

JAN 24 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon TODAY'S DATE: 01/14/2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 01/24/2022

SPECIFIC AGENDA WORDING: Consideration of Grant of Easement by Cashion & Byrne Investments, LLC to Johnson County for the purpose of a Public Roadway into the 100 Acre Wood Addition, in Precinct #1- Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes ACTION ITEM: X
 WORKSHOP _____
 (Anticipated number of minutes needed to discuss item) CONSENT: _____
 EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: X IT DEPARTMENT: _____
 AUDITOR: _____ PURCHASING DEPARTMENT: _____
 PERSONNEL: _____ PUBLIC WORKS: X
 BUDGET COORDINATOR: _____ OTHER: _____

*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

GRANT OF EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF JOHNSON §

THAT Tony Cashion, Governing Person of Cashion & Byrne Investments, LLC, whose mailing address is 406 Valley View Ct., Rio Vista, Texas 76093, hereinafter called Grantors for and in consideration of the County of Johnson, State of Texas, a political subdivision of the State of Texas, hereinafter called Grantee, constructing and maintaining a road and right-of-way do hereby grant unto the County of Johnson, its successors and/or assigns, a perpetual easement and right-of-way for public ingress and egress and the free and uninterrupted use, liberty and privilege of passing in, over and along that certain easement or right-of-way, more particularly described as:

A tract of land situated in the Bradford Jenkins Survey, Abstract No. 1074, Johnson County, Texas and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Grantors for the consideration do hereby grant unto Grantee the property for a perpetual easement or right-of-way TO HAVE AND TO HOLD the same unto said County of Johnson, State of Texas, a political subdivision of the State of Texas, its successors and/or assigns, together with the right to grade, gravel, pave, and otherwise maintain and improve said easement or right-of-way as a road, and with free ingress, egress and regress for the purpose of constructing and reconstructing and perpetually maintaining a roadway thereon and any drainage ditches adjacent and necessary thereto for water drainage to and for the said County of Johnson, State of Texas, its successors and/or assigns.

When the context requires, singular nouns and pronouns include the plural.

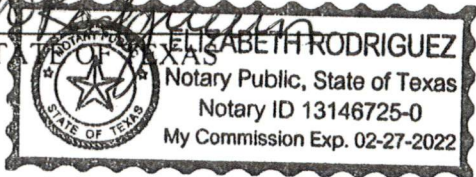
EXECUTED the 9th day of December, 2021.

Tony Cashion

Tony Cashion
Governing Person, Cashion & Byrne Investments, LLC
406 Valley View Ct.
Rio Vista, Texas 76093

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 9th day of December, 2021, by Tony Cashion acting as a Governing Person for Cashion & Byrne Investments, LLC.

Elizabeth Rodriguez
NOTARY PUBLIC, STATE OF TEXAS
ELIZABETH RODRIGUEZ
Notary Public, State of Texas
Notary ID 13146725-0
My Commission Exp. 02-27-2022

ACCEPTED:

JOHNSON COUNTY, TEXAS

Roger Harmon

Roger Harmon
County Judge
Johnson County, Texas

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 24 day of January, 2021, by Roger Harmon, County Judge of Johnson County, Texas.



Paula Reid
NOTARY PUBLIC, STATE OF TEXAS

GRANT OF EASEMENT OF 117

After recording return to:

Attn: Roger Harmon
County Judge, Johnson County
Johnson County Courthouse
2 North Main Street
Cleburne, Texas 76033

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 178.524 ACRE TRACT DESCRIBED IN A DEED TO CASHION & BYRNE INVESTMENTS, LLC, AS RECORDED IN INSTRUMENT NO. 2021-13604 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.);

BEGINNING AT A 3/4" IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF A CALLED 68.365 ACRE TRACT DESCRIBED IN A DEED TO MORGAN ACRES, LLC AS RECORDED IN INSTRUMENT NO. 2021-32622, O.P.R.J.C.T. ALSO AN INSIDE ELL CORNER OF SAID 178.524 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 178.524 ACRE TRACT BEARS SOUTH 61°39'52" WEST, A DISTANCE 1,315.34 FEET;

THENCE SOUTH 24°36'49" EAST, WITH SAID WEST LINE OF 68.365 ACRE, A DISTANCE OF 30.06 FEET TO A 1/2" IRON ROD SET FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" RECOVERED FOR THE SOUTHWEST CORNER OF SAID 68.365 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 11.049 ACRE TRACT DESCRIBED IN A DEED TO JONATHAN CASTILLO AND MONICA CASTILLO, AS RECORDED IN INSTRUMENT NO. 2021-40603, O.P.R.J.C.T. BEARS SOUTH 24°36'49" EAST, A DISTANCE OF 1372.68 FEET;

THENCE OVER AND ACROSS SAID 178.524 ACRE TRACT THE FOLLOWING:

SOUTH 70°53'30" WEST, A DISTANCE OF 100.64 FEET TO A POINT ON A FENCE LINE IN THE SOUTH MARGIN OF SAID COUNTY ROAD 1117;

NORTH 59°58'50" EAST, WITH SAID FENCE LINE, A DISTANCE OF 58.33 FEET TO A FENCE CORNER POST;

NORTH 9°41'08" EAST, WITH SAID FENCE LINE, A DISTANCE OF 15.42 FEET TO A POINT ON THE WESTERNMOST NORTH LINE OF SAID 178.524 ACRE TRACT FROM WHICH SAID 1/2" IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 178.524 ACRE TRACT BEARS SOUTH 61°39'52" WEST, A DISTANCE OF 1281.85 FEET;

THENCE NORTH 61°39'52" EAST, WITH SAID NORTH LINE OF 178.524 ACRE TRACT, A DISTANCE OF 33.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.032 OF AN ACRE (1,392 SQUARE FEET) OF LAND.

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 14, 2021.


FORREST C. NANCE, R.P.L.S. NO. 6809



**PUBLIC ROADWAY EASEMENT
COUNTY ROAD NO. 1117
BRADFORD JENKINS SURVEY
ABSTRACT NO. 1074
JOHNSON COUNTY, TEXAS**

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1883. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1400 EVERMAN PARKWAY, Ste. 145 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

DATE: 12/07/2021 DRAWN BY: FCN

FILE: EX_BBC_MORGAN ACRES_20211202 SHEET: 1 OF 1

S:\CIVIL\BENCHMARK, BUILDING, AND CONSTRUCTION\LOGIC\SURVEY_CRT\117_COATNECK_TRACT_DESIGN_SVCSURVEY\ORIGINAL PRODUCTS\EXH_BBC_MORGAN ACRES_20211202.BWG 12/7/2021 2:24:16 PM 6/20/22

LOT NO	ACRES	SQ. FT.
1	3.054	133,046
2	3.888	169,629
3	4.842	210,912
4	6.946	302,864
5	6.673	290,968
6	7.062	307,604
7	7.881	350,321
8	7.206	313,909
9	5.386	236,881
10	5.764	254,619
11	4.272	186,098
12	2.008	87,460

LINE NO.	BEARING	LENGTH
L1	S81°39'52"W	119.73'
L2	S17°08'31"E	68.77'
L3	S19°41'54"W	110.80'

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	42°22'18"	380.00'	258.83'	S82°51'01"W	282.98'	

RALPH STANDEFER
CALLED 20.00 ACRES
INSTRUMENT NO. 2019-14076
O.P.R.J.C.T.

ADAM JOBE
CALLED 28.17 ACRES
VOLUME 4321, PAGE 728
D.R.J.C.T.

JONATHAN DAVID BARTLOW AND
CHRISTINA LYNN BARTLOW
CALLED 11.900 ACRES
INSTRUMENT NO. 2021-5486
O.P.R.J.C.T.

RODNEY C. RHINE JR. AND
MICHELLE RHINE
CALLED 11.600 ACRES
INSTRUMENT NO. 2021-28853
O.P.R.J.C.T.

JAMES L. DODDS AND
SANDRA L. DODDS
CALLED 11.600 ACRES
INSTRUMENT NO. 2021-8075
O.P.R.J.C.T.

JEREMIAH DAVID BRYANT
CALLED 11.600 ACRES
INSTRUMENT NO. 2021-19572
O.P.R.J.C.T.

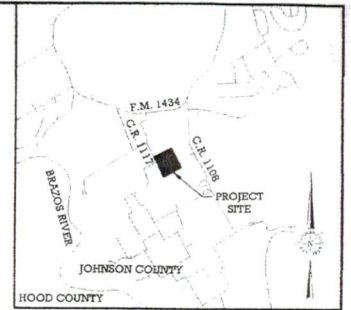
DANIEL BENTON AND
JULIE BENTON
CALLED 11.600 ACRES
INSTRUMENT NO. 2021-12186
O.P.R.J.C.T.

DOUGLAS CLARE HARGROVE
CALLED 11.600 ACRES
INSTRUMENT NO. 2021-15488
O.P.R.J.C.T.

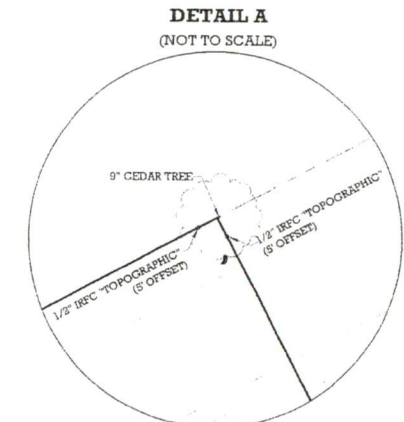
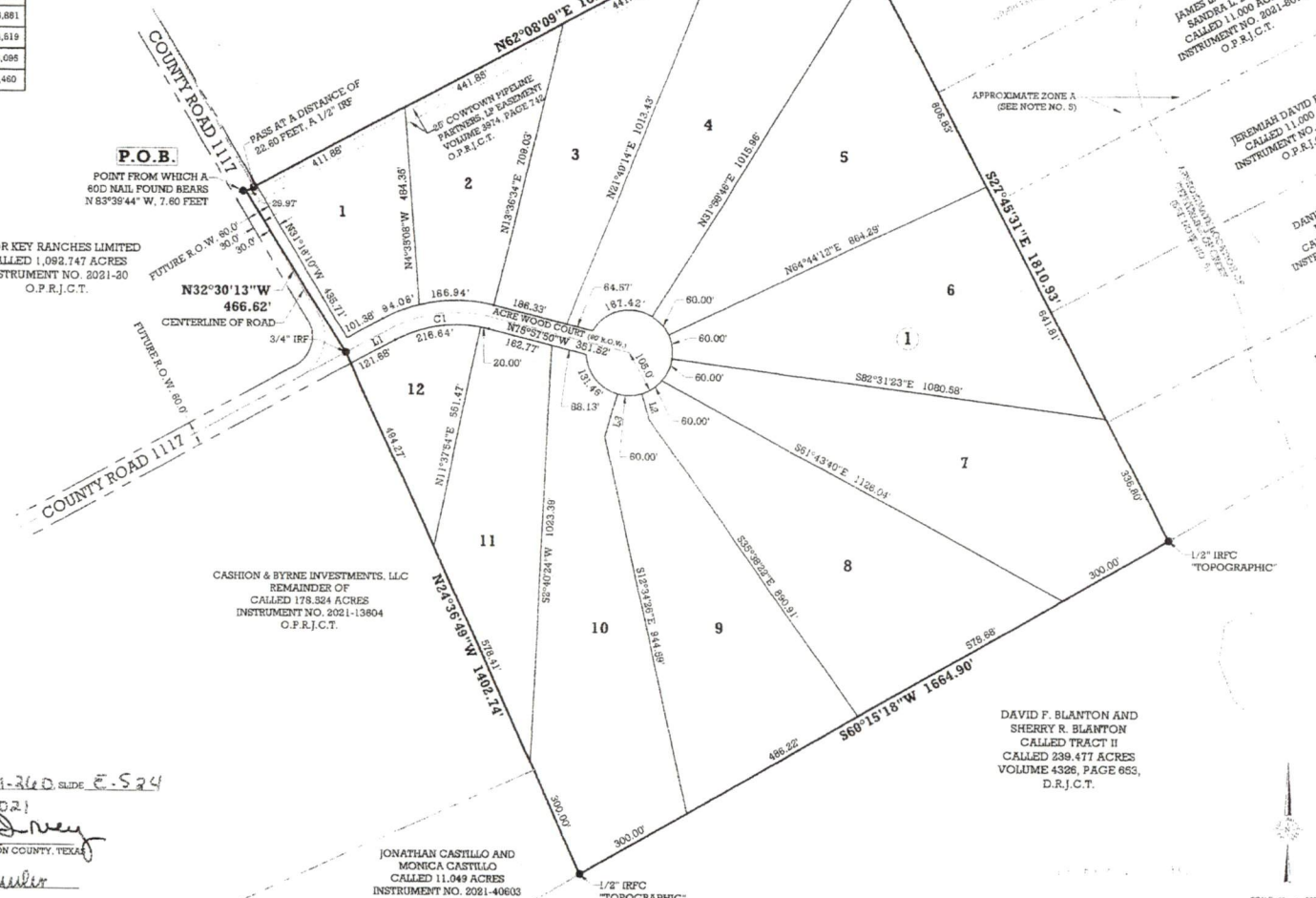
DAVID F. BLANTON AND
SHERRY R. BLANTON
CALLED TRACT II
CALLED 238.477 ACRES
VOLUME 4326, PAGE 653,
D.R.J.C.T.

JONATHAN CASTILLO AND
MONICA CASTILLO
CALLED 11.049 ACRES
INSTRUMENT NO. 2021-40603
O.P.R.J.C.T.

CASHION & BYRNE INVESTMENTS, LLC
REMAINDER OF
CALLED 178.824 ACRES
INSTRUMENT NO. 2021-13804
O.P.R.J.C.T.



VICINITY MAP
N.T.S.



PLAT RECORDED IN:
INSTRUMENT NO. 2021-260, SLIDE E-524
DATE: 12-15-2021
Betsy J. Drey
COUNTY CLERK, JOHNSON COUNTY, TEXAS
Ruthie Ahlander
DEPUTY

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINING 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 1103 EVERMAN PARKWAY, 3RD FLOOR, NORTH TEXAS 76142 TELEPHONE: (817) 744-7212 • FAX: (817) 744-7566 TEXAS PLAT REGISTRATION NO. 12042504 WWW.TOPOGRAPHIC.COM</p>	<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</p> <p>FILE: FP_BBC_GOATNECK_20211116</p> <p>DRAFT: FCN</p> <p>SHEET: 1 OF 2</p> <p>REVISION</p> <p>CHECK: SED</p> <p>DATE: 11/30/2021</p> <p>0</p>

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. 309, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 68.366 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MORGAN ACRES, LLC AS RECORDED IN INSTRUMENT NO. 2021-28222 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 68.366 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 1,092.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-20, O.P.R.J.C.T. SAME BEING IN COUNTY ROAD 1117 FROM WHICH A 600 NAIL FOUND BEARS NORTH 83°39'44" WEST, A DISTANCE OF 7.60 FEET;

THENCE NORTH 62°08'00" EAST, WITH THE NORTH LINE OF SAID 68.366 ACRE TRACT, PASSING AT A DISTANCE OF 22.60 FEET A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-14079, CONTINUING WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 29.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 4321, PAGE 729 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT A DISTANCE OF 1626.55 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE) AND CONTINUING FOR A TOTAL DISTANCE OF 1625.95 FEET TO A 9" CEDAR TREE FOR THE NORTHEAST CORNER OF SAID 68.366 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5482, O.P.R.J.C.T.;

THENCE SOUTH 27°45'31" EAST, WITH THE EAST LINE OF SAID 68.366 ACRE TRACT AND THE WEST LINE OF THE SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-5482), 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. 2021-5482), TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-25853, 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. 2021-13575, 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. 2021-12196, 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. 2021-15448, 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 68.366 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-15448), SAME BEING ON THE NORTH LINE OF A CALLED 239.477 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN VOLUME 4226, PAGE 683, D.R.J.C.T.;

THENCE SOUTH 60°15'18" WEST, WITH SAID SOUTH LINE OF 68.366 ACRE TRACT AND SAID NORTH LINE OF 239.477 ACRE TRACT, A DISTANCE OF 1064.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.366 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 11.048 ACRE TRACT DESCRIBED IN A DEED TO JONATHAN CASTILLO AND MONICA CASTILLO, AS RECORDED IN INSTRUMENT NO. 2021-40603, O.P.R.J.C.T.;

THENCE NORTH 24°38'45" WEST, WITH THE WEST LINE OF SAID 68.366 ACRE TRACT, A DISTANCE OF 1462.74 FEET TO A 3/4" IRON ROD FOUND ON AN ANGLE POINT ON SAID WEST LINE OF 68.366 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1,092.747 ACRE TRACT ALSO LOCATED IN A DEED OF COUNTY ROAD 1117;

THENCE NORTH 35°30'13" WEST, WITH THE WEST LINE OF SAID 68.366 ACRE TRACT AND SAID EAST LINE OF 1,092.747 ACRE TRACT, GENERALLY ALONG COUNTY ROAD 1117, A DISTANCE OF 468.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.366 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, 180 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 of Morgan Acres, LLC

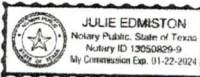
TITLE: managing member

SWORN AND SUBSCRIBED BEFORE ME BY Katie Morgan

THIS THE 2 DAY OF December, 2021.

Julie Edmiston

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



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THE FOREGOING REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 14, 2021.

Forrest C. Nance

FORREST C. NANCE, R.P.L.S. NO. 6809

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 AMERICAN DATUM 1983. ALL DISTANCES, ACRES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED 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 SUCH 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 48251C0409, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE 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 OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE SURVEYOR 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 THE OWNER'S EXPENSE IF VISUAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN 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 SEWAGE FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMITMENT PANEL NO. 48251C-0409-1, 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 "NFIP". 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 COMBINED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS DRAINAGE SYSTEMS OR OTHER SURFACES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADRESSED AS PART OF THE "NFIP".
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 LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS 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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTAYED 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 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 EFFICACY 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, 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.

NIGHT 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 ON FRONT
15' FROM LOT LINE ON BACK
5' FROM LOT LINE ON SIDES

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

WATER:

PRIVATE INDIVIDUAL WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 517-782-8218

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 SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR'S CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT 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 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.

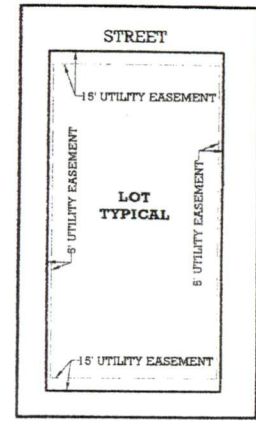
FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

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 OFFICES 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.

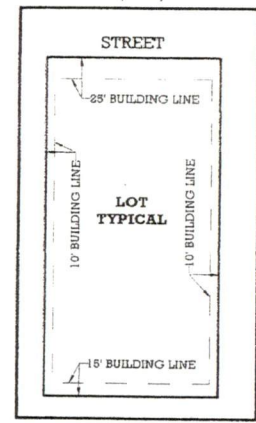
PLAT RECORDED IN:
INSTRUMENT NO. 2021-2610 SLIDE E-575
DATE 12-15-2021

Becky Diney
COUNTY CLERK, JOHNSON COUNTY, TEXAS
Guanita Wheeler
DEPUTY

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



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



APPROVED BY JOHNSON COUNTY COMMISSIONERS
COURT ON THE 12 DAY OF December, 2021.
Roger Stinson
COUNTY JUDGE

OWNER
MORGAN ACRES, LLC
PO BOX 1476
CLEBURNE, TX 76033
CONTACT: KATIE SUMMERMAN-MORGAN
(882) 498-2227

SURVEYOR
TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, SUITE 140, FT. WORTH, TEXAS 76140
TELEPHONE: (817) 462-7171 | FAX: (817) 462-7540
WWW.TOPOGPHIC.COM

FINAL PLAT
LOT 1-12, BLOCK 1
100 ACRE WOOD ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
68.366 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 3 DATE: 11/30/2021 0