

JOHNSON COUNTY COMMISSIONERS COURT

OCT 11 2022



Becky Ivey, County Clerk  
Johnson County Texas  
By AK Deputy

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

MIKE WHITE  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioners Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

COUNTY OF JOHNSON

ORDER #2022-81

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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 White, Pct. #3 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of Pleasant Point, Lot 1, Block 1, in Precinct #3 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 11<sup>th</sup> day of October 2022.

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

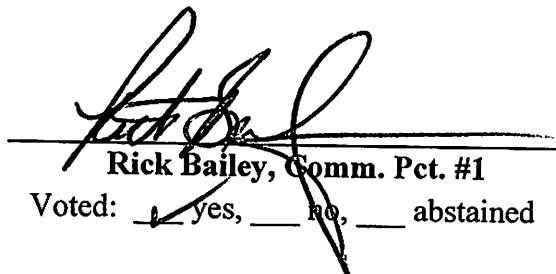
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Pleasant Point**, Lot 1, Block 1, in Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

**WITNESS OUR HAND THIS, THE 11<sup>TH</sup> DAY OF OCTOBER 2022.**



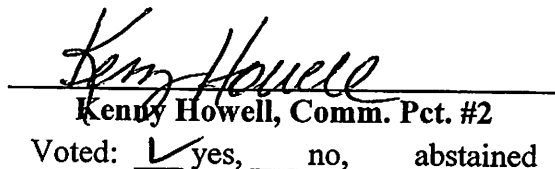
**Roger Harmon, Johnson County Judge**

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



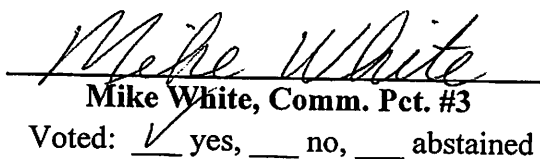
**Rick Bailey, Comm. Pct. #1**

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



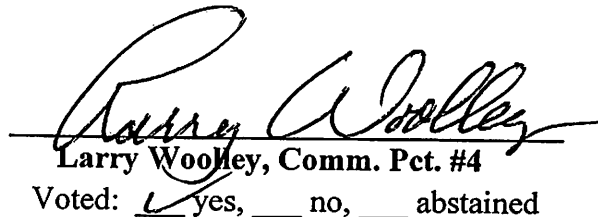
**Kenny Howell, Comm. Pct. #2**

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



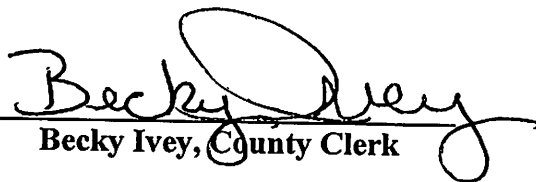
**Mike White, Comm. Pct. #3**

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

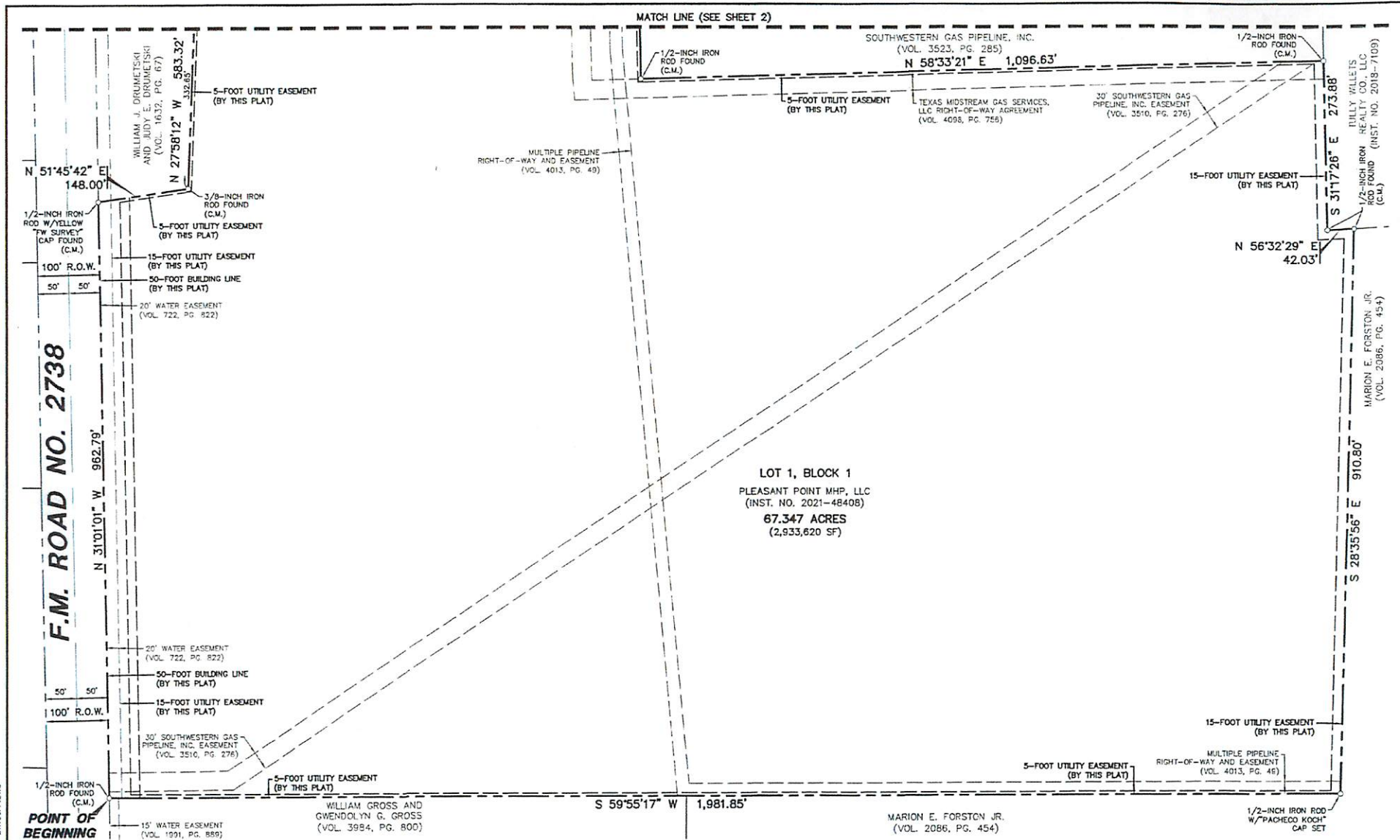


**Larry Woolley, Comm. Pct. #4**

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

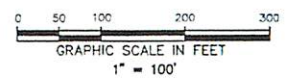
ATTEST:   
**Becky Ivey, County Clerk**





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**POINT OF BEGINNING**

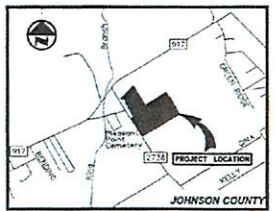


**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT

**GENERAL NOTES**

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on April 15, 2021 with a combined scale factor of 1.00012.
2. This subdivision or any part thereof is not located within the ETJ of any city or town.
3. The proposed usage of this plat is commercial.
4. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
5. Central sewer collection and treatment is provided by Wasteline Engineering (817)441-1300. Private or on-site sewage facilities will not be allowed.



**VICINITY MAP**  
(NOT TO SCALE)

Plat recorded in Instrument # \_\_\_\_\_  
 Slide \_\_\_\_\_  
 Date \_\_\_\_\_  
 County, Clerk, Johnson County, Texas  
 Deputy \_\_\_\_\_

**LOT 1, BLOCK 1**  
**PLEASANT POINT MHP, LLC**  
 (INST. NO. 2021-48408)  
**67.347 ACRES**  
 (2,933,620 SF)

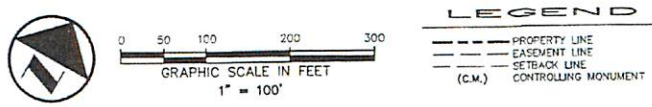
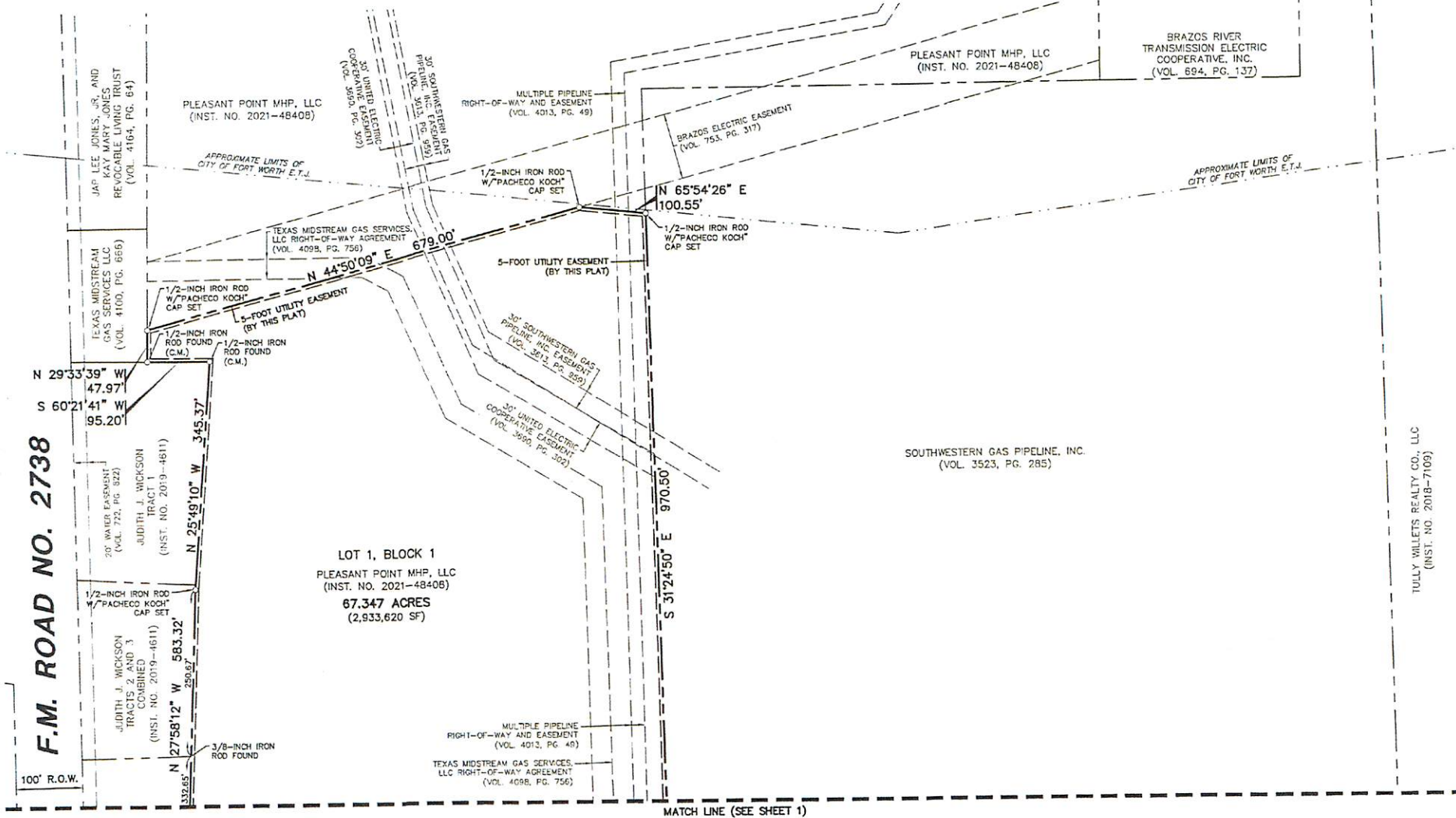
SHEET 1 OF 3  
**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**PLEASANT POINT**  
 BEING 67.347 ACRES OUT OF THE  
 EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328,  
 JOHNSON COUNTY, TEXAS

<b>Pacheco Koch</b> a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY RMT	CHECKED BY RMT/MLL	SCALE 1"=100'	DATE 09/20/2022
		TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008001	JOB NUMBER 4954-21.199

FINAL PLAT - LOT 1, BLOCK 1, PLEASANT POINT

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**F.M. ROAD NO. 2738**



Plot recorded in instrument # \_\_\_\_\_  
 Side \_\_\_\_\_  
 Date \_\_\_\_\_  
 \_\_\_\_\_  
 County, Clerk, Johnson County, Texas  
 \_\_\_\_\_  
 Deputy

**SHEET 2 OF 3**  
**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**PLEASANT POINT**  
 BEING 67.347 ACRES OUT OF THE  
 EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328,  
 JOHNSON COUNTY, TEXAS

<b>Pacheco Koch</b> a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155		
		DRAWN BY RMT	CHECKED BY RMT/MLL	SCALE 1"=100'

TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-1000B001

FINAL PLAT - LOT 1, BLOCK 1, PLEASANT POINT



**DUTIES OF DEVELOPER/PROPERTY OWNER**

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 law of the jurisdictions in which the property is located.

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 adjacent or downstream property owner or impose, impede 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, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon or 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.

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.

**FLOOD STATEMENT**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 480879 0205 J, effective date December 4, 2012, this property is located in zone "X" (Area determined to be outside the 0.2% annual chance floodplain).

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 streams, 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".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.

The existing creeks or drainage channels traversing 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.

Johnson County will not be responsible for the maintenance and operations of said drainage ways 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 easements.

**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 growths, 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 purpose 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.

**FILING A PLAT**

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 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 executory 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 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.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Plat recorded in instrument #

Slide

Date

County, Clerk, Johnson County, Texas

Deputy

**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.

**UTILITY EASEMENT**

15' from lot line in front & back  
5' from lot line on sides

**RIGHT-OF-WAY DEDICATION**

50' ROW from center of road on F.M. or State  
30' ROW from center of County roads or roads in a subdivision

**BUILDING LINES**

50' from lot line (State Hwy & F.M.)  
25' from lot line (County Road or Subdivision Roads)

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF JOHNSON

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by, and on the ground survey, made under my direction and supervision on September 20, 2022, and that all corners are shown hereon.



Michael Lewis, Jr.  
Registered Professional Land Surveyor  
No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of September, 2022

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires: 02-15-2024



**OWNERS CERTIFICATION**

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, PLEASANT POINT MHP, LLC is the owner of a called 85.167 acre tract of land situated in the Edwin Hendricks Survey, Abstract No. 328, Johnson County, Texas; said tract being part of that tract of land described in Special Warranty Deed with Vendor's Lien to PLEASANT POINT MHP, LLC recorded in Instrument No. 2021-48408 of the Official Records of Johnson County, Texas, a 67.347 acre portion of the called 85.167 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the northeast right-of-way line of F.M. Road No. 2738 (a 100-foot wide right-of-way), sold point being the south corner of said Pleasant Point MHP tract and the west corner of that tract of land described in General Warranty Deed to William J. Drumetski and Judy E. Drumetski recorded in Volume 1632, Page 67 of said Official Public Records;

THENCE, North 31 degrees, 01 minutes, 01 seconds, West, along the said northeast line of F.M. Road No. 2738, a distance of 962.79 feet to a 1/2-inch iron rod with yellow FW SURVEY cap found for the south corner of that tract of land described in Warranty Deed with Vendor's Lien to William J. Drumetski and Judy E. Drumetski recorded in Volume 1632, Page 67 of said Official Public Records;

THENCE, North 51 degrees, 45 minutes, 42 seconds, East, departing the said northeast line of said F.M. Road No. 2738 and along the southeast line of said Drumetski tract, a distance of 148.00 feet to a 3/8-inch iron rod found for the east corner of said Drumetski tract;

THENCE, North 27 degrees, 58 minutes, 12 seconds, West, along the northeast line of said Drumetski tract, at a distance of 332.65-feet passing a 3/8-inch iron rod found for the north corner of said Drumetski tract and the east corner of that tract of land described as Tract 3 in Affidavit of Heirship to Judith J. Wickson recorded in Instrument No. 2019-4611 of said Official Public Records, continuing in all a distance of 583.32 feet to a 1/2-inch iron rod with Pacheco Koch cap set for an angle point in the east line of said Tract 3;

THENCE, North 25 degrees, 49 minutes, 10 seconds, West, along the said east line of Tract 3, a distance of 345.37 feet to a 1/2-inch iron rod found for the north corner of that tract of land described as Tract 1 in said Affidavit of Heirship to Judith J. Wickson;

THENCE, South 60 degrees, 21 minutes, 41 seconds, West, along the northwest line of said Tract 1, a distance of 95.20 feet to a 1/2-inch iron rod found for the east corner of that tract of land described in Special Warranty Deed to Texas Midstream Gas Service LLC recorded in Volume 4100, Page 666 of said Official Public Records;

THENCE, North 29 degrees, 33 minutes, 29 seconds, West, along the northeast line of said Texas Midstream Gas Service LLC, a distance of 47.97 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for corner, said point being the south corner of a Great Electric Easement recorded in Volume 753, Page 317 of the Deed Records of Johnson County, Texas;

THENCE, North 44 degrees, 50 minutes, 09 seconds, East, departing the said northeast line of the Texas Midstream Gas Service LLC tract and along the southeast line of said Brozo Electric Easement, a distance of 679.00 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for corner;

THENCE, North 65 degrees, 54 minutes, 26 seconds, East, departing the said southeast line of the Texas Midstream Gas Service LLC tract and along the southeast line of said Brozo Electric Easement, a distance of 100.53 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for corner, said point being the south corner of that tract of land described in General Warranty Deed to Southwestern Gas Pipeline, Inc recorded in Volume 3523, Page 285 of said Official Public Records;

THENCE, South 31 degrees, 24 minutes, 50 seconds, East, along the said southwest line of the Southwestern Gas Pipeline, Inc, a distance of 970.50 feet to a 1/2-inch iron rod found for the south corner of said Southwestern Gas Pipeline, Inc tract;

THENCE, North 58 degrees, 33 minutes, 21 seconds, East, along the southeast line of said Southwestern Gas Pipeline, Inc, a distance of 1,008.63 feet to a 1/2-inch iron rod found for the east corner of said Southwestern Gas Pipeline, Inc tract; said point being in the southwest line of that tract of land described in Warranty Deed with Vendor's Lien to Tully Willets Realty Co. LLC recorded in Instrument No. 2018-7109 of said Official Public Records;

THENCE, South 31 degrees, 17 minutes, 26 seconds, East, along the said southwest line of the Tully Willets Realty Co. LLC tract, a distance of 273.88 feet to a 1/2-inch iron rod found for the south corner of said Tully Willets Realty Co. LLC tract;

THENCE, North 56 degrees, 32 minutes, 29 seconds, East, along the southeast line of said Tully Willets Realty Co. LLC tract, a distance of 42.03 feet to a 1/2-inch iron rod found for the most northerly west corner of that tract of land described in Warranty Deed to Marion E. Forston, Jr. recorded in Volume 2086, Page 454 of said Official Public Records;

THENCE, South 28 degrees, 35 minutes, 56 seconds, East, along the northwest lines of said Marion E. Forston, Jr. tract, a distance of 910.80 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for a reentrant corner in the said northwest line of the Marion E. Forston, Jr. tract;

THENCE, South 59 degrees, 55 minutes, 17 seconds, West, continuing along the said northwest line of the Marion E. Forston, Jr. tract and the northwest line of the said William Grass and Gwendolyn G. Grass tract, a distance of 1,581.85 feet to the POINT OF BEGINNING;

CONTAINING: 2,933,620 square feet or 67.347 acres of land, more or less.

OWNER:  
PLEASANT POINT MHP, LLC  
2929 CARLISLE STREET, SUITE 250  
DALLAS, TX 75204  
CONTACT: EDWARD BOGEL  
PHONE: (214) 526-3626

OWNER:  
PLEASANT POINT MHP, LLC  
2929 CARLISLE STREET, SUITE 250  
DALLAS, TX 75204  
CONTACT: BEN HIDALGO  
PHONE: (214) 914-8822

SURVEYOR/ENGINEER:  
PACHECO KOCH CONSULTING  
ENGINEERS, INC  
4050 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109  
CONTACT: TIM WALLACE  
PHONE: (817)-412-7155

WATER: JOHNSON COUNTY SPECIAL  
UTILITY DISTRICT  
817-760-5200

ELECTRIC: UNITED COOP SERVICES  
817-447-9292

TX REG. ENGINEERING FIRM F-459  
TX REG. SURVEYING FIRM LS-10008001

**NOTARY**

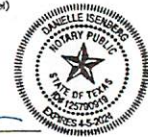
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That PLEASANT POINT MHP, LLC, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, PLEASANT POINT, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

*[Signature]* (Edward Bogel)  
Date: 9/28/2022

SWORN AND SUBSCRIBED BEFORE ME BY

*[Signature]*  
THIS THE 28th DAY OF September 2022.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: April 5, 2024



*[Signature]* (Ben Hidalgo)  
Date: 9/28/2022

SWORN AND SUBSCRIBED BEFORE ME BY

*[Signature]*  
THIS THE 28th DAY OF September 2022.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 04-23-2025



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

SHEET 3 OF 3  
FINAL PLAT  
**LOT 1, BLOCK 1**  
**PLEASANT POINT**  
BEING 67.347 ACRES OUT OF THE  
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328,  
JOHNSON COUNTY, TEXAS

<b>Pacheco Koch</b> a Westwood company	4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155			
DRAWN BY RMT	CHECKED BY RMT/MLL	SCALE N/A	DATE 09/20/2022	JOB NUMBER 4954-21.199

PRINTED: 09:58 AM  
DATE: 09/28/2022  
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FINAL PLAT - LOT 1, BLOCK 1, PLEASANT POINT



OCT 11 2022

Approved

**REQUEST FOR AGENDA PLACEMENT FORM**

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

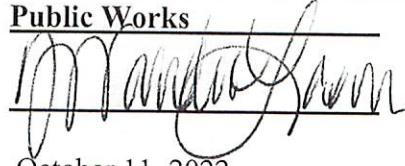
**SUBMITTED BY:** Jennifer VanderLaan

**TODAY'S DATE:** September 29, 2022

**DEPARTMENT:**

Public Works

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:**

October 11, 2022

**SPECIFIC AGENDA WORDING:**

Consideration of Order No. 2022-81, Order approving the Final Plat of Pleasant Point, Lot 1, Block 1 in Precinct 3- Public Works Department

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

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

**TIME:** 10 minutes

**ACTION ITEM:** X  
**WORKSHOP** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item)

**CONSENT:** \_\_\_\_\_  
**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_ **IT DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_ **PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_ **PUBLIC WORKS:** X

**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 \_\_\_\_\_