

JOHNSON COUNTY COMMISSIONERS COURT

DEC 27 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 #2021-105

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 **JL Hard Properties Estates**, Lot 1 and Lot 2, Block 1, 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 27th 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 **JL Hard Properties Estates**, Lot 1 and Lot 2, Block 1, 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 27TH DAY OF DECEMBER, 2021.

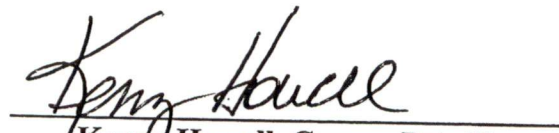


Roger Harmon, Johnson County Judge

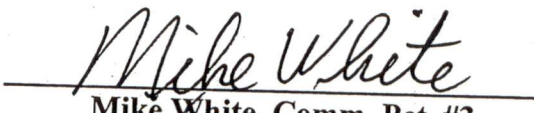
Voted: yes, ___ no, ___ abstained



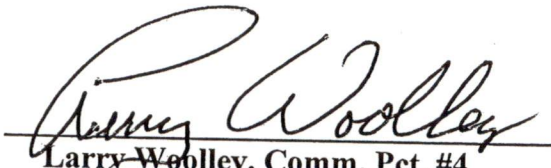
Rick Bailey, Comm. Pct. #1
Voted: ___ yes, no, ___ abstained



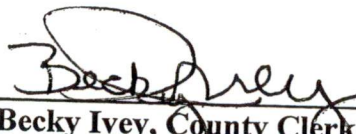
Kenny Howell, Comm. Pct. #2
Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. #3
Voted: yes, ___ no, ___ abstained



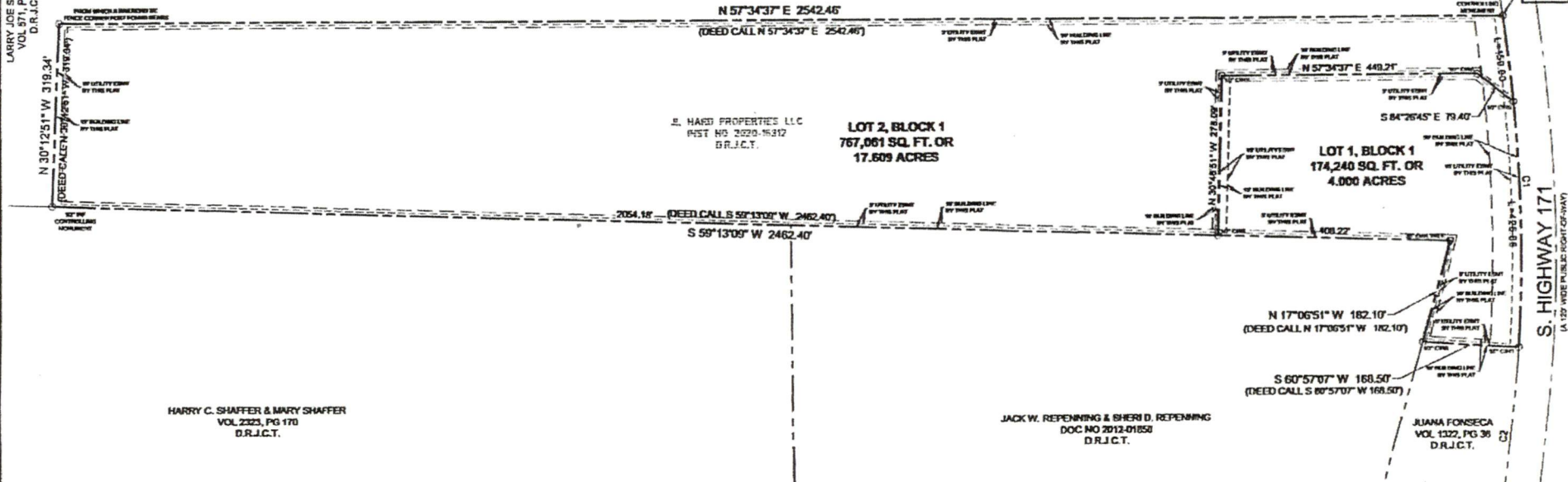
Larry Woolley, Comm. Pct. #4
Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



LARRY JOE SANDERS
VOL 571, PG 118
D.R.J.C.T.

LARRY JOE SANDERS
VOL 571, PG 118
D.R.J.C.T.



J. HARD PROPERTIES LLC
POST NO 2020-15312
D.R.J.C.T.

LOT 2, BLOCK 1
767,061 SQ. FT. OR
17.609 ACRES

LOT 1, BLOCK 1
174,240 SQ. FT. OR
4.000 ACRES

HARRY C. SHAFFER & MARY SHAFFER
VOL 2323, PG 170
D.R.J.C.T.

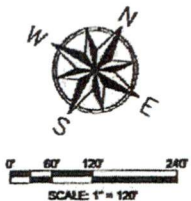
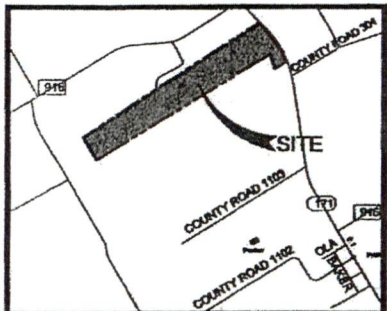
JACK W. REPENNING & SHERI D. REPENNING
DOC NO 2012-01850
D.R.J.C.T.

JUANA FONSECA
VOL 1322, PG 36
D.R.J.C.T.

JOHN MC CORD
VOL 4484, PG 829
D.R.J.C.T.

CURVE TABLE					DEED CALL CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°47'04"	2804.79'	576.88'	S35°05'09"E	575.86'	C1	11°47'04"	2804.79'	576.88'	S35°05'09"E	575.86'
C2	6°25'45"	2804.79'	314.73'	N25°58'44"W	314.58'	C2	6°04'20"	2889.88'	314.73'	N27°15'03"W	314.58'
C3	7°45'17"	2985.81'	404.12'	N18°59'18"W	403.81'	C3	7°29'50"	2898.58'	388.58'	N20°27'49"W	388.30'

VICINITY MAP
NTS



FINAL PLAT
JL HARD PROPERTIES ESTATES
LOT 1 & LOT 2, BLOCK 1
BEING A
21.609 ACRES
SITUATED IN
RALPH TANDY SURVEY, ABSTRACT NO. 824
JOHNSON COUNTY, TEXAS
NOVEMBER 23, 2021

OWNER
J. HARD PROPERTIES, LLC
ATT: JOHN HARDEE
1519 W KILPATRICK STREET
CLEBURNE, TEXAS 76033
PHONE NUMBER: 817-818-6975
EMAIL: jhardee@hardnet1.com

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BLUESTAR SURVEYING
FIRM NUMBER 10147200
1519 W KILPATRICK STREET
CLEBURNE, TEXAS 76033
817-659-9806
WWW.BLUESTARSURVEYING.COM
JN 20-012-P SHEET 1 OF 2 DATE: 11/23/21

OWNER'S CERTIFICATE

WHEREAS JL Hard Properties, LLC, is the sole owner's of a tract of land situated in the RALPH TANDY SURVEY, ABSTRACT NO. 824, being that certain tract of land described in a deed to Linda J. Howard, recorded in Volume 2576, Page 264, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of Howard tract, and a tract of land described in a deed to Lary Joe Sanders, recorded in Volume 571, Page 116, Deed Records, Johnson County, Texas, said point being in the westerly right-of-way line of State Highway No 171 (a 120 foot wide public right-of-way), said point being in a curve to the right having a radius of 2804.00 feet, a delta angle of 11°47'04";

THENCE, along the easterly line of said Howard tract, along the westerly right-of-way line of said State Highway 171, and along said curve to the right an arc distance of 576.86 feet, a chord bearing and distance of S 35°05'00" E, 575.86 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Howard tract, and a tract of land described in a deed to Juana Fonseca, recorded in Volume 1322, Page 36, Deed Records, Johnson County, Texas;

THENCE S 60°57'07" W, along the common line of said Howard tract, and said Fonseca tract, a distance of 168.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Howard tract, and said Fonseca tract, and being in the easterly line of a tract of land described in a deed to Jack W. Reppening and Sheri D. Reppening, recorded in Document Number 2012-01650, Deed Records, Johnson County, Texas;

THENCE N 17°06'51" W, along the common line of said Howard tract, and said Reppening tract, a distance of 182.10 feet to a 36 inch oak tree found for the common corner of said Howard tract, and said Reppening tract;

THENCE S 89°13'06" W, along the common line of said Howard tract, and said Reppening tract, passing the common corner of said Howard tract, and a tract of land described in a deed to Mary C. Shaffer and Mary Shaffer, recorded in Volume 2323, Page 170, Deed Records, Johnson County, Texas, and crossing a total distance of 2462.40 feet to a 1/2 inch iron rod found for the common corner of said Howard tract, and said Sanders tract;

THENCE N 30°12'51" W, along the common line of said Howard tract, and said Sanders tract, a distance of 319.34 feet to a point for corner, from which a railroad tie fence corner post found bears S 48°30'07" E, 0.91 feet;

THENCE N 57°34'37" E, along the common line of said Howard tract, and said Sanders tract, a distance of 2542.46 feet to the POINT OF BEGINNING and containing 941,301 square feet or 21.609 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JL Hard Properties, LLC, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as JL HARD PROPERTIES ESTATES, LOT 1, AND LOT 2, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS OUR HAND, this the 15th day of December, 2021

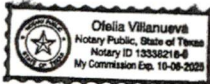
By: [Signature] AUTHORIZED AGENT FOR JL HARD PROPERTIES, LLC

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared John Hardoe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day of December, 2021

[Signature] Notary Public and for the State of Texas My Commission expires: 10/08/2025



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, November 23, 2021. The subdivision boundary corners are marked with iron pins as noted.

Signature: [Signature] Date: 12/14/2021



GENERAL NOTES:

This subdivision or any part thereof is not located within the E.T.J. of any city or town.

The proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Parker Water Supply 617-373-2088 Electricity: United Co-Op 617-688-4000 Sewer: Private Individual Septic Systems.

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 release the owner of the property from complying with County, State and Federal regulations. Private Sewerage Facilities, although approved as meeting minimum standards, must be operated by the owner of the owner's expense if normal operation of the facility results in objectionable odors, if necessary conditions are created or if the facility when used does not comply with governmental regulations.

A properly designed and connected private sewerage facility system, installed in 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.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 482510032SL, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be flood plain).

The above referenced FEMA flood insurance rate map is for use in substantiating the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by sewers, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface 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 floodway is prohibited.

The existing creeks or drainage channels flowing along or across this addition will remain an open channels and will be maintained by the individual owners of the lot or lots that are traversed 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 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, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner

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 jurisdictions 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 any adjacent or non-adjacent property owner or person, inputs or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, ditches 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.

Johnson County is relying upon 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.

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, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, jacking, 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.

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 a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or right 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 in Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicating 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.

OWNER: JL HARD PROPERTIES, LLC ATT: JOHN HARDOE 1519 W KILPATRICK STREET CLEBURNE, TEXAS 76033 PHONE NUMBER: 617-619-6975 EMAIL: jhardoe@hardoe1.com

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BLUESTAR SURVEYING logo and contact information: FIRM NUMBER 10147300, 1010 GRAND AVENUE, SUITE 100, CLEBURNE, TEXAS 76033, 817-655-9206, WWW.BLUESTARSURVEYING.COM

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83), NAD83 (COORDS).
2. THE FLOOD WAY DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL, MAP NUMBER 482510032SL, REVISED DATE OF DECEMBER 04, 2012. THE 100 YEAR FLOOD PLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN BASED ON INFORMATION STATED ABOVE.
3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
4. TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION HAS ISSUED A PERMIT TO CONSTRUCT ACCESS DRIVEWAY FACILITIES IN HIGHWAY RIGHT-OF-WAY ADJUTING STATE HIGHWAY NO 171, PERMIT NUMBER PDR-127-70-2020

NOTES:

Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State 30' ROW from center of County Road or results in a Subdivision.
Liability Easement: 15' from lot line in front and back; 5' from lot line on the sides.
Building Lines: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads) 10' from lot line on sides 15' from lot line on rear

Plat Recorded in

Instrument #

Slide,

Date

County Clerk, Johnson County, Texas

Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

DAY OF, 20

County JUDGE

FINAL PLAT JL HARD PROPERTIES ESTATES LOT 1 & LOT 2, BLOCK 1 BEING A 21.609 ACRES SITUATED IN RALPH TANDY SURVEY, ABSTRACT NO. 824 JOHNSON COUNTY, TEXAS NOVEMBER 23, 2021

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