

JOHNSON COUNTY COMMISSIONERS COURT

DEC 13 2021



Becky Ivey, County Clerk
Johnson County Texas

By ma 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 #2021-99

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 **100 Acre Wood Addition**, Lots 1-12, Block 1, in 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 13th day of December 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

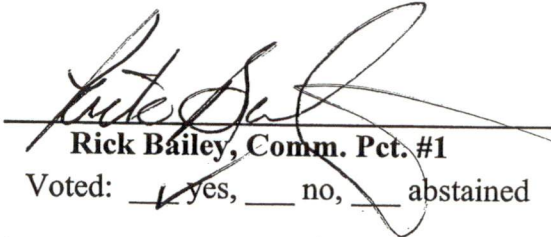
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **100 Acre Wood Addition**, Lots 1-12, Block 1, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 13TH DAY OF DECEMBER, 2021.



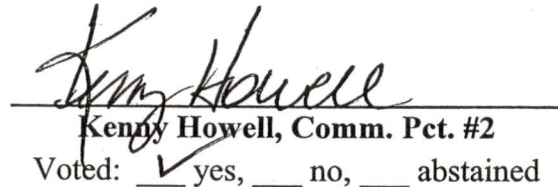
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



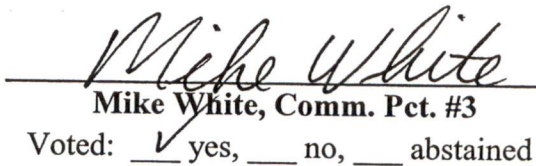
Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



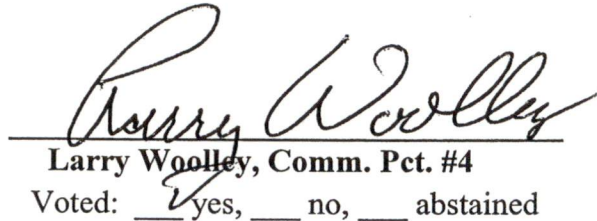
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



Mike White, Comm. Pct. #3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

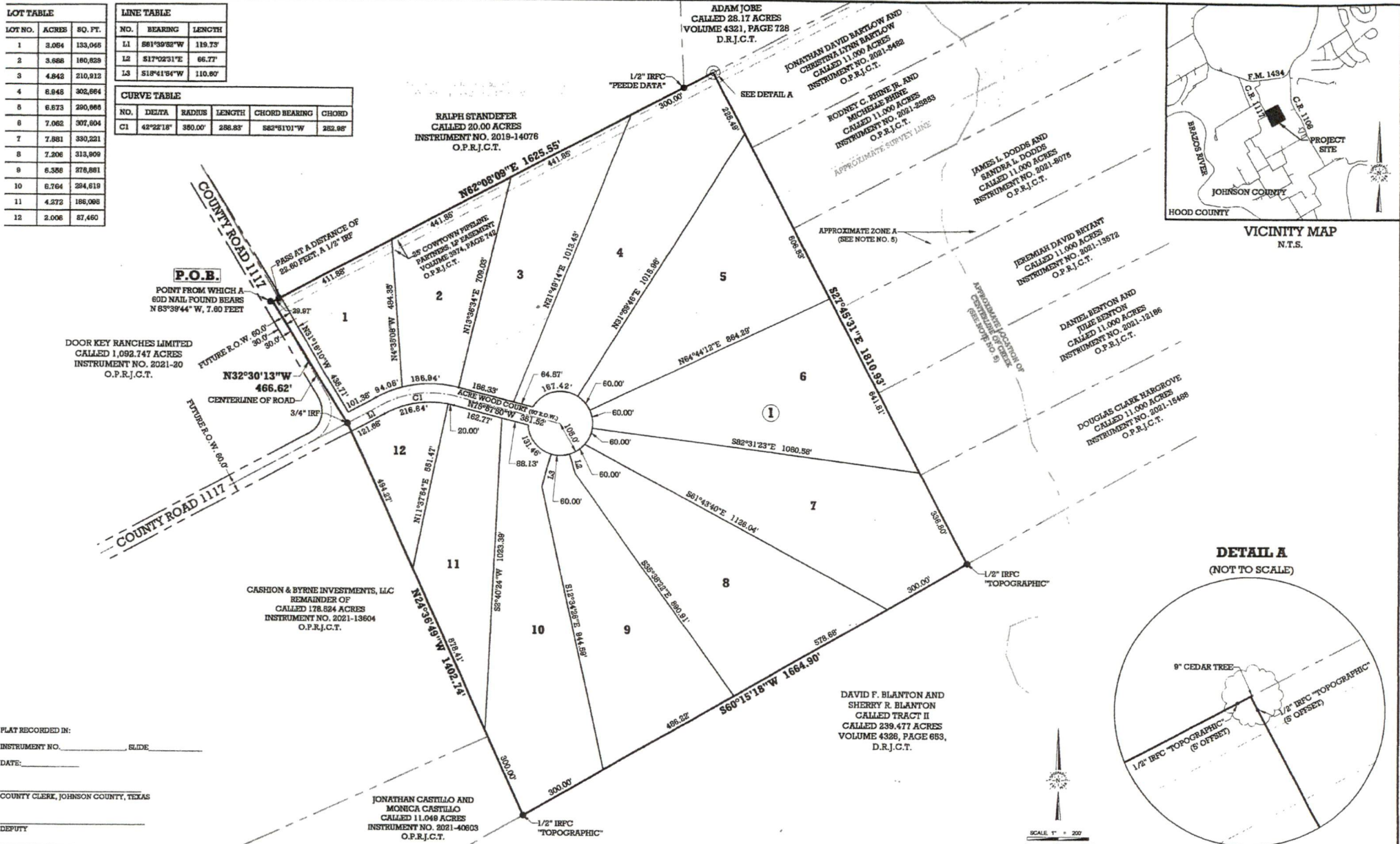
ATTEST: 
Becky Ivey, County Clerk



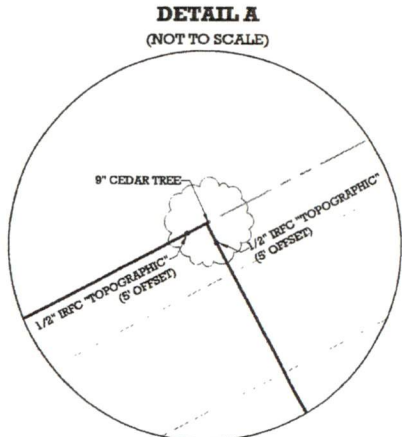
LOT NO.	ACRES	SQ. FT.
1	2.064	133,046
2	3.688	180,828
3	4.842	210,812
4	6.848	302,864
5	6.673	290,868
6	7.062	307,804
7	7.881	330,221
8	7.206	313,909
9	6.388	278,881
10	6.764	294,619
11	4.272	186,068
12	2.006	87,460

NO.	BEARING	LENGTH
L1	S81°39'08"W	119.73'
L2	S17°02'31"E	66.77'
L3	S18°41'04"W	110.80'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	42°22'18"	380.00'	288.83'	S82°51'01"W	262.98'



VICINITY MAP
N.T.S.



PLAT RECORDED IN:
INSTRUMENT NO. _____ SLIDE _____
DATE: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>● MONUMENT FOUND (AS NOTED)</p> <p>⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>① BLOCK DESIGNATION</p>	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.D.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>IRF = IRON ROD FOUND</p> <p>IRFC = IRON ROD FOUND WITH CAP (AS NOTED)</p>	<p>MORGAN ACRES, LLC PO BOX 1476 CLEBURNE, TX 76033 CONTACT: KATIE SIMMERMAN-MORGAN (882) 459-2227</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, STE. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>FILE: FP_BBC_GOATNECK_20211116</p> <p>REVISION</p> <p>DRAFT: FCN</p> <p>CHECK: SED</p> <p>SHEET: 1 OF 2</p> <p>DATE: 11/30/2021</p> <p>0</p>

LOT 1-12, BLOCK 1
100 ACRE WOOD ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
68.365 ACRES LOCATED IN THE
JOHN GEIGER SURVEY, ABSTRACT NO. 306
BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS MORGAN ACRES, LLC IS THE OWNER OF A TRACT OF LAND IN THE BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074 AND THE JOHN GEIGER SURVEY, ABSTRACT NO. 306, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 68.365 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MORGAN ACRES, LLC AS RECORDED IN INSTRUMENT NO. 2021-3822 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 68.365 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 1,092.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-80, O.P.R.J.C.T. SAME BEING IN COUNTY ROAD 1117 FROM WHICH A 60D NAIL FOUND BEARS NORTH 83°49'44" WEST, A DISTANCE OF 7.60 FEET;

THENCE NORTH 62°06'09" EAST, WITH THE NORTH LINE OF SAID 68.365 ACRE TRACT, PASSING AT A DISTANCE OF 23.60 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-14076, CONTINUING WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 28.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 4321, PAGE 728 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT A DISTANCE OF 1620.55 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE) AND CONTINUING FOR A TOTAL DISTANCE OF 1628.58 FEET TO A 9" CEDAR TREE FOR THE NORTHEAST CORNER OF SAID 68.365 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5488, O.P.R.J.C.T.;

THENCE SOUTH 27°46'31" EAST, WITH THE EAST LINE OF SAID 68.365 ACRE TRACT AND THE WEST LINE OF THE SAID 11,000 ACRE TRACT (INSTRUMENT NO. 2021-5488), PASSING AT A DISTANCE OF 5.00 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE), CONTINUING WITH SAID WEST LINE OF 11,000 ACRE TRACT (INSTRUMENT NO. 2021-5488), TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5883, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8075, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-13572, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-12186, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-18488, O.P.R.J.C.T., FOR A TOTAL DISTANCE OF 1810.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.365 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 11,000 ACRE TRACT (INSTRUMENT NO. 2021-18488), SAME BEING ON THE NORTH LINE OF A CALLED 238.477 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN VOLUME 4328, PAGE 853, D.R.J.C.T.;

THENCE SOUTH 60°18'16" WEST, WITH SAID SOUTH LINE OF 68.365 ACRE TRACT AND SAID NORTH LINE OF 238.477 ACRE TRACT, A DISTANCE OF 1664.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.365 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 11,049 ACRE TRACT DESCRIBED IN A DEED TO JOHANNES CASTILLO AND MONICA CASTILLO, AS RECORDED IN INSTRUMENT NO. 2021-40903, O.P.R.J.C.T.;

THENCE NORTH 24°36'49" WEST, WITH THE WEST LINE OF SAID 68.365 ACRE TRACT, A DISTANCE OF 1402.74 FEET TO A 3/4" IRON ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 68.365 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1,092.747 ACRE TRACT, ALSO LOCATED IN A BEAD OF COUNTY ROAD 1117;

THENCE NORTH 32°30'13" WEST, WITH THE WEST LINE OF SAID 68.365 ACRE TRACT AND SAID EAST LINE OF 1,092.747 ACRE TRACT, GENERALLY ALONG COUNTY ROAD 1117, A DISTANCE OF 486.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.365 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT Katie Morgan, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-12, BLOCK 1, 100 ACRE WOOD ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: Katie Morgan DATE: 12-2-21

NAME: Katie Morgan et Morgan Acres, LLC

TITLE: managing member

SWORN AND SUBSCRIBED BEFORE ME BY Katie Morgan

THIS THE 2 DAY OF December, 2021.

Jillie Alonson
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10-22-2024

Notary cover up for plat

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH DATUM 83. ALL DISTANCES, AGREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A CORRECTED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL RIGHT UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4881C0400, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X"
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

PLAT NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY 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 APPROVAL.

PRIVATE SEWAGE FACILITY:

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE 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 SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT HIS OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSURE 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 STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PLAN NO. 48281C0400-1, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NIP". 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 STREAMS, CREEKS, LOW AREAS, DRAINAGE STRUCTURES OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

DUTIES OF DEVELOPER/PROPERTY OWNER:

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR PERSON, ENTITY OR TRADER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS. UPON 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 FROM APPROVED FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

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, OTHER ANY OF THE EASEMENTS WHICH IN ANY WAY ENLARGED OR INTERFERE WITH JOHNSON COUNTY, SHALL HAVE THE RIGHT TO FILE, AND ANY PUBLIC UTILITY INCLUDING ANY OF THE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, AND FROM SAID EASEMENTS FOR THE USE OF CONSTRUCTION, RECONSTRUCTION, OR OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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

UTILITY EASEMENT:
18' FROM LOT LINE IN FRONT
10' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES

BUILDING LINES:
50' FROM LOT LINE (STATE HWY & F.M.)
28' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)
16' FROM LOT LINE ON REAR
10' FROM LOT LINE ON SIDES

WATER:
PRIVATE INDIVIDUAL WELL SYSTEM
SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS
ELECTRIC:
UNITED CO-OPERATIVE SERVICES 817-782-8316

FILING A PLAT:

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, 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 SUBDIVISIONS DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REFLECT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD 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.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REFLECT 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 AN EXPRESS ORDER 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.

FILED RECORDED IN:
INSTRUMENT NO. _____, SLIDE _____
DATE: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY

OWNER
MORGAN ACRES, LLC
PO BOX 1476
CLEBURNE, TX 76033
CONTACT: KATIE SIMMERMAN-MORGAN
(682) 488-2227

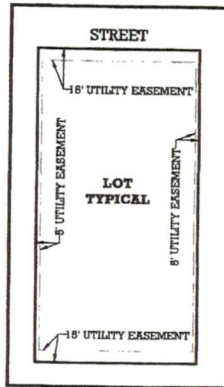
SURVEYOR

1400 EVERMAN PARKWAY, SUITE 146 - FT. WORTH, TEXAS 76140
TELEPHONE (817) 342-2121 - FAX (817) 342-7464
TEXAS FIRM REGISTRATION NO. 10362004
WWW.TOPOGRAFIC.COM

FINAL PLAT
LOT 1-12, BLOCK 1
100 ACRE WOOD ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
68.365 ACRES LOCATED IN THE
JOHN GEIGER SURVEY, ABSTRACT NO. 306
BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074

FILE: FP_BBC_GOATNECK_20211116
REVISION
DRAFT: FCN
CHECK: SED
SHEET: 2 OF 2
DATE: 11/30/2021
0

TYPICAL LOT DETAIL EASEMENTS (N.T.S.)



TYPICAL LOT DETAIL BUILDING LINES (N.T.S.)

