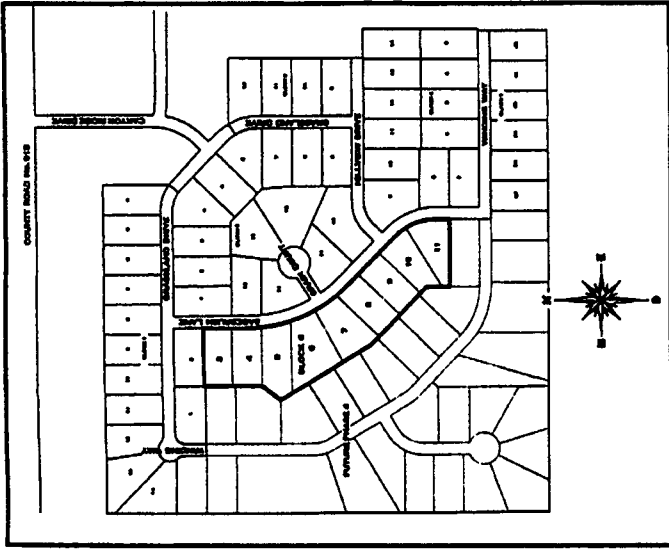
Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: Becky Ivey
Becky Ivey, County Clerk



**CANYON RIDGE ADDITION
PHASE THREE
9 RESIDENTIAL LOTS**



VICINITY MAP
(NOT TO SCALE)

1. THE SUBDIVISION ON ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPERTY MAP FOR THIS PLAT IS SINGLE-PARTY RESIDENTIAL.
3. THE PLAT-MAKER SHALL COMPLETE ALL ROAD AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN (15) FIFTEEN MONTHS AFTER THE DATE OF FINAL UTILITY RECORDS.
4. UTILITY RECORDS:
WHERE SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT, PHONE 817-760-6500
SEWER SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE 817-859-4000.
SEWER IS PROVIDED BY PRIVATE INDIVIDUAL, SEWER SYSTEMS.
5. FLOOD ELEVATIONS:
ADDITIONS IN THE PLATED AREA SHALL BE IN ACCORDANCE WITH JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, JOHNSON COUNTY FLOOD ELEVATION MAP, JOHNSON COUNTY, TEXAS, WHICH IS ON FILE IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, TEXAS. THE FLOOD ELEVATION SHALL BE DETERMINED BY THE COUNTY CLERK, JOHNSON COUNTY, TEXAS. THE PLAT-MAKER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY CLERK, JOHNSON COUNTY, TEXAS, AND THE PLAT-MAKER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY CLERK, JOHNSON COUNTY, TEXAS. THE PLAT-MAKER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY CLERK, JOHNSON COUNTY, TEXAS.
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IN WITNESS WHEREOF THIS EXECUTION WAS DONE THIS THE 11th DAY OF July 2010.

TINA MICHELLE LERNER
Notary Public, State of Texas
Commission Expires 04-14-2011

SURVEYOR'S CERTIFICATION
THAT I, SURVEYOR, BEING A LICENSED SURVEYOR IN THE STATE OF TEXAS, HAVE PERSONALLY PLACED THE CORNERS AND MARKERS SHOWN THEREON AS SET FORTH PREVIOUSLY PLACED UNDER MY PERSONAL SUPERVISION.



Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 3400

- SURVEYOR'S NOTES
1. ALL RECORDS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83), ZONES (NAD83).
 2. THE BENCH MARKS SHOWN ON THIS PLAT ARE THE BENCH MARKS FOR THE PROPERTY DESCRIBED IN THIS ABSTRACT AND THE PROPERTY DESCRIBED IN THIS ABSTRACT. THE BENCH MARKS FOR THE PROPERTY DESCRIBED IN THIS ABSTRACT AND THE PROPERTY DESCRIBED IN THIS ABSTRACT. THE BENCH MARKS FOR THE PROPERTY DESCRIBED IN THIS ABSTRACT AND THE PROPERTY DESCRIBED IN THIS ABSTRACT.

PLAT RECORDED IN
VOLUME _____ PAGE _____ STATE _____
DATE _____
COUNTY CLERK JOHNSON COUNTY, TEXAS
DEPUTY _____

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
DAY OF _____, 2010.
COUNTY CLERK _____

**CANYON RIDGE ADDITION
PHASE THREE
LOTS 3-11, BLOCK 6,
AN ADDITION TO
JOHNSON COUNTY, TEXAS,
BEING 10.111 ACRES OF LAND LOCATED IN THE JOHNSON
COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 457,
JOHNSON COUNTY, TEXAS.**

SHEET ONE OF TWO

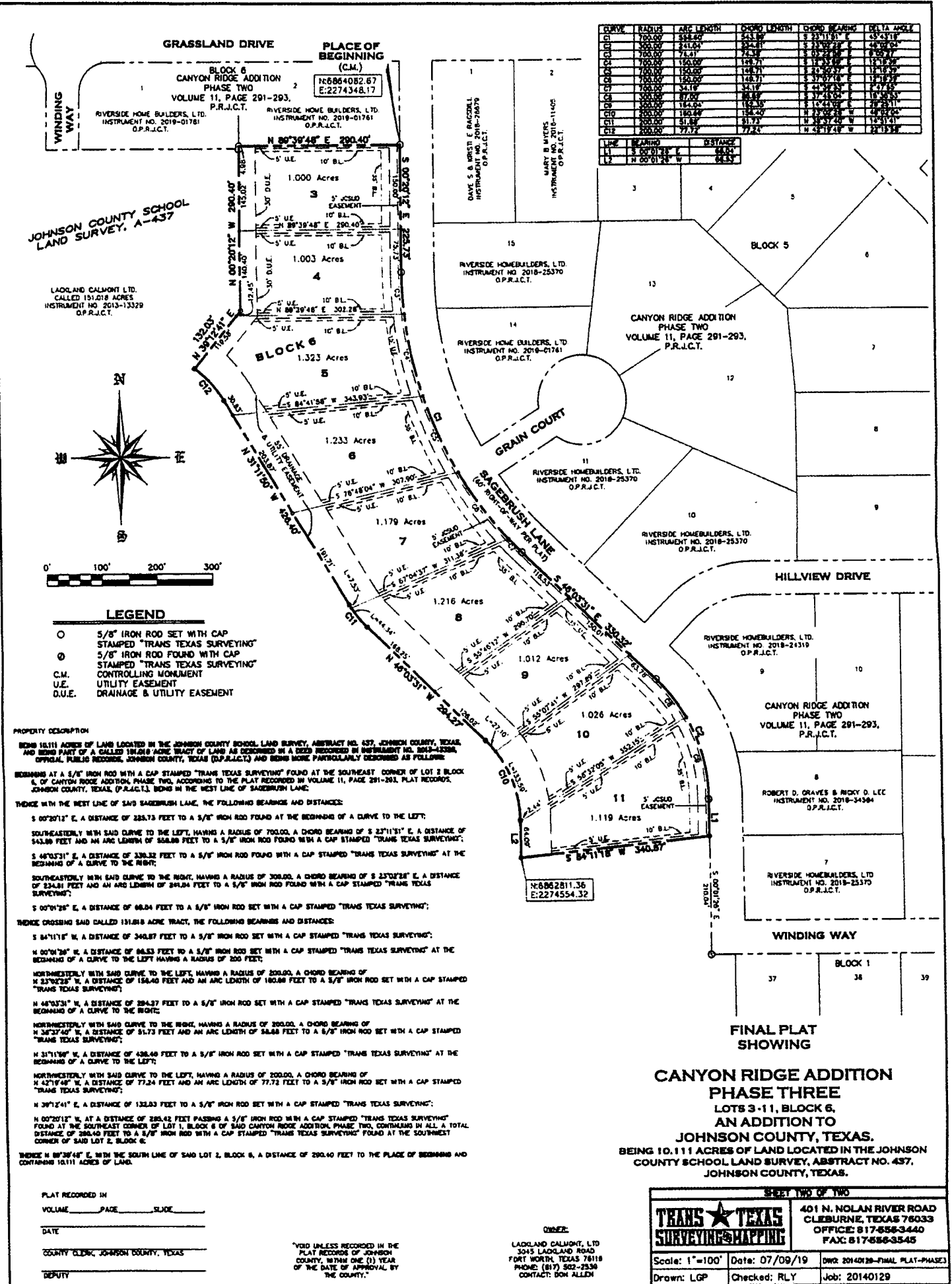
TEXAS SURVEYING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-896-3440
FAX: 817-896-3545

Scale: 1"=100' Date: 07/09/10 Drawn: LCP Checked: RLY Job: 20140129

NAME:
LOSLAND CALHOUN, LTD
5345 LAKELAND ROAD
PORT WORTH, TEXAS 76180
PHONE: 817-293-5959
CONTRACT: DON ALLEN

*VOID UNLESS RECORDED IN THE
PLAT RECORDS OF JOHNSON COUNTY,
TEXAS, AND THE DATE OF APPROVAL BY THE
COUNTY.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00	588.00	541.00	S 23°11'01" E	45°43'10"
C2	700.00	211.00	204.00	S 01°09'22" E	16°08'50"
C3	700.00	71.61	72.30	S 01°24'28" E	05°02'11"
C4	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C5	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C6	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C7	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C8	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C9	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C10	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C11	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C12	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C13	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C14	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C15	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C16	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C17	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C18	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C19	700.00	150.00	129.71	S 24°02'28" E	15°12'26"
C20	700.00	150.00	129.71	S 24°02'28" E	15°12'26"

LINE	BEARING	DISTANCE
L1	S 00°10'28" E	84.33
L2	N 00°01'24" W	84.33

LEGEND

- 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING"
- ⊙ 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING"
- C.M. CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT

PROPERTY DESCRIPTION

BEING 10.111 ACRES OF LAND LOCATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 437, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 191.018 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 1893-4258A, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.A.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE SOUTHWEST CORNER OF LOT 2 BLOCK 6, OF CANYON RIDGE ADDITION, PHASE TWO, ACCORDING TO VOLUME 11, PAGE 291-293, PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.A.C.T.), BEING IN THE WEST LINE OF SAGEBRUSH LANE;

THENCE WITH THE WEST LINE OF SAID SAGEBRUSH LANE, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°20'12" E, A DISTANCE OF 225.73 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700.00, A CHORD BEARING OF S 23°11'01" E, A DISTANCE OF 543.89 FEET AND AN ARC LENGTH OF 588.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 46°03'31" E, A DISTANCE OF 338.32 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00, A CHORD BEARING OF S 23°02'21" E, A DISTANCE OF 224.81 FEET AND AN ARC LENGTH OF 240.24 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 00°10'28" E, A DISTANCE OF 84.33 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

THENCE CROSSING SAID CALLED 191.018 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 84°11'18" W, A DISTANCE OF 340.57 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 00°10'28" W, A DISTANCE OF 84.33 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00, A CHORD BEARING OF N 23°02'21" W, A DISTANCE OF 150.40 FEET AND AN ARC LENGTH OF 180.89 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 46°03'31" W, A DISTANCE OF 338.32 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00, A CHORD BEARING OF N 23°02'21" W, A DISTANCE OF 150.40 FEET AND AN ARC LENGTH OF 180.89 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 31°11'01" W, A DISTANCE OF 438.40 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00, A CHORD BEARING OF N 42°19'46" W, A DISTANCE OF 77.24 FEET AND AN ARC LENGTH OF 77.72 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 37°12'41" E, A DISTANCE OF 132.63 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 00°10'12" W, AT A DISTANCE OF 280.40 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6 OF SAID CANYON RIDGE ADDITION, PHASE TWO, CONTAINING IN ALL A TOTAL DISTANCE OF 280.40 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 6;

THENCE N 89°39'48" E, WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 6, A DISTANCE OF 290.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.111 ACRES OF LAND.

PLAT RECORDED IN
 VOLUME _____ PAGE _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

OWNER:
 LAOLAND CALHOUN, LTD
 3045 LAOLAND ROAD
 FORT WORTH, TEXAS 76118
 PHONE: (817) 502-2339
 CONTACT: DON ALLEN

TRANS TEXAS SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
 CLEBURNE, TEXAS 76033
 OFFICE: 817-656-3440
 FAX: 817-656-3545

Scale: 1"=100' Date: 07/09/19 DWR: 20140128-FINAL PLAT-PHASE3
 Drawn: LGP Checked: RLY Job: 20140129