

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF JOHNSON
 I, MANUEL VARGAS AND FRANCISCO VARGAS, being the owner of the above described tract of land, do hereby certify that I am the owner of the same and that the same is not subject to any lien or other claim of any person other than myself and my heirs and assigns.

Beginning at a point on the north line of the West corner of a tract of land described as being in Block 1, Lot 1, of the subdivision known as SALAS MAKER ADDITION, LQT 1, BLOCK 1, in Johnson County, Texas, and being more particularly described by metes and bounds as follows:

Thence North 21 deg. 17 min. 41 sec. West, along said northline, a distance of 187.67 feet to a 1/2 inch iron nail set in the ground;

Thence North 69 deg. 31 min. 12 sec. East, along the southeast line of said VARGAS TRACT, a distance of 693.77 feet to a 1/2 inch iron nail set in the ground;

Thence South 64 deg. 04 min. 05 sec. East, along the East line of said VARGAS TRACT, a distance of 165.27 feet to a 1/2 inch iron nail set in the ground;

Thence South 69 deg. 24 min. 12 sec. West, a distance of 693.84 feet to the PLACE OF BEGINNING and containing 120,891 square feet or 2.828 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
 That I, BARRY S. RHODES, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from a correct and accurate survey of the land and that the same accurately shows the same as the same is in fact and as the same appears in the field notes and as the same appears in the field notes and as the same appears in the field notes.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 14th day of July, 2021.

[Signature]
 Registered Professional Land Surveyor P.L.S. & S. No. 2801

[Seal]

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 That, MANUEL VARGAS AND FRANCISCO VARGAS, owner of the above described tract of land, do hereby certify that I am the owner of the same and that the same is not subject to any lien or other claim of any person other than myself and my heirs and assigns.

[Signature] 7-14-2021
[Signature] 7-14-2021

STATE OF TEXAS
 COUNTY OF JOHNSON
 Before me, the undersigned authority, on this day personally appeared MANUEL VARGAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the county herein stated.

My commission expires 12/31/2022

STATE OF TEXAS
 COUNTY OF JOHNSON
 Before me, the undersigned authority, on this day personally appeared KENNETH L. MAUER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the county herein stated.

My commission expires 12/31/2022

USDA Easement
 17 feet lot line to east of block
 1/2 inch iron nail set in the ground

Right of Way Dedication
 42 feet from center of road on E.M.A.J. Block
 30 feet from center of County road or road in a subdivision.

Building Easement
 80 feet from the State Hwy 8 F.M.A.J.
 25 feet from the County Road or Subdivision Road
 10 feet from the lot line

(1) This subdivision is any part thereof is not located within the ETJ of any city or town.
 (2) The destination of the proposed usage of the land shown on this plat 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 plat recording.
 (4) (a) Private Water Right
 (b) Channel / Artificial Conveyance Structure - (917) 733-4216
 (c) (d) Private Individual Surface Easement

Final Plat Statement
 According to the Final Plat requires there shall be Johnson County, Texas, and surrounding Areas, Community Parcel No. 46221C 0051 A, effective date 12/30/2012, this property is located in zone "U", (shown detached) to be out of the final plat.

The above statement (E.M.A.J. Block) shows no easement for use in constructing the "100'". It does not necessarily mean all areas subject to building, parking, lawn, pool, tennis, etc. are not shown on this plat, but that the plat is not intended to be used for such purposes. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat recording.

(7) Showing the face of water or surrounding improvements in the drainage easements, and showing the construction of the easements is prohibited.
 (8) The existing easements or drainage easements showing along or across any portion of the plat are shown as open easements and shall be maintained by the subdivision owner of the lot or lots that are so encumbered by or adjacent to the drainage easement along or across the lot line.
 (9) Johnson County will not be responsible for the maintenance and operation of public drainage ways or for the easements shown.
 (10) Johnson County will not be responsible for any damage, personal injury or loss of life or property, including but not limited to, death, illness, or buildings, which caused the loss of water through drainage easements.
 (11) Johnson County has a right but not a duty to enter onto property and clear any obstructions including but not limited to trees, shrubs, etc. on buildings, which obstruct the flow of water through drainage easements.

Private Storage Facility
 Private storage facility easements shall be guaranteed over through the plat of Johnson County, Texas. Private Storage Facility easements shall be guaranteed over through the plat of Johnson County, Texas.

Inspection and protection of a private storage facility by the Public Health Department shall include only that the facility meets minimum requirements and does not violate the zoning of the property being developed with County, State and Federal regulations. Private Storage Facilities, although approved as meeting minimum standards, must be regulated by the owner of the property's response to normal operations of the facility meets its requirements. A warranty condition may be added, or if the facility owner does not meet its requirements with governmental regulations.

A privately designed and constructed private storage facility system, installed to ensure soil, one maintenance if the amount of water used is required to be shown on the plat. It is not the responsibility of the lot owner to maintain and operate the private storage facility by a subsidiary easement.

Dates of Deadlines/Requirements
 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 laws, rules or regulations 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 laws, rules or regulations of the jurisdiction in which the property is located.

Johnson County makes no representation that the easements, streets, roads, drainage easements or other drainage easements, channels, or buildings published herein are actually existing on the property addressed by this plat or that the easements or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County is helping upon the surveyor whose name is affixed hereto to make accurate and lawful 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 arising out of this plat's recording or filing of this plat to a subdivision document, associated therewith.

NOTES

1. ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON NAIL SET. ALL EXISTING CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON NAIL SET UNLESS OTHERWISE NOTED.

2. ALL BEARING AND DISTANCE ON TEXAS STATE PLATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (NAD83).

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48362K00101E AND DATED 10/04/2012.

LEGEND

D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
P.O.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP
R.R.S.	RAIL ROAD SPIKE

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 OFFICE: 1528 EAST INTERSTATE 30, GARLAND, TX 75043
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194396
 WEBSITE: WWW.BURNSURVEY.COM
 PHONE: (972) 225-1590
 PREPARATION DATE: 06/22/2021 DRAWN BY: TD
 JOB NO.: 2020-0708-01-P

FINAL PLAT
SALAS MAKER ADDITION
 LOT 1, BLOCK 1
 BEING A 3.000 ACRE TRACT OF LAND
 SITUATED IN THE LAWRN H. WEST SURVEY,
 ABSTRACT NO. 1801, JOHNSON COUNTY, TEXAS
 OWNER: MANUEL V. SALAS & KRISTIE L. MAUER
 ADDRESS: 320 FREDERMAN PARADISE RD
 RIO VISTA, TX 75082
 PHONE: (817) 470-5544

JOHNSON COUNTY COMMISSIONERS COURT

JUL 26 2021



Becky Ivey, County Clerk
Johnson County Texas
By *W* 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

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ORDER #2021-55

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 Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Salas Maker Addition**, Lot 1, Block 1 in Johnson County, Texas, Precinct #1 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 July 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

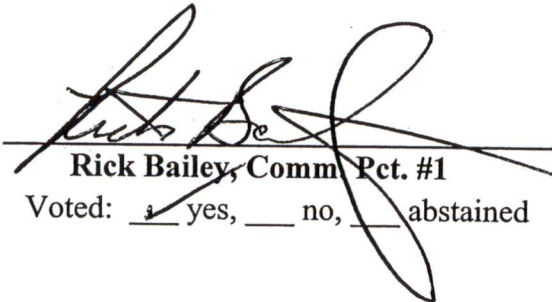
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Salas Maker Addition**, Lot 1, Block 1 in Johnson County, Texas, Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

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



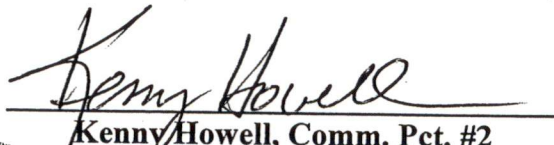
Roger Harmon, Johnson County Judge

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

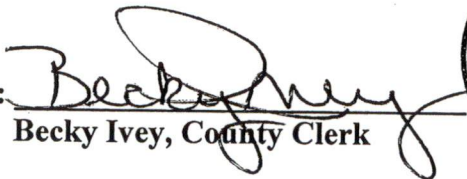
Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST:


Becky Ivey, County Clerk

