

JUL 08 2022

JOHNSON COUNTY COMMISSIONERS COURT



Becky Ivey, County Clerk  
Johnson County Texas  
By [Signature] 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

§  
§  
§

COUNTY OF JOHNSON

ORDER #2022-48

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ORDER APPROVING PLAT

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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 Patman 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 8<sup>th</sup> day of July 2022.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

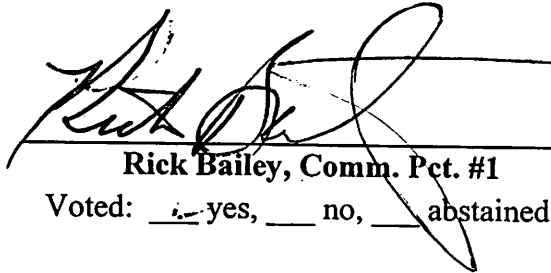
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Patman Addition**, Lot 1, Block 1, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and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

**WITNESS OUR HAND THIS, THE 8<sup>TH</sup> DAY OF JULY 2022.**



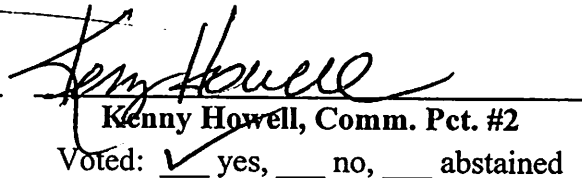
**Roger Harmon, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



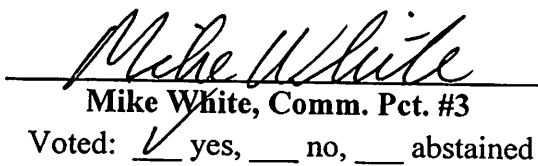
**Rick Bailey, Comm. Pct. #1**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained



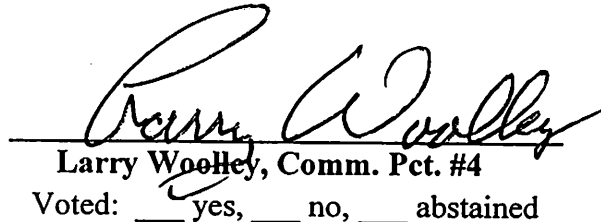
**Kenny Howell, Comm. Pct. #2**

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**



JUL 08 2022

**Approved**

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** Jennifer VanderLaan      **TODAY'S DATE:** June 27, 2022

**DEPARTMENT:** Public Works

**SIGNATURE OF DEPARTMENT HEAD:** 

**REQUESTED AGENDA DATE:** July 8, 2022

**SPECIFIC AGENDA WORDING:**

Consideration of Order No. 2022-48, Order approving Final Plat for Patman Addition, Lot 1, Block 1 in Precinct 1- Public Works Department

**PERSON(S) TO PRESENT ITEM:** Jennifer VanderLaan

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

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

**STAFF NOTICE:**

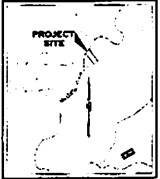
<b>COUNTY ATTORNEY:</b> _____	<b>IT DEPARTMENT:</b> _____
<b>AUDITOR:</b> _____	<b>PURCHASING DEPARTMENT:</b> _____
<b>PERSONNEL:</b> _____	<b>PUBLIC WORKS:</b> <u>X</u>
<b>BUDGET COORDINATOR:</b> _____	<b>OTHER:</b> _____

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

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

COURT MEMBER APPROVAL \_\_\_\_\_ Date \_\_\_\_\_



VICINITY MAP (NOT TO SCALE)

LEGEND

- IRS IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
- RF IRON ROD FOUND
- (C.M.) CENTERLINE MONUMENT
- U.E. UTILITY EASEMENT
- D.L. BUILDING LINE SETBACK
- M.F.P. MEASURED FINISHED FLOOR ELEV.
- S.F.P. SIZED FENCE POST
- B.F.C. BASE FLOOD ELEVATION

JOHNSON COUNTY, TEXAS NOTES

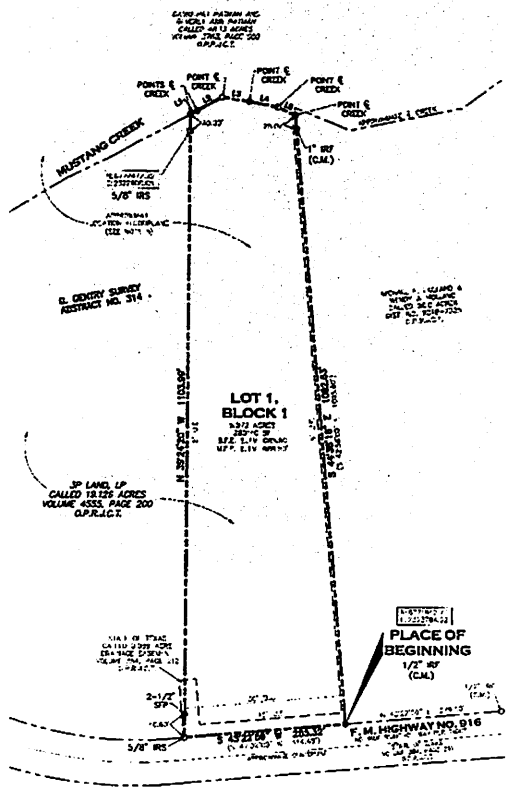
1. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETL OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED ZONAL OF THE AREA SHOWN ON THIS PLAN IS FOR SINGLE-FAMILY RESIDENTIAL.
3. UTILITY PROVISIONS  
WATER SERVICE PROVIDED BY PARKER WATER SUPPLY COMPANY, PHONE 817-373-2666  
ELECTRIC SERVICE IS TO BE PROVIDED BY UCL, PHONE 817-394-4000  
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEWER SYSTEMS FLOOD STATION
4. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOOD PLAIN) AND ZONE "A" (WITHOUT BASE FLOOD ELEVATION DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND MODIFIED FLOOD HAZARD ZONING MAP, MAP NO. 85203-03-A, EFFECTIVE DATE DECEMBER 04, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP. THIS SURVEYOR ACCEPTS THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
5. THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "TAPPS" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SHARP RISE, WHICH COULD BE PREVENTED BY SENSIBLE, CONCENTRATED RUNOFF COLLECTED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREETS, DITCHES AND LOCAL 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 "TAPPS".
6. FLOOD NOTES  
REGARDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE SYSTEMS, AND FILING OR OBTAINING OF THE FLOODING IS PROHIBITED.  
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 TRANSFERRED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE DIPS 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 EXISTENTS.
7. UTILITY EASEMENT  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, OTHER GROWING OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCTS OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ANY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT IN ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE, WASHINGTON AND BEING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.
8. UTILITY EASEMENTS  
15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN BACK  
5' FROM LOT LINE ON THE SIDES
9. RIGHT-OF-WAY DEDICATION  
42' ROW FROM CENTER OF ROAD ON F.M. OR STATE  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
10. BUILDING LINES  
30' FROM LOT LINE (STATE HWY. A.F.M.)  
20' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)
11. FILING A PLAN  
IF IS A ORIGINAL OFFICER PURSUABLE BY A FINE OF UP TO \$1000.00 CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS AND COMPENSATION FOR PERSON AND SUBDIVISOR'S REAL PROPERTY TO USE THE SUBDIVISOR'S DESCRIPTION IN A DEED OF CONVEYANCE. A DEED OF CONVEYANCE APPROVED BY A COUNTY CLERK OR COUNTY CLERK TO COUNTY THAT IS DELIVERED TO A PURCHASER UNLESS THE PURCHASER COUNTY CLERK, HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS DELIVERED TO A PURCHASER UNLESS THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.

12. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
13. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THE FINAL PLAN APPROVAL.
14. PRIVATE SEWAGE FACILITY  
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.  
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 COMPLIANCE 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 UNDESIRABLE ODORS OR UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.  
A PROPERTY OWNERS DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN A 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 SEWAGE FACILITY IN A SATISFACTORY MANNER.
15. DUTY OF DEVELOPER/PROPERTY OWNER  
THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR OVERLAPPING PROPERTY OWNER OR SPECIAL INSTITUTE 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, RIVETS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, SERVICE, OR FEATURES PORTIONED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTIONED BY THIS PLAN 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'S OWN MEASUREMENTS TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.
16. DISCLOSURE  
THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL, AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAN DO HEREBY AGREE TO AND INDICATELY REPRESENT AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES REGARDING THE FLOW OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL, OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
17. PLAN IS NOT ACCEPTANCE OF SOAKS FOR PROPERTY MAINTENANCE  
THE APPROVAL AND FILING OF A PLAN 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 PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COUNTY COUNCIL OF RECORD IN THE OFFICES OF THE COMMISSIONERS COUNTY OF JOHNSON COUNTY, TEXAS WHICH EXPLICITLY EXISTING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

SURVEYOR'S NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (F202), MADDS (842011).
2. THE SURVEY PORTIONED ON THE GRADING OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEED OF CONVEYANCE. THE RESULTS THEREOF ON THIS FINAL PLAN AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ( ) DENOTES RECORD DATA.
4. THE B.F.C. = 883.50' FOR ELEVATION CIVIL ENGINEERING AND PLANNING.

LINE	BEARING	DISTANCE
1	N 121°20'10" E	13.00
2	N 121°20'10" E	13.00
3	N 121°20'10" E	13.00
4	N 121°20'10" E	13.00
5	N 121°20'10" E	13.00
6	N 121°20'10" E	13.00
7	N 121°20'10" E	13.00
8	N 121°20'10" E	13.00
9	N 121°20'10" E	13.00
10	N 121°20'10" E	13.00
11	N 121°20'10" E	13.00
12	N 121°20'10" E	13.00
13	N 121°20'10" E	13.00
14	N 121°20'10" E	13.00
15	N 121°20'10" E	13.00
16	N 121°20'10" E	13.00
17	N 121°20'10" E	13.00
18	N 121°20'10" E	13.00
19	N 121°20'10" E	13.00
20	N 121°20'10" E	13.00
21	N 121°20'10" E	13.00
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93	N 121°20'10" E	13.00
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96	N 121°20'10" E	13.00
97	N 121°20'10" E	13.00
98	N 121°20'10" E	13.00
99	N 121°20'10" E	13.00
100	N 121°20'10" E	13.00



**DEEDS, EASEMENTS, 8.972 ACRES**

BEING A TRACT OF LAND LOCATED IN THE 6. GEOMETRY SURVEY, ABSTRACT NO. 314, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED HILLES ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4358, PAGE 204, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (842011), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" FROM ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 816, FOR THE SOUTHWEST CORNER OF SAID 18128 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 20.9 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2718-2258, O.P.A.P.C.T.

THENCE, S 02°22'00" W, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY NO. 816, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET;

THENCE, N 39°24'30" W, CROSSING SAID 18128 ACRE TRACT, AT A DISTANCE OF 40.00 FEET, PASSING A 3/4" (1/2" SET) STEEL PILE POST FOUND, AT A DISTANCE OF 302.00 FEET, PASSING A 3/4" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTAINING IN ALL A TOTAL DISTANCE OF 1103.00 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF MUSTARD CREEK AND BEING IN THE NORTH LINE OF SAID 18128 ACRE TRACT;

THENCE, WITH THE APPROXIMATE CENTERLINE OF SAID MUSTARD CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

N 21°27'30" E, A DISTANCE OF 113.00 FEET TO A POINT,  
 N 25°43'30" E, A DISTANCE OF 50.00 FEET TO A POINT,  
 N 53°01'15" E, A DISTANCE OF 48.24 FEET TO A POINT,  
 N 81°08'45" E, A DISTANCE OF 30.00 FEET TO A POINT;  
 N 73°00'15" E, A DISTANCE OF 34.47 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 18128 ACRE TRACT AND BEING IN THE WESTERN LINE OF SAID 20.9 ACRE TRACT;

THENCE, S 44°30'45" E, WITH THE EAST LINE OF SAID 18128 ACRE TRACT AND WITH THE WEST LINE OF SAID 20.9 ACRE TRACT, AT A DISTANCE OF 21.00 FEET, PASSING A 1" IRON ROD FOUND, CONTAINING IN ALL A TOTAL DISTANCE OF 1002.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.972 ACRES OF LAND.

KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID P. PATMAN, PRESIDENT AND BEVERLY PATMAN, VICE PRESIDENT OF 3P LAND, LP, A TEXAS LIMITED PARTNERSHIP COMPANY, DOES HEREBY ADOPTE PATMAN ADDITION AS THIS PLAN DESCRIBED IN THE HEREIN DESCRIBED FINAL PLAT, BLOCK 1, PATMAN ADDITION AN ADDITION LOCATED IN JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, DRAINAGE, WELLS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON.

IN WITNESS WHEREOF THIS DEDICATION WAS EXECUTED THIS 20th DAY OF

\_\_\_\_\_ 2022

3P LAND, LP, A TEXAS LIMITED PARTNERSHIP COMPANY

BY: *David P. Patman*  
 DAVID P. PATMAN, PRESIDENT

BY: *Beverly Patman*  
 BEVERLY PATMAN, VICE PRESIDENT

STATE OF TEXAS  
 COUNTY OF JOHNSON

NOT A PUBLIC RECORD

THIS INSTRUMENT HAS BEEN APPROVED BEFORE ME ON THE 20th DAY OF \_\_\_\_\_, 2022, BY DAVID P. PATMAN, PRESIDENT OF 3P LAND, LP, OPEN BOOK BY WHO AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

*Olivia Villanueva*  
 Notary Public in and for the State of Texas

STATE OF TEXAS  
 COUNTY OF JOHNSON

THIS INSTRUMENT HAS BEEN APPROVED BEFORE ME ON THE 20th DAY OF \_\_\_\_\_, 2022, BY BEVERLY PATMAN, VICE PRESIDENT OF 3P LAND, LP, OPEN BOOK BY WHO AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

*Olivia Villanueva*  
 Notary Public in and for the State of Texas

**FINAL PLAT SHOWING**

**LOT 1, BLOCK 1 PATMAN ADDITION**

**AN ADDITION TO JOHNSON COUNTY, TEXAS**

BEING 8.972 ACRES OF LAND LOCATED IN THE 6. GEOMETRY SURVEY ABSTRACT NO. 814, JOHNSON COUNTY, TEXAS

401 N. MOLAN RIVER ROAD  
 CLEBURNE, TEXAS 76033  
 OFFICE: 817-658-3440  
 FAX: 817-658-3245  
 www.trans-texas-mapping.com

Scale: 1"=100' Date: 06/23/2022 Dwg: 20210253-FINAL PLAT  
 Drawn: MLH Checked: RLY Job: 20210253

PLAT RECORDED IN

INSTRUMENT # \_\_\_\_\_ YEAR \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY JUDGE \_\_\_\_\_

"YOU UNDER RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN THE (1) YEAR OF THE DATE OF APPROVAL BY THE COMMISSIONERS COURT."

**SURVEYOR'S CERTIFICATION**

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 16, 2021 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVE, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Robert L. Young*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5400

