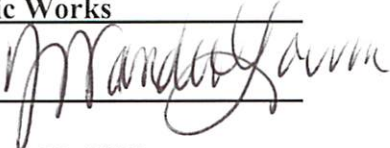


AUG 22 2022

Denied

REQUEST FOR AGENDA PLACEMENT FORM

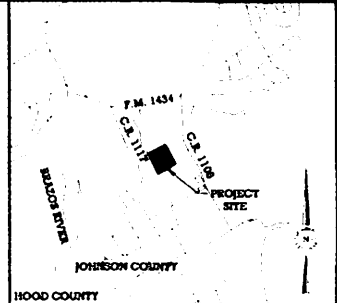
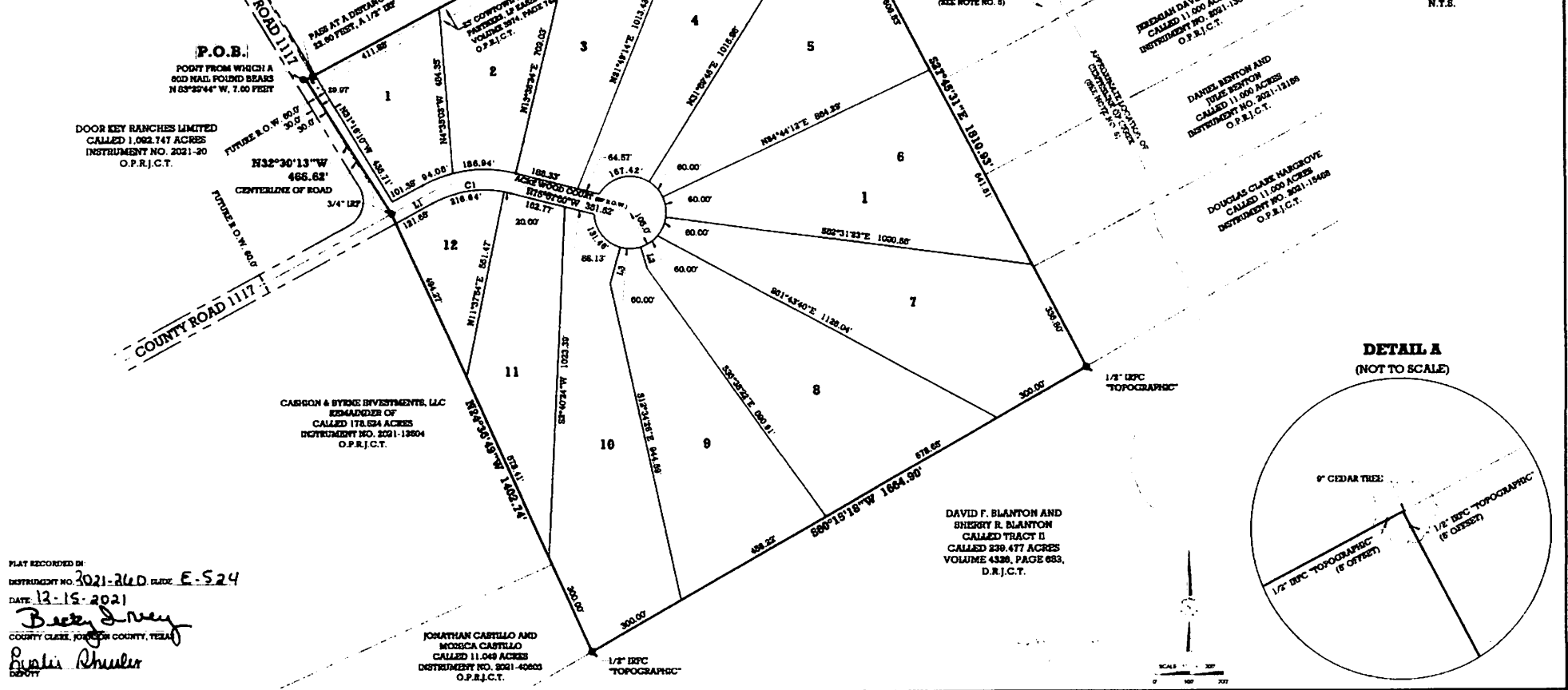
Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Jennifer VanderLaan		TODAY'S DATE: August 12, 2022	
DEPARTMENT:		Public Works	
SIGNATURE OF DEPARTMENT HEAD:			
REQUESTED AGENDA DATE:		August 22, 2022	
<u>SPECIFIC AGENDA WORDING:</u>			
Consideration To Accept Acre Wood Court (100 Acre Wood Addition) Into The County Road Maintenance System, Precinct 1- Public Works Department			
PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan			
SUPPORT MATERIAL: (Must enclose supporting documentation)			
TIME: 10 minutes		ACTION ITEM: _____	
(Anticipated number of minutes needed to discuss item)		WORKSHOP <input checked="" type="checkbox"/> _____	
		CONSENT: _____	
		EXECUTIVE: _____	
<u>STAFF NOTICE:</u>			
COUNTY ATTORNEY: <input checked="" type="checkbox"/> _____		IT DEPARTMENT: _____	
AUDITOR: _____		PURCHASING DEPARTMENT: _____	
PERSONNEL: _____		PUBLIC WORKS: <input checked="" type="checkbox"/> _____	
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 _____	

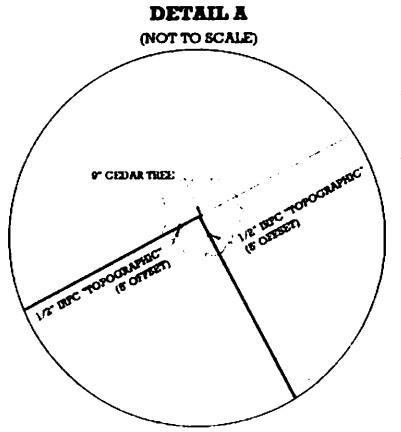
LOT NO.	ACRES	SQ. FT.
1	3.054	133,048
2	3.628	156,629
3	4.843	210,912
4	6.843	302,694
5	6.873	299,698
6	7.082	307,604
7	7.681	336,221
8	7.806	313,808
9	8.236	376,881
10	6.784	294,418
11	4.272	188,005
12	2.008	87,480

NO.	BEARING	LENGTH
L1	S81°32'31"W	110.72
L2	S17°52'31"E	86.77
L3	S19°41'34"W	110.80

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°22'14"	320.00	828.83	S23°01'01"W	283.90



VICINITY MAP N.T.S.



PLAT RECORDED IN INSTRUMENT NO. 2021-260 CLERK E-524 DATE 12-15-2021
Betsy J. Geiger
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Ruthie Shuler
 DEPUTY

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>--- EASEMENT LINE</p> <p>● MONUMENT FOUND (AS NOTED)</p> <p>N 1/2" FROM ROAD 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>IRPC = IRON ROD FOUND WITH CAP (AS NOTED)</p>	<p>MORGAN ACRES, LLC PO BOX 1476 CLEBURNE, TX 76033 CONTACT: KATIE RIMMERMAN-MORGAN (862) 450-2227</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1428 AVONDALE PARKWAY, SUITE 100-111, MCKINNEY, TEXAS 75069 TELEPHONE: (972) 748-7912 • FAX: (972) 744-7508 TEXAS FIRM REGISTRATION NO. WD002004 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. 304, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 68.368 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MORGAN ACRES, LLC AS RECORDED IN INSTRUMENT NO. 2021-2622 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 68.368 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 1,062.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-26, O.P.R.J.C.T. SAME BEING ON COUNTY ROAD 1117 FROM WHICH A 60' WIDE ROAD BEARS NORTH S89°34'4" WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 03°09'09" EAST, WITH THE NORTH LINE OF SAID 68.368 ACRE TRACT, PASSING AT A DISTANCE OF 22.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 30.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-14076, CONTINUING WITH THE SOUTH LINE OF SAID 30.00 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 28.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 4321, PAGE 728 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), PASSING AT A DISTANCE OF 1620.85 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE), AND CONTINUING FOR A TOTAL DISTANCE OF 1628.55 FEET TO A 6" CEDAR TREE FOR THE NORTHEAST CORNER OF SAID 68.368 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-4482, O.P.R.J.C.T.;

THENCE SOUTH 87°45'01" EAST, WITH THE EAST LINE OF SAID 68.368 ACRE TRACT AND THE WEST LINE OF SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-4482), PASSING AT A DISTANCE OF 6.00 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. 2021-4482), TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-28883, 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. 2021-3078, 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. 2021-13378, 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. 2021-18186, 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. 2021-18488, O.P.R.J.C.T., FOR A TOTAL DISTANCE OF 1818.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-18488), SAME BEING ON THE NORTH LINE OF A CALLED 28.477 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN VOLUME 4330, PAGE 663, D.B.J.C.T.;

THENCE SOUTH 60°19'18" WEST, WITH SAID SOUTH LINE OF 68.368 ACRE TRACT AND SAID NORTH LINE OF 28.477 ACRE TRACT, A DISTANCE OF 1084.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 11.069 ACRE TRACT DESCRIBED IN A DEED TO JONATHAN CASTILLO AND MERICA CASTILLO, AS RECORDED IN INSTRUMENT NO. 2021-40603, O.P.R.J.C.T.;

THENCE NORTH 34°39'49" WEST, WITH THE WEST LINE OF SAID 68.368 ACRE TRACT, A DISTANCE OF 1402.74 FEET TO A 3/4" IRON ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1,062.747 ACRE TRACT, ALSO LOCATED IN A DEED OF COUNTY ROAD 1117;

THENCE NORTH 28°30'13" WEST, WITH THE WEST LINE OF SAID 68.368 ACRE TRACT AND SAID EAST LINE OF 1,062.747 ACRE TRACT, GENERALLY ALONG COUNTY ROAD 1117, A DISTANCE OF 480.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.368 ACRES OF LAND.

HOW THIS REPORT KNOWN TO ALL MEN BY THESE PROVISIONS

THAT Katie Morgan THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADVERTISE THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-12, BLOCK 1, 108 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

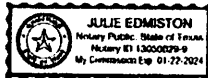
NAME: Katie Morgan of Morgan Acres, LLC

TITLE: managing member

SWORN AND SUBSCRIBED BEFORE ME BY Katie Morgan

THIS THE 2 DAY OF December, 2021.

Jolie Blumston
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 1-22-2024



CERTIFICATION:

THAT I, FOREST 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.

F.C. Nance 11/10/2021
FOREST C. NANCE, R.P.L.S. NO. 6809



GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 18" X 24"
- 2. ALL BOUNDARIES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, BEARINGS AND COORDINATE VALUES HAVE BEEN SCALLED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00016.
- 3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE TO 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. THIS 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, OKLAHOMA INFORMATION.
- 5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4831-04040, 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 DEVELOPER SHALL COMPLY WITH 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 OPERATED BY THE OWNER AS THEY EXPOSED IF NORMAL OPERATION OF THE FACILITY RESULTS IN DISAPPEARING ODORS, IF UNUSUAL CONDITIONS ARE CREATED, OR IF THE FACILITY WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, DETALLED IN SUITABLE SOIL, CAN MAINTAIN 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 UNINCORPORATED AREAS, COMMUNITY PANEL NO. 4821-04040, EFFECTIVE DATE DECEMBER 4, 2012, THE PROPERTY IS LOCATED IN ZONE "X". DEPENDING 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 "10%". 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 COVERED WITH DISPERSED LOCAL DRAINAGE SYSTEMS. THESE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSSED AS PART OF THE "10%".
- 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 THE 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 COURSES 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.

NOTICE 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 ADJACENT OR DOWNSTREAM PROPERTY OWNER OR EMPLOYEE, AGENT OR TRAVELER 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 IDENTICAL TO 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.

EASEMENTS:

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 OWNERSHIP 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 EASEMENTS:

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 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 RECORD AND ACCESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLDING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSIONS OF ANYONE.

RIGHT OF WAY DESIGNATION:
20' ROW FROM CENTER OF ROAD OR F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROAD OR ROAD IN A SUBDIVISION

UTILITY EASEMENTS:
15' FROM LOT LINE ON FRONT
15' FROM LOT LINE IN BACK
8' FROM LOT LINE ON SIDES

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

WATER:
PRIVATE INDIVIDUAL WELL SYSTEM

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
LIMITED COOPERATIVE SERVICES 617-728-8316

TIMING & 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 OR BY A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTIONS 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 REPLY 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 COVERED BEFORE THE RECORDING OF THE PLAT.
- 2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLY 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

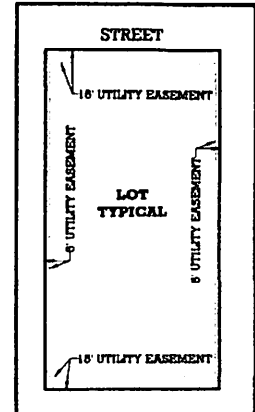
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE 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.

PLAT RECORDED IN:
INSTRUMENT NO. 2021-260, PAGE E-575

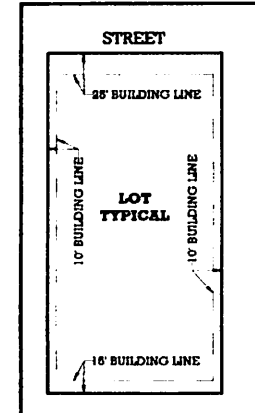
DATE: 12-15-2021

Betsy Diney
COUNTY CLERK, JOHNSON COUNTY, TEXAS
Rudie Rhuler
DEPUTY

TYPICAL LOT DETAIL
EASEMENTS
(N.T.S)



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



APPROVED BY JOHNSON COUNTY COMMISSIONERS
COUNT ON THE 13 DAY OF Dec 2021
Rogay Horacio
COUNTY JUDGE

OWNER MORGAN ACRES, LLC PO BOX 1476 GLEBURNE, TX 76033 CONTACT: KATIE SIMMERMAN-MORGAN (862) 459-3227	FINAL PLAT LOT 1-12, BLOCK 1 100 ACRE WOOD ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 68.368 ACRES LOCATED IN THE JOHN GEIGER SURVEY, ABSTRACT NO. 308 BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074
SURVEYOR TOPOGRAPHIC LOYALTY INNOVATION LEGACY 148 STEINBOCK BLVD. SUITE 1111 WORTH, TEXAS 76090 TELEPHONE: (817) 408-7512 FAX: (817) 444-7588 TEXAS FIRM REGISTRATION NO. 000204 WWW.TOPOGRAPHIC.COM	FILE: FP_BBC_GOATNECK_20211116 DRAFT: FCN SHEET: 2 OF 2 CHECK: SED DATE: 11/30/2021 REVISION: 0