

JOHNSON COUNTY COMMISSIONERS COURT



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 #2022-14

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 _____ and seconded by Commissioner _____ that stated: "I make the motion to approve for filing purposes only, a Plat of **Schram Addition**, Phase 1, Lots 1, 2, 3 & 4, Block 1, and Lot 1, Block 2, and Future Phase 2, in 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 14th day of March 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Schram Addition**, Phase 1, Lots 1, 2, 3 & 4, Block 1, and Lot 1, Block 2, and Future Phase 2, in 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 14TH DAY OF MARCH 2022.

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 IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN
2. THE PROPOSED LOTS FOR THIS PLAT ARE SINGLE-FAMILY RESIDENTIAL
3. UTILITY PROVISIONS
4. FLOOD STATEMENT
5. FLOOD NOTES
6. UTILITY EASEMENTS
7. RIGHT-OF-WAY DEDICATION
8. BUILDING LINES
9. PLACING A PLAT
10. PRIVATE SEWAGE FACILITY
11. DUTIES OF DEVELOPER/PROCESSED OWNER
12. APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY
13. APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY
14. EASEMENTS
15. FILING A PLAT IS LATE ACCEPTANCE OF SERVICE FOR COUNTY MAINTENANCE

SURVEYOR'S NOTES

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANNED COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011)
2. THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREON ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFOR THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN
3. () DENOTES RECORD DATA
4. 15' EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, VOLUME 1094, PAGE 481, O.P.R.I.C.'S DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY
5. 20' EASEMENT GRANTED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, INSTRUMENT NO 2020-37675, O.P.R.I.C.'S DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY
6. EASEMENT GRANTED TO OIL PIPE LINE COMPANY AND OIL PRODUCTION COMPANY, VOLUME 262, PAGE 72, O.P.R.I.C.'S IS BLANKET IN NATURE (ON THE LAKE) DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY

PROPERTY DESCRIPTION

BEING THREE TRACTS OF LAND LOCATED IN THE F. DONAGAN SURVEY, ABSTRACT NO. 807 AND THE D. MILICAN SURVEY, ABSTRACT NO. 840, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED LEASE SOME TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2011 PAGE 500, PART OF A CALLED LEASE SOME TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-204, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (L.P.A. 6113), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
RECORDED AT A 90° ANGLE FOUND IN ASPHALT AT THE INTERSECTIONS OF COUNTY ROAD NO. 313 AND COUNTY ROAD NO. 415 FOR THE NORTHEAST CORNER OF SAID 13.373 ACRE TRACT
INDEXE, WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 415 THE FOLLOWING BEARINGS AND DISTANCES
5 27°02'37" N. A DISTANCE OF 386.91 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE CORNER
5 87°27'02" E. A DISTANCE OF 386.91 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.05 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.847 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2011-0412, O.P.R.I.C.'S
INDEXE, WITH THE COMMON LINE BETWEEN SAID 2.00 ACRE TRACT, SAID 1.341 ACRE TRACT AND THE NORTHERN LINE OF SAID 1.087 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES
5 27°27'40" N. A DISTANCE OF 243.81 FEET TO A 1/2" IRON ROD FOUND
5 19°12'34" E. A DISTANCE OF 87.14 FEET TO A 1/2" IRON ROD FOUND
5 18°22'29" E. A DISTANCE OF 11.79 FEET TO A 1/2" IRON ROD FOUND
5 52°30'37" N. A DISTANCE OF 7.45 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED 'JOHNS SURVEYING'
5 30°49'02" E. A DISTANCE OF 15.24 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.087 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.847 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2011 PAGE 712, O.P.R.I.C.'S
INDEXE, S 24°45'15" N. WITH THE COMMON LINE OF SAID 15.515 ACRE TRACT AND SAID 1.832 ACRE TRACT, A DISTANCE OF 770.23 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 15.515 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 13.51 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2011-2004, O.P.R.I.C.'S
INDEXE, S 23°51'18" N. WITH THE COMMON LINE OF SAID 15.515 ACRE TRACT AND SAID 1.531 ACRE TRACT, A DISTANCE OF 442.54 FEET TO A 3" STEEL POST FOUND AT THE SOUTHWEST CORNER OF A CALLED 4.989 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2917, PAGE 745, O.P.R.I.C.'S
INDEXE, WITH THE COMMON LINE BETWEEN SAID 15.515 ACRE TRACT, SAID 1.832 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES
4 37°02'34" E. A DISTANCE OF 310.91 FEET TO A 1/2" IRON ROD FOUND
INDEXE, S 17°02'34" E. WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 312, A DISTANCE OF 899.80 FEET TO A 1/2" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 312, A DISTANCE OF 472.73 FEET THE PLACE OF BEGINNING AND CONTAINING 14.823 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

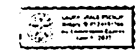
THAT RICHARD SCHRAM IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, 2, 3, AND 4, BLOCK 1, AND LOT 1, BLOCK 2, SCHRAM ADDITION, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATES TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

Richard Schram (Signature)

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2022, BY RICHARD SCHRAM, SOLE AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT SHOWING

LOTS 1, 2, 3 & 4, BLOCK 1, AND LOT 1, BLOCK 2, AND FUTURE PHASE 2 SCHRAM ADDITION, PHASE 1 AN ADDITION TO JOHNSON COUNTY, TEXAS, BEING 14.823 ACRES OF LAND LOCATED IN THE F. DONAGAN SURVEY, ABSTRACT NO. 207, AND THE D. MILICAN SURVEY, ABSTRACT 841, JOHNSON COUNTY, TEXAS.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THIS DAY OF 2022 COUNTY JUDGE

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

SURVEYOR'S CERTIFICATION

THAT I, RICHARD L. YOUNG DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND OR LANDS SHOWN HEREON AND THAT THE CORNER MONUMENTS, BOUNDARY POINTS, CURVED BOUNDARY MARKERS ARE CORRECTLY SHOWN HEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION

Richard L. Young (Signature) TEXAS REGISTRATION NO. 2460



*NO LINES RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY BEGINNING 01 YEAR OF THE DATE OF ADOPTION BY THE COMMISSIONERS COURT

TRANS TEXAS SURVEYING & MAPPING 401 N. MOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-658-3440 FAX: 817-658-3445 www.trans-texas-surveying.com Scale: 1"=60' Date: 02/23/2022 DWG: 20210110-FINAL.PLT Drawn: LCP Checked: R.Y. Job: 20210110