

JOHNSON COUNTY COMMISSIONERS COURT



FEB 25 2021

Becky Ivey, County Clerk
Johnson County Texas
By md Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2021-08

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT
PURSUANT TO SECTION 232.009 (c-1) 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 as 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the central appraisal district of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve the revision of the plat of "The Ranches at Eagle Ridge, by combining Lots 19 and 20 into 19R, in Johnson County, Texas, Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 25th day of February, 2021.


NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the revision of the plat of "The Ranches at Eagle Ridge, by combining Lots 19 and 20 into 19R, in Johnson County, Texas, Precinct #1."

WITNESS OUR HAND THIS, THE 25TH DAY OF FEBRUARY, 2021.


Roger Harman, Johnson County Judge

Voted: yes, ___ no, ___ abstained


Rick Bailey, Comm. Pct. #1

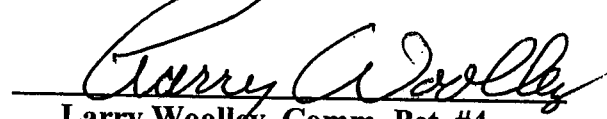
Voted: yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. #2

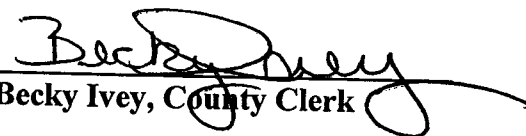
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



LOCATION PLAN
NOT TO SCALE

EXHIBIT "A" FIELD NOTES

A tract of land containing 10.124 acres within the M. Langford Survey, Abstract No. 524, in Johnson County, Texas, being all of Lot 19 and Lot 20, The Ranches at Eagle Ridge, according to the plat recorded in Volume 11, Page 660, Plat Records of Johnson County, Texas, and being more particularly described as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum. Beginning at a 5/8 inch iron rod found in the east right-of-way line of Maverick Court for the common west corner of Lot 19 and Lot 18, The Ranches at Eagle Ridge;

Thence North 65 degrees 32 minutes 28 seconds East for a distance of 483.61 feet to a 5/8 inch iron rod found in the west line of the called 69 acre tract described in the deed to Jack Cobb, recorded in Volume 994, Page 672, Deed Records of Johnson County, Texas, for the common east corner of said Lots 18 & 19;

Thence South 30 degrees 23 minutes 06 seconds East with the east line of said Lot 19 and west line of said Cobb tract and west line of the called 52.92 acre tract described in the deed to Lore Devra Levin, recorded in Volume 3185, Page 683, Official Public Records of Johnson County, Texas, for a distance of 707.17 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 19 and the northeast corner of the called 149.05 acre tract described in the deed to Lore Devra Levin, recorded in Volume 2565, Page 203, Official Public Records of Johnson County, Texas;

Thence South 59 degrees 27 minutes 53 seconds West with the south line of said Lot 19 and Lot 20 and north line of said 149.05 acre tract, for a distance of 568.85 feet to a 5/8 inch iron rod found for the common south corner of said Lot 20 and Lot 21, Ranches at Eagle Ridge;

Thence North 33 degrees 22 minutes 35 seconds West with the common line of said Lot 20 and Lot 21 for a distance of 701.66 feet to a 5/8 inch iron rod found in the east right-of-way line of Maverick Court and in a curve to the left, having a radius of 100.00 feet;

Thence with said right-of-way line and said curve to the left having a radius of 100.00 feet and an arc length of 178.35 feet, being subtended by a chord of North 37 degrees 45 minutes 19 seconds East for a distance of 155.63 feet to the point of beginning.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

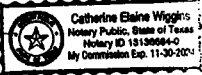
That Jerry and Sandra Pierson, owner of the above-described tract of land, do hereby adopt this plat designating the herein described property as Lot 19, The Ranches at Eagle Ridge, in Johnson County, Texas, and does hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown herein.

Jerry Pierson Feb 1, 2021
Date
Sandra Pierson 2-1-21
Date

STATE OF TEXAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jerry and Sandra Pierson, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1ST DAY OF FEBRUARY, 2021.

Catherine Wiggins
Notary Public

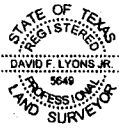


FILING A PLAT.
It is a Criminal Offense punishable by a fine of up to \$5000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other instrument contract to convey that is delivered to a purchaser unless the plat or report 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 the property described in a plat or report 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 and express Order of the 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.

CLEAR FOR SUBMITTING
MAPPING CO., INC.
1500 East 10th Street, Suite 100
Dallas, TX 75201
P.O. BOX 949
GLEN ROSE, TX 75043
281.993.2888



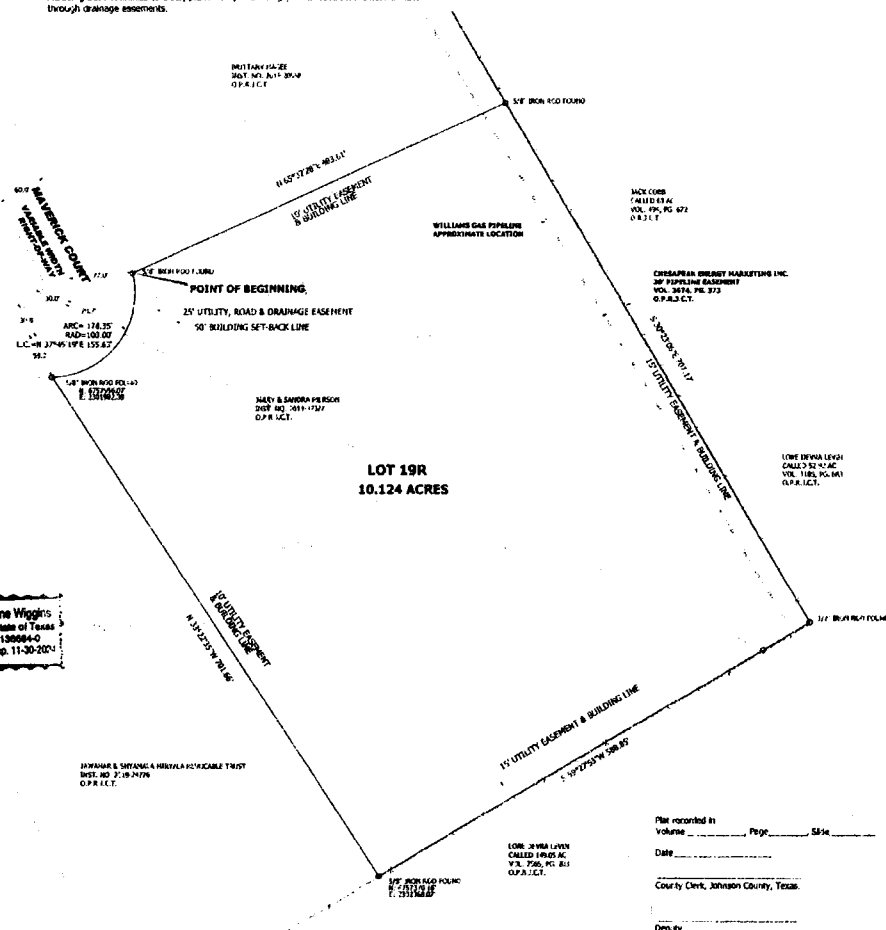
THE STATE OF TEXAS:
COUNTY OF JOHNSON:
I hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground under my supervision.
David F. Lyons, Jr.
David F. Lyons, Jr.
Registered Professional Land Surveyor No. 5649
T.B.P.L.S. FIRM NO. 10083201
Dated this 28 day of January, 2021.

OWNER:
Jerry & Sandra Pierson
1235 Falcon View Drive
Katy, Texas 75060
817-483-6911
817-905-6558
SURVEYOR:
Clear Fork Surveying & Mapping Co., Inc.
P.O. Box 249, Glen Rose, TX 75043

JOHNSON COUNTY, TEXAS
M. LANGFORD SURVEY, ABSTRACT NO. 524
a part of:
THE RANCHES AT EAGLE RIDGE
LOTS 19 & 20, PLAT RECORDED IN
VOL. 11, PG. 660, P.R.J.C.T., INTO
LOT 19R
for
Jerry & Sandra Pierson

FLOOD STATEMENT:
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251(0425), effective date, December 4th, 2012, this property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance flood.
The above referenced FEMA flood insurance rate map is for use in administering the National Flood Insurance Program (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 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 roadway is prohibited.
The existing creeks or drainage channels traversing along or across this section 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 the 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 caused 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 a right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

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, maintenance, or efficacy of its respective systems in any of the easements shown on the plat as designated by note, and any public utility, including Johnson County, shall have the right at all times to ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
UTILITY EASEMENT:
25' from lot line on front
15' from lot line on back
10' from lot line on the sides
RIGHT OF WAY DEDICATION:
4' R.O.W. FROM CENTER OF ROAD ON F.H. OR STATE
30' R.O.W. FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
BUILDING LINES:
50' from lot line (State Hwy & F.H.L.)
25' from lot line (County Road or Subdivision Road)
15' from lot line on rear
10' from lot line on sides



Plat recorded in Volume _____ Page _____ of _____
Date _____
County Clerk, Johnson County, Texas.
Dep. by _____