

JOHNSON COUNTY COMMISSIONERS COURT



MAR 14 2022

Becky Ivey, County Clerk
Johnson County Texas
By Mike White 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 #2022-15

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 White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Moore Addition**, Lot 1, 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 14th day of March 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

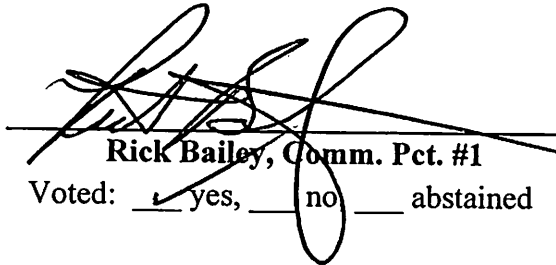
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Moore Addition**, Lot 1, Block 1, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and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

WITNESS OUR HAND THIS, THE 14TH DAY OF MARCH 2022.



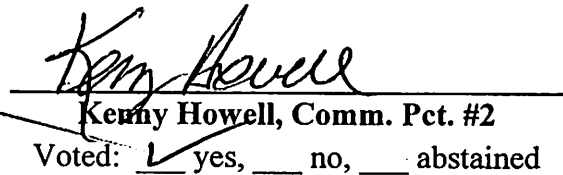
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



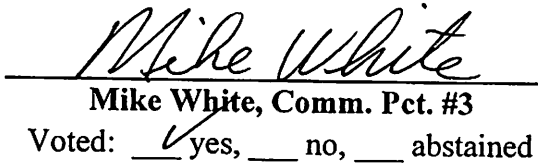
Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



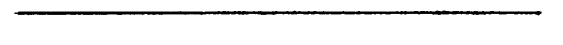

Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained

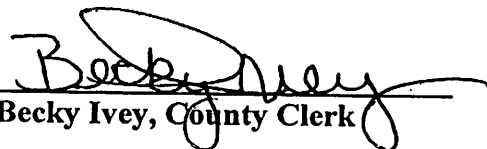


Mike White, Comm. Pct. #3

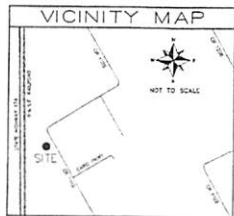
Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk





NOTES:
 UTILITY EASEMENT:
 15' FROM LOT LINE ON FRONT & BACK
 5' FROM LOT LINE ON THE SIDES
 RIGHT-OF-WAY DESIGNATION:
 30' R.O.W. FROM CENTER OF COUNTY ROAD
 BUILDING LIMITS:
 25' FROM LOT LINE ON FRONT
 15' FROM LOT LINE ON SIDES
 10' FROM LOT LINE ON REAR

GENERAL NOTES:
 1. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
 2. THIS SUBDIVISION IS NOT LOCATED WITHIN ANY CITY OR TOWN.
 3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 4. ALL INTERIOR LOT CORNERS WILL BE 1/2" MON ROD SET WITH A CAP STAMPED "PLAT 5544"

COURSE	ANGLE (LENGTH)	SIGNS	CURVE DATA	BEARING	LENGTH
1-1	87.81°	125.89'	125.89'	N 87° 51' 11" W	125.89'

FILING A PLAT:

1. 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 THE 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 REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IN THE CONVEYANCE TO EXPRESSLY REAL PROPERTY CONVERTED BEFORE THE RECORDING OF THE PLAT.
 2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED BY A PLAT OR REPLAT OF A GIVEN UNIT, SUCH TIME AS THE PLAT IS FILED FOR RECORDS 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 DESIGNATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD STREET OR PASSENGER VEHICLES. THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS. THE JOHNSON COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK, ENTERED OF RECORD IN THE PASSENGER'S COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY RELATING ANY SUCH ROAD, STREET, OR PASSENGER VEHICLE ACCEPTING SUCH ROAD, STREET OR PASSENGER VEHICLE FOR COUNTY MAINTENANCE.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 481331A01, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUT OF THE FLOOD ZONE.

1. THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS FOR ADMINISTERING THE "WMP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER LOCAL DRAINAGE SYSTEMS, STREAMS, CREEKS, LOW AREAS, DRAINAGE DISTURBANCES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "WMP".
 2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EXISTENCES AND FILING 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 TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAITS 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 EROSION 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, ROADS, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EXISTENCES.

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 OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OR 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 OWNER OF THE PROPERTY OF ANY DUTY TO ANY ALLEGEY OR CONVICTION OF THE PROPERTY OWNER OR SELLER, EMPLOYEES OR TRANSPORT 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 DESCRIBED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY HEREBY BY THIS PLAT DO NOT VIOLATE THE STATUTES OF 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.

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 OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OR 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 OWNER OF THE PROPERTY OF ANY DUTY TO ANY ALLEGEY OR CONVICTION OF THE PROPERTY OWNER OR SELLER, EMPLOYEES OR TRANSPORT 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 DESCRIBED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY HEREBY BY THIS PLAT DO NOT VIOLATE THE STATUTES OF 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:

1. THE PROPERTY DEVELOPER QUANTIFYING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY AND THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ALLEGEY OR CONVICTION OF THE PROPERTY OWNER OR SELLER, EMPLOYEES OR TRANSPORT ANY DUTY OR LIABILITY TO JOHNSON COUNTY, 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:

1. 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 GROUNDS, OR WHATEVER OR IN ANY WAY ENDS 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 IN ALL TIMES OF INTEREST AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PAROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.

PRIVATE SEWAGE FACILITY NOTES:

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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN DISCREPANCIES, OR IF UNUSUAL 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 AROUND 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.

UTILITY PROVIDERS:

WATER: CITY OF RIO VISTA
 817-373-2588
 ELECTRIC: TEXAS NEW MEXICO POWER CO.
 254-473-3858
 SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEM

LEGEND:

B.L. BUILDING LINE
 U.E. UTILITY EASEMENT

BASIS OF BEARINGS:

BASES OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.



OWNER:
 JUSTIN MOORE
 1200 COUNTY ROAD 1105
 RIO VISTA, TX 78083
 817-439-1277

APPROVED:
 COMMISSIONER'S COURT OF JOHNSON COUNTY
 THIS THE _____ DAY OF _____, 2022
 BY _____ COUNTY JUDGE

PLAT FILED _____, 2022.
 JOHNSON COUNTY PLAT RECORDING
 INSTRUMENT # _____ DATE _____
 SLIDE _____
 BECKY HVEY, JOHNSON COUNTY CLERK
 BY _____ DEPUTY COUNTY CLERK



FINAL PLAT
 LOT 1, BLOCK 1,
 MOORE ADDITION
 JOHNSON COUNTY, TEXAS

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE JACOB OLMER SURVEY, ABSTRACT NO. 295, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JUSTIN MOORE IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-2488, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BEARINGS AS FOLLOWS:
 BEGINNING AT 1/2" MON ROD FOUND IN COUNTY ROAD 1105 (EXHIBIT R-10-W) FOR THE MOST EASTERLY CORNER OF SAID MOORE TRACT;
 THENCE LEAVING SAID COUNTY ROAD 1105 S 89° 51' 11" W ALONG THE SOUTHEASTERN LINE OF SAID MOORE TRACT, A DISTANCE OF 750.11 FEET TO A 1/2" MON ROD FOUND IN THE EASTERN RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN AND SANTA FE RAILROAD AT THE MOST SOUTHERLY CORNER OF SAID MOORE TRACT;
 THENCE W 01° 47' 45" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID MOORE TRACT, A DISTANCE OF 443.51 FEET TO A 5/8" MON ROD FOUND WITH A CAP STAMPED "TEXAS SURVEY" AT THE MOST WESTERN CORNER OF SAID MOORE TRACT;
 THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE W 89° 51' 11" E ALONG THE NORTHWESTERN LINE OF SAID MOORE TRACT, A DISTANCE OF 541.15 FEET TO A 1/2" MON ROD FOUND AT MOST WESTERN CORNER OF SAID MOORE TRACT;
 THENCE S 27° 48' 45" E ALONG SAID COUNTY ROAD 1105 AND THE NORTHWESTERN LINE OF SAID MOORE TRACT, A DISTANCE OF 584.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.709 ACRES OF LAND, MORE OR LESS.

NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS:

THAT I, JUSTIN MOORE, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT SHOWING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, MOORE ADDITION, AN RESUBDIVISION TO JOHNSON COUNTY, TEXAS, AND HEREBY DELEGATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS 4th DAY OF March, 2022.
 Justin Moore

STATE OF TEXAS

NOTARY PUBLIC, STATE OF TEXAS
 I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THE MOUNTAINS, SET OR PLANS ARE SUFFICIENT TO ENABLE RETRACEMENT.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4th DAY OF March, 2022.
 Matt Powell



SURVEYOR'S CERTIFICATE:
 I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THE MOUNTAINS, SET OR PLANS ARE SUFFICIENT TO ENABLE RETRACEMENT.
 MATT POWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7164
 EXPIRES 02/28/23



MATT POWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7164
 EXPIRES 02/28/23



