

JOHNSON COUNTY COMMISSIONERS COURT



APR 26 2021

Becky Ivey, County Clerk
Johnson County Texas

By md Deputy

MIKE WHITE
Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

PAULA REID
Assistant to Commissioner's Court

KENNY HOWELL
Commissioner Pct. #2

STATE OF TEXAS

§
§
§

ORDER #2021-22

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 White, Pct. #3 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of Vienna's Vale, Lots 1-6, Block 1, in Johnson County, Texas, Precinct #3 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 26th day of April, 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

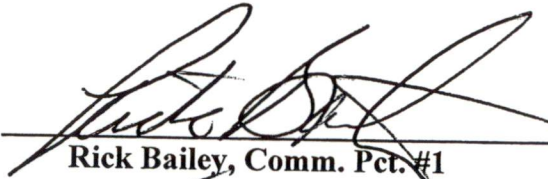
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Vienna's Vale**, Lots 1-6, Block 1, in Johnson County, Texas, Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 26th DAY OF APRIL, 2021.



Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



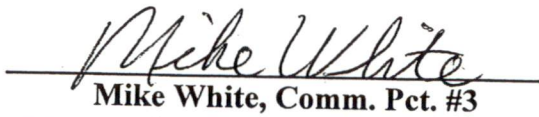
Rick Bailey, Comm. Pct. #1

Voted: ___ yes, ___ no, ___ abstained



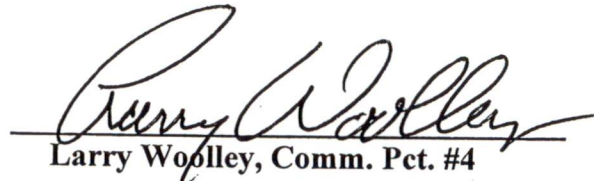
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



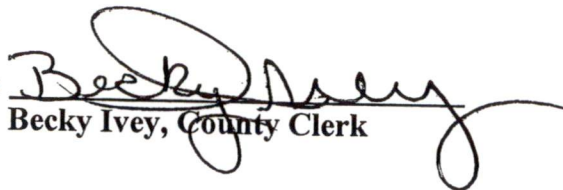
Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Dan Rayfield, a Debra Meyer, owners of the below described tract of land, do hereby admit the fact that the herein described property is the same as the property described in the subdivision plat titled "VIENNA'S VALE ADDITION" as shown on Sheet 1, Lots Three & VIENNA'S VALE ADDITION, as shown on Volume 1538, Page 728, of the Deed Records of Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public uses shown thereon.

Dan Rayfield Dan Rayfield Date 4/15/2021
Debra Meyer Debra Meyer Date 4/15/2021

SWORN AND SUBSCRIBED BEFORE ME BY THIS THE 15 DAY OF APRIL 2021

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES 12-22-2024

LEGAL DESCRIPTION

BEING a 13.57 acre tract of land situated in the WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, of Johnson County, Texas, and being part of those certain tracts of land as conveyed by deed to Dan & Debra Meyer described as Tract One, and Tract Two (13.57 acres) as recorded in Volume 1538, Page 728, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEING and as a set 1/2" iron rod with Orange BLS 525 1/4" cap, located at the Northwest corner of said Rayfield 13.57 acre tract of land, and iron rod is also located at the Northeast corner of that certain tract of land as conveyed by deed to Dan & Debra Meyer, as recorded in Volume 1538, Page 728, of the Deed Records of Johnson County, Texas, and also situated on the South R.O.W. Line of County Road 505.

THENCE N 50 deg 48 min 05 sec E, along the South R.O.W. Line of County Road 505, a Dist of 171.13' to a set Railroad Spike on the South edge of the road, to a corner.
 THENCE S 03 deg 40 min 32 sec W, a Dist of 628.31', to a found 1/2" iron rod, for a corner.
 THENCE S 03 deg 40 min 32 sec W, a Dist of 628.31', to a found 3/4" iron rod, for a corner.
 THENCE N 29 deg 20 min 00 sec W, a Dist of 579.00', to the Point of Beginning, and containing 13.57 acres of land more or less.

Private Sewerage Facility

* On-site sewerage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are complied with.

* Inspections and/or acceptance of a private sewerage 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 Sewerage 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 unwanted conditions are created, or if the facility when used does not comply with governmental regulations.

* A properly designed and constructed private sewerage facility system, installed in a 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 sewerage facility in a satisfactory manner.

Filing a Plat

* It is a Criminal Offense punishable by a fine of up to \$1000.00, 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 sale or other agreement to convey that is delivered to a purchaser unless the plat or replat 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 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 as 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 authorizing any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

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 comply with all local, state or federal law of the jurisdiction in which the property is located. Johnson County makes no representation that the streets, drains, sewer drainage channels or other drainage structures, devices, or features portrayed herein are actually existing on the property portrayed by this plat do not abate the class or amount but 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 hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

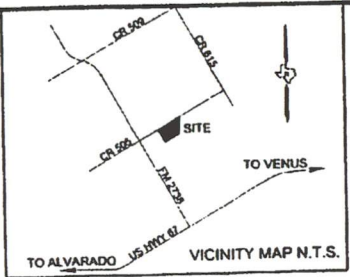
Indemnity: The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and 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, and have the right to move and keep in place all or part of any buildings, fences, lines, pipes, conduits, other structures, or improvements which in any way encumber or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on this plat, and any public utility, including Johnson County, shall have the right of access of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, repairing, maintaining and other activities in connection with or as part of its respective systems without the necessity of any form of procuring the permission of anyone.

Utility Easement:

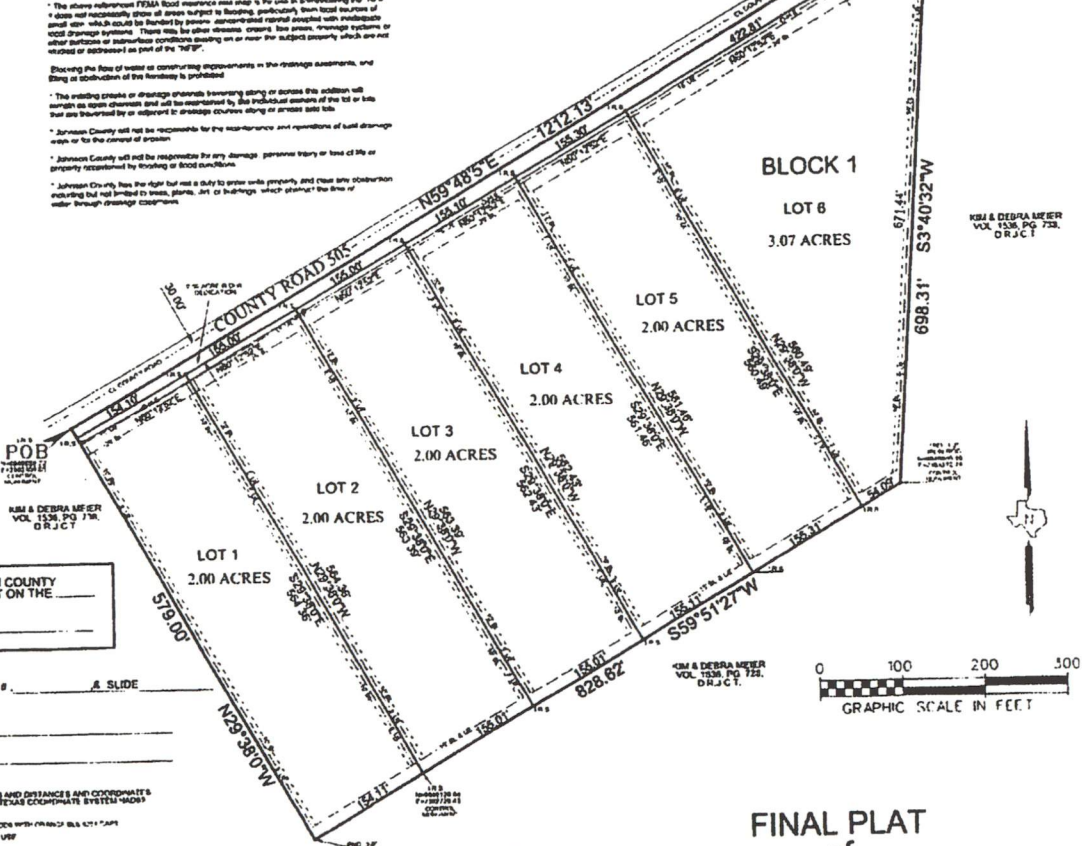
15' from lot line in front & back
 5' from lot line on the sides
 Right of Way Dedication:
 40' ROW from center of road on F.M. or State
 30' ROW from center of County roads or roads in a subdivision.
 Building Lines:
 50' from lot line (State Hwy & F.M.I.)
 25' from lot line (County Road or Subdivision Roads).
 15' from lot line on rear
 10' from lot line on sides



W. HICKMAN SURVEY
 ABSTRACT No. 327

Flood Easement
 According to the Flood Insurance Rate Map for Johnson County, Texas and incorporated Annex Community Flood No. 4221-0225-4 effective date December 4, 2017, the property is located in zone "X" (Special Flood Hazard Area) and is not in a flood plain.

- * The above referenced FEMA Flood Insurance Rate Map is for use in determining the "100" year flood zone and does not necessarily show all areas subject to flooding, particularly from local sources of flood drainage systems. There may be other drainage channels, low areas, drainage systems or other features or conditions existing on or near the subject property which are not reflected or addressed as part of the "100" year flood zone.
- * Flooding of the water of surface improvements in the drainage easements, and filling or obstruction of the easements is prohibited.
- * The existing grade or drainage channels existing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots but are not to be altered or obstructed by drainage channels 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, soil or buildings which obstruct the flow of water through drainage easements.



APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE DAY OF 2021.
 COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT # _____ A SLIDE
 DATE: _____
 COUNTY CLERK: _____
 DEPUTY: _____

NOTE: READ OF RECORDS AND ALL RECORDS AND DISTANCES AND CORRECTIONS TO THE ORIGINAL AND REFERRED TO THE TEXAS COMPARATIVE SYSTEMS NORTH CENTRAL, FOR 2020 L&D
 ALL SURVEYING CORRECTIONS AS PER RULE 17.04(b) OF THE TEXAS SURVEYING ACT SHALL BE MADE TO THE ORIGINAL RECORDS AND PLATTS THROUGH JOHNSON COUNTY, TEXAS
 ACCESS TO THE PROPERTY IS ALONG COUNTY ROAD 505. A PUBLIC RIGHT OF WAY HAS BEEN ESTABLISHED BY JOHNSON COUNTY, TEXAS.
 THE DEVELOPER SHALL COMPLY WITH ALL RIGHTS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 WATER SERVICE IS PROVIDED BY ON SITE WELLS
 SEWER SYSTEM PRIVATE INDIVIDUAL SEPTIC SYSTEMS
 ELECTRIC SERVICE IS PROVIDED BY UNITED GRID. SERVICE 117-554-0402
 PHONE SERVICE IS PROVIDED BY AT&T 817-253-3020

DATE	DESCRIPTION	BY
4/15/2021	RECORDED	DAVID L. BROWN
4/15/2021	INDEXED	DAVID L. BROWN
4/15/2021	FILED	DAVID L. BROWN
4/15/2021	SEARCHED	DAVID L. BROWN
4/15/2021	SERIALIZED	DAVID L. BROWN
4/15/2021	INDEXED	DAVID L. BROWN
4/15/2021	FILED	DAVID L. BROWN
4/15/2021	SEARCHED	DAVID L. BROWN
4/15/2021	SERIALIZED	DAVID L. BROWN
4/15/2021	INDEXED	DAVID L. BROWN
4/15/2021	FILED	DAVID L. BROWN



FINAL PLAT
 of
 VIENNA'S VALE ADDITION
 BLOCK 1, LOTS 1 THRU 6
 13.57 ACRES
 AN ADDITION TO

JOHNSON COUNTY, TEXAS, BEING A PART OF
 WILLIAM HICKMAN SURVEY
 ABSTRACT No. 327

OWNER/DEVELOPER
 DAN & DEBORAH RAYFIELD
 3232 STOUT ROAD
 MIDLOTHIAN TEXAS, 78065
 817-723-3860
 dan@tangleamwork.com

KNOW ALL BY THESE PRESENTS THAT CHRISTOPHER KENNY BRADLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKS SHOWN THEREON WERE PLACED BY ME UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT.
Christopher Kenny Bradley
 CHRISTOPHER KENNY BRADLEY
 R.P.L.S. # 5251

BRADLEY LAND SERVICE
 P.O. BOX 279
 ALVARADO TEXAS, 78009
 817-819-7392 FIRM No. 10194852