

JOHNSON COUNTY COMMISSIONERS COURT



AUG 23 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

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

ORDER #2021-61

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 Woolley, Pct. #4 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Mike Dee Brown Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #4 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 23rd day of August 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Mike Dee Brown Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #4 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 23rd DAY OF AUGUST 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

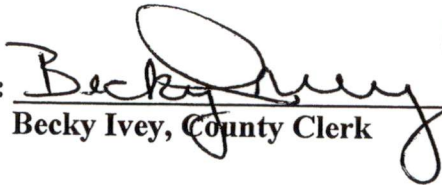
Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST:



Becky Ivey, County Clerk



JOHNSON COUNTY, TEXAS NOTES:
 1. THIS SUBDIVISION AND ANY PART THEREOF IS LOCATED WITHIN THE ETV OF KEENE AND ALVARADO, BUT PLATTED THROUGH JOHNSON COUNTY.
 2. THE PROPOSED LOTS FOR THIS PLAT A SINGLE FAMILY RESIDENTIAL.
 3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 UTILITY FACILITIES:
 ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE 817-447-4292.
 SEPTIC PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
 WATER BENEATH WATER SUPPLY.
 AIR INTO SEPTIC FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
 INSPECTIONS AND JOB ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT OF JOHNSON COUNTY, TEXAS SHALL BE CONDUCTED BY THE PUBLIC WORKS DEPARTMENT OF JOHNSON COUNTY, TEXAS. THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWAGE FACILITIES ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MAY BE IMPROVED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY IMPROVEMENT DOES NOT COMPLY WITH QUESTIONABLE SITUATIONS, IF UNSATISFACTORY CONDITIONS ARE CREATED BY THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 PRIVATELY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEMS INSTALLED IN SATURABLE SOIL CAN INFILTRATION OF 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.
 FLOOD INSURANCE:
 A. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED ANNEA COMMUNITY FLOOD INSURANCE RATE MAP, EFFECTIVE DATE BEGINNING 4/1/13, THIS PROPERTY IS LOCATED IN JOHNSON COUNTY FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS OUTSIDE THE FLOODPLAIN.
 B. THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE FLOOD INSURANCE RATE MAP. 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 STRAGGLES, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURGICAL CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESS AS PART OF THE MAP.
 C. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE BASINMENTS, AND FILLING OR OBSTRUCTION OF THE ALTERNATIVE IS PROHIBITED.
 D. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG ON ACROSS THIS ADDITION WILL BE OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRANSMITTED BY OR ADJACENT TO 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 CONTROL OF BROOKS.
 JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING ON 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 BASINMENTS.
 UTILITY BASINMENTS:
 A. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROVES, OR IMPROVEMENTS WHICH IN ANY WAY ENDS OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE BASINMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND ACCESS TO AND FROM SAID BASINMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, REPAIR, 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.
 B. 15' FROM LOT LINE IN FRONT AND BACK.
 C. 5' FROM LOT LINE ON THE SIDES.
 RIGHT OF WAY DEDICATION:
 A. 40' FROM CENTER OF ROAD ON F.M. OR STATE.
 B. 50' FROM CENTER OF COUNTY ROADS ON ROADS IN A SUBDIVISION.
 BUILDING LINES:
 A. 50' FROM LOT LINE (STATE HIGH & F.M.).
 B. 25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROAD).
 DUTIES OF DEVELOPER/PROPERTY OWNER:
 A. 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 LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
 B. 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 AN ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPART OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
 C. JOHNSON COUNTY MAKES NO REPRESENTATION THAT CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRATEGIES, RIVERS, OR FLOODING NOTIFIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT NOR WOULD THE EXISTENCE OF CHANNEL LAW OR AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
 D. JOHNSON COUNTY IS BEING HELD WHOLE 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 PLAT.
 IRONY/NOTES:
 A. 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.
 FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:
 A. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROAD 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 ENTITLED 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.
 IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000 OR CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH, FOR ANY PERSON WHO ENTERS INTO A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER TRANSACTION CONTRACT TO CONVEY THAT IS REFERRED TO A PURCHASER UNDER THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID CONTRACT MAY BE USED IF THE CONTRACTOR IS EXPRESSLY CONFIDENTIAL OF APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT DIVULGE ON OCCUPANCY OF THE REAL PROPERTY CONVEYED BY THE RECORDING OF THE PLAT.
 A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY TABLE:

LINE	BEARING	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
1	S 31° 14' 00" W	149.37'	348.37'	S 31° 14' 00" W	348.37'	0° 00' 00"
2	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
3	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
4	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
5	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
6	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
7	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
8	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
9	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
10	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"

UTILITY TABLE (continued):

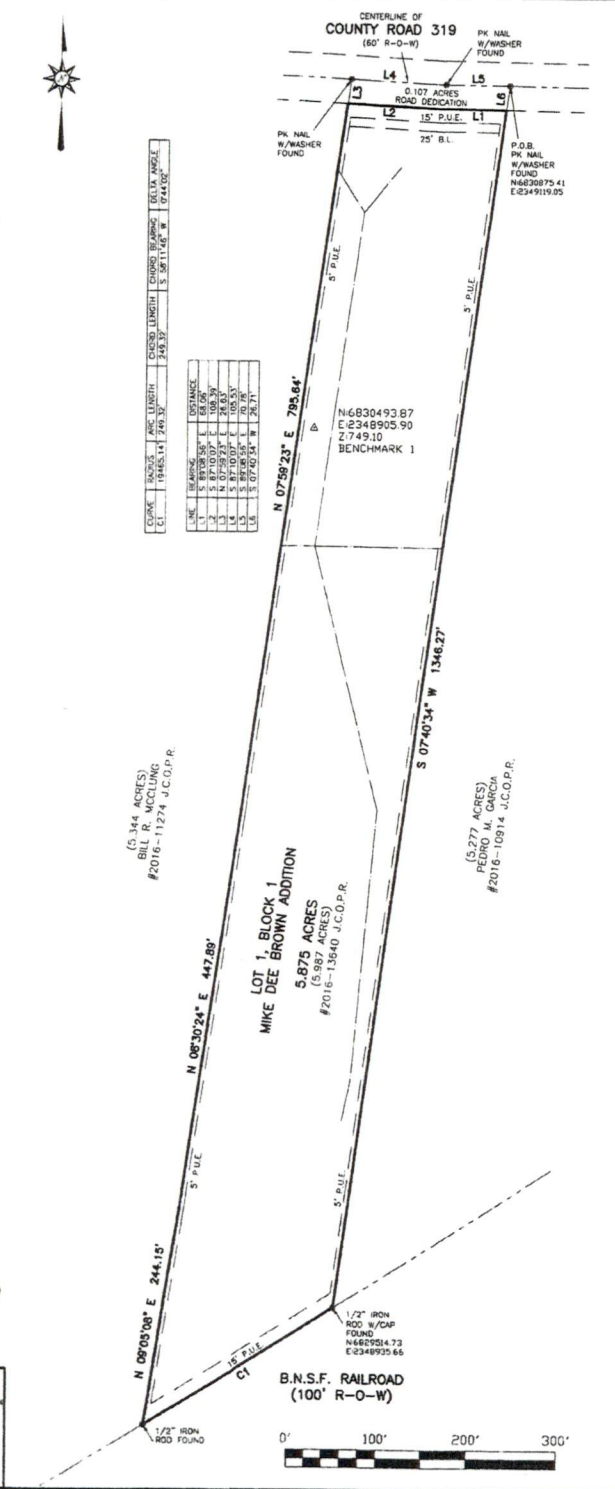
LINE	BEARING	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
11	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
12	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
13	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
14	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
15	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
16	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
17	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
18	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
19	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
20	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"

UTILITY TABLE (continued):

LINE	BEARING	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
21	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
22	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
23	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
24	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
25	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
26	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
27	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
28	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
29	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
30	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"

UTILITY TABLE (continued):

LINE	BEARING	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
31	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
32	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
33	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
34	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
35	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
36	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
37	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
38	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
39	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"
40	S 87° 00' 00" W	108.39'	108.39'	S 87° 00' 00" W	108.39'	0° 00' 00"



LEGAL DESCRIPTION:
 BEING 195 ACRES OF LAND OUT OF THE SETH MORRIS SURVEY, ABSTRACT NO. 536 IN JOHNSON COUNTY, TEXAS AND BEING THAT CERTAIN 1.95 ACRE TRACT DESCRIBED IN DOC. #2016-13840 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS SAID 5.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ASSIGNED UNDER THE SUPERVISION OF CROCK TEXAS AND SERVICES INC IN MARCH 2021:
 BEGINNING AT A PK NAIL WITH WASHER FOUND IN THE CENTERLINE OF COUNTY ROAD 319 FOR THE NORTHWEST CORNER OF THAT CERTAIN 1.977 ACRE TRACT DESCRIBED IN DOC. #2016-10914 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF;
 THENCE SOUTH 07°00'00" WEST A DISTANCE OF 157.98 FEET ALONG THE WEST LINE OF SAID 1.977 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND IN THE NORTH LINE OF THE S. F. RAILROAD FOR THE SOUTHWEST CORNER OF SAID 1.977 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.32 FEET, WITH A RADIUS OF 1466.14 FEET, WITH A CHORD BEARING OF SOUTH 87°12'00" WEST WITH A CHORD LENGTH OF 260.32 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 5.962 ACRE TRACT DESCRIBED IN DOC. #2016-10914 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER HEREOF;
 THENCE ALONG THE GENERAL MEASUREMENTS OF A FENCE FOR THE EAST LINE OF SAID 5.962 ACRE TRACT, THE FOLLOWING 3 COURSES:
 1. NORTH 07°00'00" EAST A DISTANCE OF 264.15 FEET TO A CALCULATED POINT;
 2. NORTH 07°00'00" EAST A DISTANCE OF 407.89 FEET TO A CALCULATED POINT;
 3. NORTH 07°00'00" EAST A DISTANCE OF 802.27 FEET TO A PK NAIL WITH WASHER FOUND IN THE CENTERLINE OF SAID COUNTY ROAD 319 FOR THE NORTHEAST CORNER OF SAID 5.962 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;
 THENCE ALONG THE GENERAL MEASUREMENTS OF SAID CENTERLINE OF SAID COUNTY ROAD 319, THE FOLLOWING 3 COURSES:
 1. SOUTH 07°00'00" EAST A DISTANCE OF 181.53 FEET TO A PK NAIL WITH WASHER FOUND;
 2. SOUTH 07°00'00" EAST A DISTANCE OF 170.78 FEET TO THE POINT OF BEGINNING CONTAINING 5.962 ACRES MORE OR LESS AND AS SHOWN HEREOF.
 THE STATE OF TEXAS
 COUNTY OF JOHNSON
 WHEREAS, MICHAEL L. BROWN AND DEE ANNE BROWN
 5446 CR. 319 ALVARADO, TX 76009
 978-743-6259
 PHONE NUMBER
 ARE THE RECORD OWNERS OF A 5.887 ACRE TRACT BEING THAT CERTAIN TRACT DESCRIBED IN DOC. #2016-13840 OF THE OFFICIAL PUBLIC RECORDS OF SAID JOHNSON COUNTY, TEXAS

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT MICHAEL L. BROWN AND DEE ANNE BROWN, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MIKE DEE BROWN ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STRIP, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREOF.
 (NAME OF OWNER) DATE 8 / 12 / 21
 (NAME OF OWNER) DATE 8 / 12 / 21

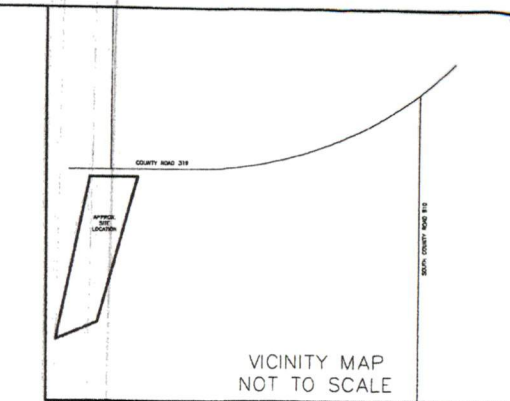
THE STATE OF TEXAS
 COUNTY OF JOHNSON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL L. BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF August 2021.
 Julie Edmiston
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 1-22-2024

JULIE EDMISTON
 Notary Public, State of Texas
 Notary ID 13060829-0
 My Commission Exp. 01-22-2024

THE STATE OF TEXAS
 COUNTY OF JOHNSON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEE ANNE BROWN, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF August 2021.
 Julie Edmiston
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 1-22-2024

JULIE EDMISTON
 Notary Public, State of Texas
 Notary ID 13060829-0
 My Commission Exp. 01-22-2024

STATE OF TEXAS
 COUNTY OF JOHNSON
 APPROVED BY: _____
 THIS THE _____ DAY OF _____ 2021.
 COUNTY JUDGE _____
 PLAT RECORDED IN: _____
 INSTRUMENT NO. _____ SLOPE _____
 DATE _____
 COUNTY CLERK JOHNSON COUNTY, TEXAS
 COUNTY CLERK JOHNSON COUNTY, TEXAS



FINAL PLAT SHOWING
 LOT 1, BLOCK 1,
 MIKE DEE BROWN ADDITION
 A SUBDIVISION OF 5.982 ACRES OF LAND
 OUT OF THE SETH MORRIS SURVEY,
 ABSTRACT NO. 536 IN JOHNSON
 COUNTY, TEXAS

CTLS
 Cross Texas Land Services, Inc.
 7339 BESTLAND DRIVE WEST, TEXAS 75141
 972-461-2878
 TX TSM REC #100048-00
 www.cross-texas-land-services.com

