

JOHNSON COUNTY COMMISSIONERS COURT



MAR 14 2022

Becky Ivey, County Clerk
Johnson County Texas
By MLA 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 #2022-16

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 Coppenger Place, Phase 1, Lots 1-8, Block 1, and Lots 1-12, Block 2, 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:

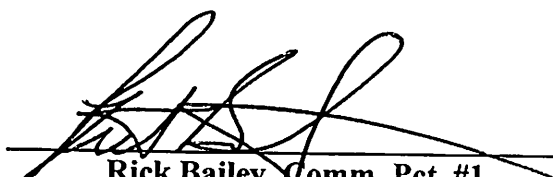
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Coppenger Place**, Phase 1, Lots 1-8, Block 1, and Lots 1-12, Block 2, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

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



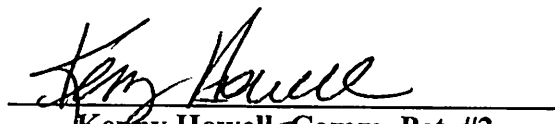
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained




Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



Kerry 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



NICOLE RENEE VASQUEZ AND
CHRISTIAN PATRICIO VASQUEZ
INSTRUMENT NO. 2019-287
O.P.R.J.C.T.

JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 78 ACRES
INSTRUMENT NO. 2017-23207
O.P.R.J.C.T.

1/2 I.C.S.U.D.E.
INSTRUMENT NO. 2022-7631
O.P.R.J.C.T.

R.O.W. DEDICATION
2.112 ACRES
92,000 SQ. FT.

1/2 IRSC
TOPOGRAPHIC FROM WHICH A 1/2 IRF
BEARS S52°37'10"E, 12.86', AND FROM WHICH
A 1/2 IRF BEARS N39°39'53"W, 16.34'

DARCY LEE PRIGGS, REMAINDER OF A
CALLED 839.861 ACRES
VOLUME 2977, PAGE 778, D.R.J.C.T.

DONALD J. SHARRATT
TRACT TWO
CALLED 2,000 ACRES
INSTRUMENT NO. 2012-5101
O.P.R.J.C.T.

DONALD J. SHARRATT
CALLED 2,000 ACRES
VOLUME 4371, PAGE 47
D.R.J.C.T.

STEVE LARRY HARDCASTLE
TRACT 1
CALLED 20,161 ACRES
VOLUME 1759, PAGE 819
D.R.J.C.T.

PENNEY ANNETTE WILSON
TRACT 2
REMAINDER OF A CALLED 20,161 ACRES
VOLUME 1759, PAGE 822, D.R.J.C.T.

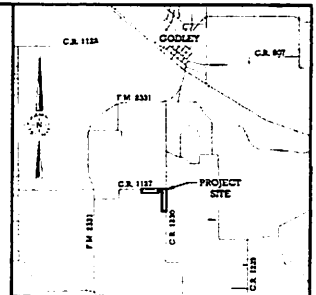
AMY DAWN WILSON
CALLED 4.043 ACRES
INSTRUMENT NO. 2014-11934
O.P.R.J.C.T.

AMY DAWN WILSON
CALLED 1.3476 ACRES
INSTRUMENT NO. 2018-8479
O.P.R.J.C.T.

PENNEY ANNETTE WILSON
TRACT 2
REMAINDER OF A
CALLED 20,161 ACRES
VOLUME 1759, PAGE 822
D.R.J.C.T.

CINDY G. BAKER
TRACT 3
CALLED 20,161 ACRES
VOLUME 1759, PAGE 825
D.R.J.C.T.

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

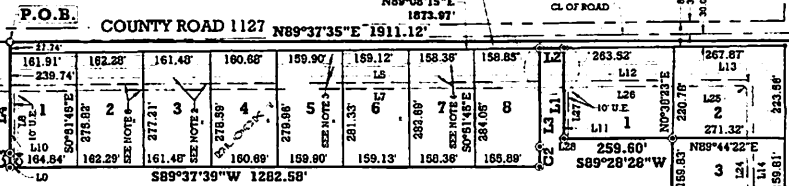


VICINITY MAP
N.T.S.

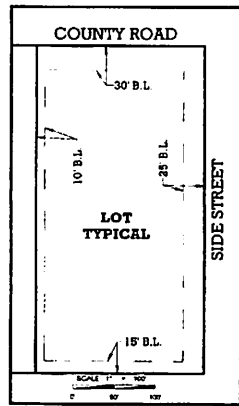
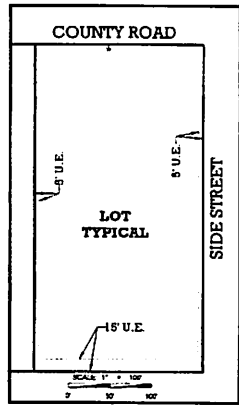
BLOCK 1 LOT TABLE			BLOCK 2 LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	1.030	44,873	1	1.321	57,530
2	1.030	44,874	2	1.375	59,833
3	1.030	44,874	3	1.000	43,560
4	1.030	44,875	4	1.000	43,560
5	1.030	44,875	5	1.000	43,560
6	1.030	44,874	6	1.000	43,560
7	1.030	44,874	7	1.000	43,560
8	1.030	44,873	8	1.000	43,560
			9	1.000	43,560
			10	1.000	43,560
			11	1.000	43,560
			12	1.001	43,600

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°22'28"W	219.18	L15	N82°52'20"E	33.88'
L2	S89°09'15"W	69.09	L16	S00°39'53"E	153.27'
L3	S00°22'25"E	227.69	L17	S00°12'07"W	1159.22'
L4	N00°22'25"W	267.48	L18	N89°44'13"W	53.54'
L5	N89°16'33"E	1282.98	L19	N00°38'23"E	10.03'
L6	S00°17'25"E	15.00	L20	S89°44'13"E	33.03'
L7	S89°16'33"W	1272.57	L21	N00°12'07"E	1149.09'
L8	S00°22'25"E	147.83	L22	N00°39'53"W	133.15'
L9	S89°17'25"W	10.01	L23	S89°22'20"W	33.81'
L10	N00°22'25"W	162.77	L24	N00°55'30"W	369.75'
L11	N00°22'25"W	138.87	L25	N45°49'29"W	9.74'
L12	N89°16'33"E	436.72	L26	S89°16'33"W	420.61'
L13	S48°49'29"E	22.15'	L27	S00°22'25"E	124.01'
L14	S00°56'30"E	361.04'	L28	S89°22'28"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°53'30"	2830.00'	183.86'	S89°16'02"W	183.83'
C2	1°18'35"	2170.00'	47.71'	S00°18'02"W	47.71'
C3	1°55'48"	1030.00'	34.69'	N00°39'29"E	34.69'
C4	1°54'41"	1040.00'	34.69'	S00°34'55"W	34.69'
C5	3°54'35"	2840.00'	183.87'	N89°16'29"E	183.76'



TYPICAL LOT DETAIL
EASEMENTS
(UNLESS SHOWN OTHERWISE HEREON)



* REFER TO PLAT FOR EASEMENTS
IN THIS PORTION OF LOTS

MARTHA SUE MAHAFFLY BUTLER
VOLUME 4119, PAGE 668
D.R.J.C.T.
TRACT TWO
CALLED 200 ACRES
DISCREETED IN
VOLUME 208, PAGE 141
D.R.J.C.T.

EXISTING EASEMENTS:

- SOUTHWESTERN GAS PIPELINE, INC.
30" PIPELINE EASEMENT
VOLUME 3804, PAGE 832,
D.R.J.C.T.
- CHESAPEAKE OPERATING, INC.
18" WATER LINE EASEMENT
VOLUME 3770, PAGE 281, D.R.J.C.T.
AS AFFECTED BY THE AMENDMENT OF RIGHT-OF-WAY AGREEMENT
INSTRUMENT NO. 2006007729, O.P.R.J.C.T.
- EOG RESOURCES, INC.
30" PIPELINE EASEMENT
VOLUME 3606, PAGE 851, D.R.J.C.T.
AS AFFECTED BY THE AMENDMENT OF PIPELINE EASEMENT
VOLUME 3075, PAGE 882, D.R.J.C.T.
- SOUTHWESTERN GAS PIPELINE, INC.
30" PIPELINE EASEMENT
VOLUME 3839, PAGE 130, D.R.J.C.T.
- TEXAS EXPRESS PIPELINE, LLC.
60" PIPELINE EASEMENT
INSTRUMENT NO. 201200011119, O.P.R.J.C.T.
INSTRUMENT NO. 201200011729, O.P.R.J.C.T.
- 18" JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT BY THIS PLAT.
- 18" JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
INSTRUMENT NO. 2022-7631, O.P.R.J.C.T.

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- IRON ROD FOUND (IRF) (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- 1/2" I.C.S.U.D.E. (INSTRUMENT NO. 2022-7631, O.P.R.J.C.T.)
- 1/2" I.C.S.U.D.E. (BY THIS PLAT)
- RIGHT OF WAY DEDICATION

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
P.O.C. = PLACE OF COMMENCING
I.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
N.T.S. = NOT TO SCALE

OWNER

KSMH LAND LLC
101 S. MAIN ST.
GODLEY, TX 76044
(840) 399-8079

FINAL PLAT

LOTS 1-8 BLOCK 1
LOTS 1-12 BLOCK 2
COPPENGER PLACE, PHASE I
JOHN C. WHITE SURVEY, ABSTRACT NO. 860
JOHNSON COUNTY, TEXAS



FILE: FP_COPPENGER_PHI_20220304
DRAFT: BT
SHEET: 1 OF 2
CHECK: FCN
DATE: 03/03/2022
REVISION
0

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE JOHN C. WHITE SURVEY, ABSTRACT NO. 860, JOHNSON COUNTY, TEXAS, BEING PART OF A CALLED 113.586 ACRE TRACT, AS DESCRIBED IN A DEED TO KSMH LAND LLC, RECORDED IN INSTRUMENT NO. 2021-14689, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 113.586 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 200 ACRE SAID 113.586 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 200 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED RECORDED IN VOLUME 4119, PAGE 866, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAME BEING IN COUNTY ROAD 1121;

THENCE N 89°37'35" E, WITH THE NORTH LINE OF SAID 113.586 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD 1121, A DISTANCE OF 362.03 FEET THE PLACE OF BEGINNING;

THENCE N 89°37'35" E, WITH SAID NORTH LINE OF 113.586 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD 1121, A DISTANCE OF 1911.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET; TO THE NORTHWEST CORNER OF SAID 113.586 ACRE TRACT AND BEING IN THE EAST MARGIN OF COUNTY ROAD 1230 FROM WHICH A 1/2" IRON ROD FOUND BEARS S 89°37'10" E, 12.86 FEET AND FROM WHICH ANOTHER 1/2" IRON ROD FOUND BEARS N 39°39'53" W, 18.34 FEET;

THENCE S 00°15'45" W WITH THE EAST LINE OF SAID 113.586 ACRE TRACT, AND GENERALLY WITH SAID COUNTY ROAD 1230, A DISTANCE OF 1783.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID 113.586 ACRE TRACT THE FOLLOWING:

N 89°41'13" W, A DISTANCE OF 122.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2830.00 FEET;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 193.86 FEET AND A CHORD BEARING AND DISTANCE OF S 89°18'24" W, 193.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

N 00°38'23" E, A DISTANCE OF 1552.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

S 89°28'28" W, A DISTANCE OF 259.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

N 00°22'25" W, A DISTANCE OF 219.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

S 89°08'15" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

S 00°22'25" E, A DISTANCE OF 231.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2170.00 FEET;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 47.71 FEET AND A CHORD BEARING AND DISTANCE OF S 89°16'22" W, 47.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

S 89°37'38" W, A DISTANCE OF 1282.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1030.00 FEET;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 34.69 FEET AND A CHORD BEARING AND DISTANCE OF N 00°39'29" E, 34.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

N 00°22'25" W, A DISTANCE OF 267.48 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.050 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT KSMH LAND LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1; LOTS 1-12, BLOCK 2 OF COPPENGER PLACE, PHASE I, 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.

BY: [Signature] DATE: 3-4-2022
NAME: Steven D. Henning
TITLE: Manager

SWORN AND SUBSCRIBED BEFORE ME BY Steven D. Henning
THIS THE 4th DAY OF March, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 10-9-2023



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 OWNER OF THE PROPERTY OF ANY DUTY TO ADJACENT OR DOWNSTREAM PROPERTY OWNER OR DEPOSE, DITCH OR TRANSFER 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 WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

- 1. 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.

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 CLOSING CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

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 CREWITS, 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 PURPOSES 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.

WATER

JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) 817-760-5200

SEPTIC

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC

UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION

35' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

PLAT NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF 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 THE OWNER'S 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 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 BY THE OWNER THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

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. THIS 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 48261C0180, 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.

FLOOD STATEMENT

- 1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48261C-0150-1, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
2. 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER CREEKS, CREEKS LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. 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.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF PERSON.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. 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.

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 JULY 13, 2021.



[Signature] 3/1/2022
FORREST C. NANCE, P.L.S. NO. 6809

LEGEND

- SUBJECT PROPERTY LINE
ADJOINER LINE
IRON ROD FOUND (IRF) (AS NOTED)
1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
18" I.C.S.U.D.E. (INSTRUMENT NO. 2022-7651, O.P.R.) C.T.)
18" I.C.S.U.D.E. (BY THIS PLAT)
RIGHT OF WAY DEDICATION

ABBREVIATIONS

O.P.R.) C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.) C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.) C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(O) (X) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
I.C.S.U.D.E. = PLACE OF COMMENCING
I.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
N.T.S. = NOT TO SCALE

OWNER

KSMH LAND LLC
101 S. MAIN ST.
GODLEY, TX 76044
(940) 399-8079

FINAL PLAT

LOTS 1-8 BLOCK 1
LOTS 1-12 BLOCK 2
COPPENGER PLACE, PHASE I
JOHN C. WHITE SURVEY, ABSTRACT NO. 860
JOHNSON COUNTY, TEXAS



Table with 2 columns: Field Name and Value. Fields include FILE: FP_COPPENGER_PHI_20220304, DRAFT: BT, SHEET: 2 OF 2, CHECK: FCN, DATE: 03/03/2022, REVISION: 0.

