

NOV 28 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** November 15, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: November 28, 2022

SPECIFIC AGENDA WORDING:

Consideration of Order 2022-93, Order approving the Final Plat of Lots 1 thru 10, Block 1 of Mesquite Creek Estates in Precinct #1 - Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X

WORKSHOP: _____

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 _____

NOV 28 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 Commissioners Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER 2022-93

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

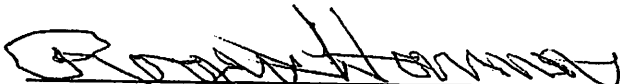
WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of Mesquite Creek Estates, Lots 1 thru 10, Block 1, in Precinct 1 and clarify that the filing of the plat which dedicates 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 28th day of November 2022.

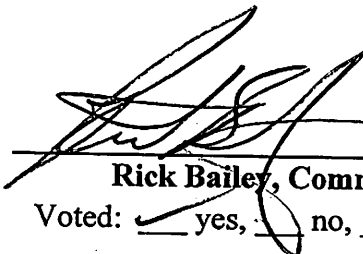
NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Mesquite Creek Estates**, Lots 1 thru 10, 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.

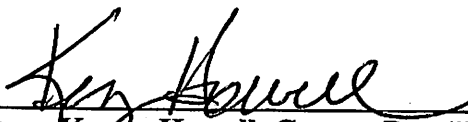
WITNESS OUR HAND THIS, THE 28TH DAY OF NOVEMBER 2022.



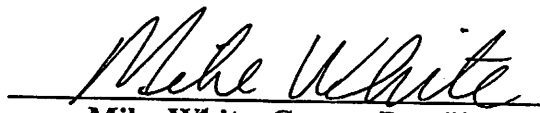
Roger Harmon, Johnson County Judge
Voted: yes, no, abstained



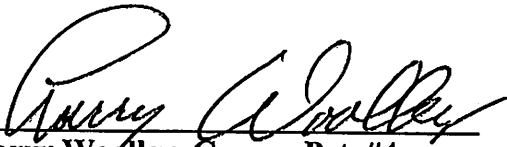
Rick Bailey, Comm. Pct. #1
Voted: yes, no, abstained



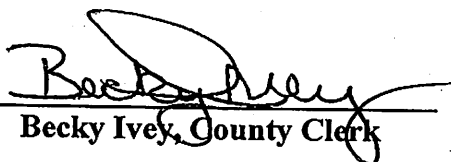
Kenny Howell, Comm. Pct. #2
Voted: yes, no, abstained



Mike White, Comm. Pct. #3
Voted: yes, no, abstained



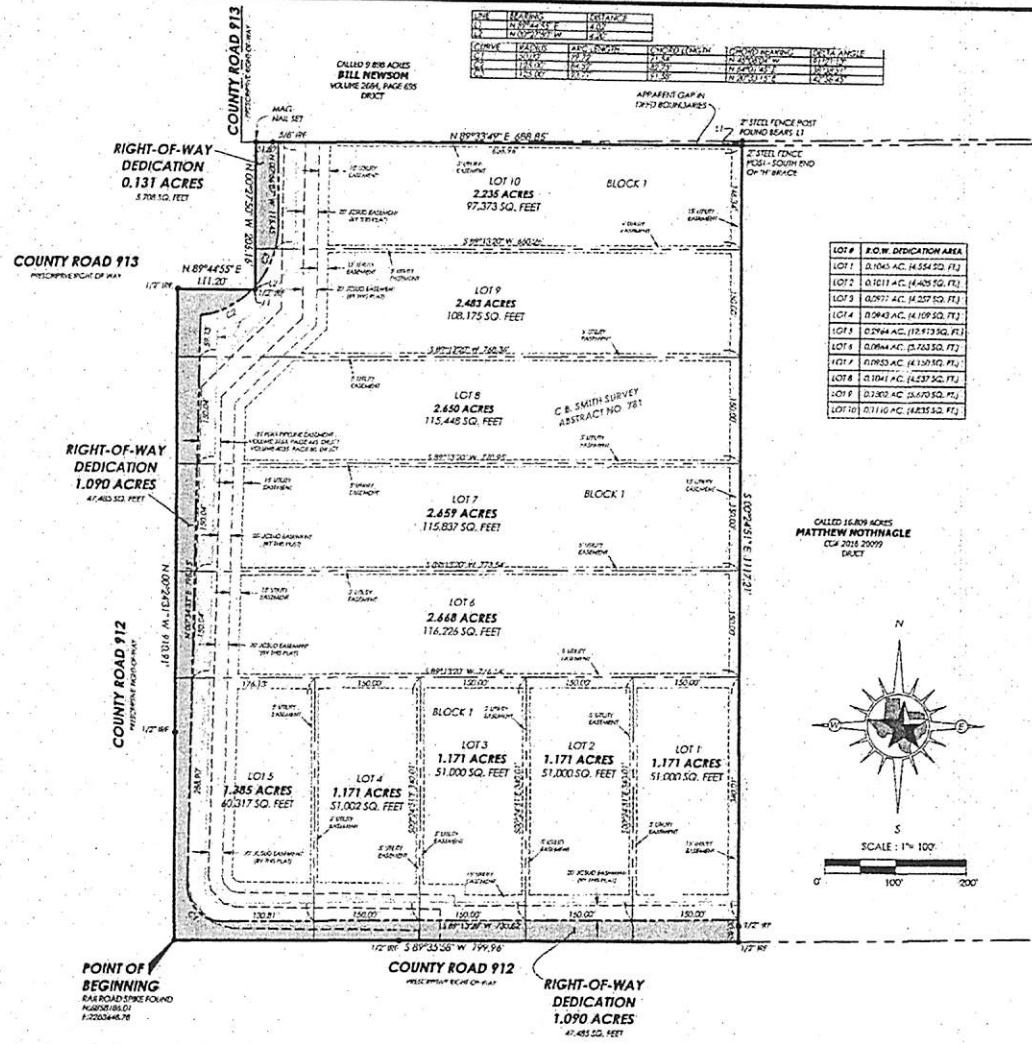
Larry Woolley, Comm. Pct. #4
Voted: yes, no, abstained

ATTEST: 

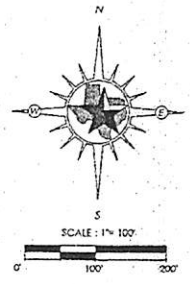
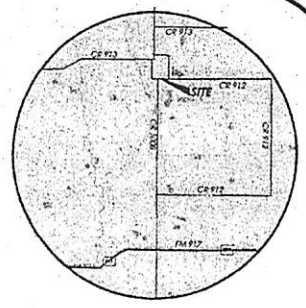
Becky Ivey, County Clerk



LINE	BEARING	LENGTH	AREA	REMARKS
1	N 89°44'35" E	111.20		RIGHT-OF-WAY DEDICATION
2	S 89°44'35" W	111.20		RIGHT-OF-WAY DEDICATION
3	N 89°44'35" E	111.20		RIGHT-OF-WAY DEDICATION
4	S 89°44'35" W	111.20		RIGHT-OF-WAY DEDICATION



LOT #	R.O.W. DEDICATION AREA
LOT 1	0.104 AC. (4,554 SQ. FT.)
LOT 2	0.101 AC. (4,429 SQ. FT.)
LOT 3	0.097 AC. (4,257 SQ. FT.)
LOT 4	0.094 AC. (4,109 SQ. FT.)
LOT 5	0.294 AC. (12,813 SQ. FT.)
LOT 6	0.294 AC. (12,813 SQ. FT.)
LOT 7	0.294 AC. (12,813 SQ. FT.)
LOT 8	0.294 AC. (12,813 SQ. FT.)
LOT 9	0.294 AC. (12,813 SQ. FT.)
LOT 10	0.294 AC. (12,813 SQ. FT.)



FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1
MESQUITE CREEK ESTATES
 19.986 ACRES OF LAND SITUATED IN THE
 C.B. SMITH SURVEY, ABSTRACT NO. 781,
 JOHNSON COUNTY, TEXAS
 PREPARED: NOVEMBER, 2022



-LONESTAR-
LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FILING BLOCK
 PLAT FILED _____ / _____ / _____
 INSTRUMENT #: 2022-_____
 DRAWER _____ SLIDE _____
 BECKY IVEY, JOHNSON COUNTY CLERK
 BY _____ DEPUTY CLERK

APPROVED:

 JOHNSON COUNTY COMMISSIONERS COURT
 DATE _____

 COUNTY JUDGE

LEGEND
 DASHED LINE = RIGHT-OF-WAY DEDICATION
 SOLID LINE = PROPERTY BOUNDARY
 DOTTED LINE = EASEMENT BOUNDARY
 THIN SOLID LINE = RIGHT-OF-WAY DEDICATION
 THICK SOLID LINE = RIGHT-OF-WAY DEDICATION

OWNER(S)
 MATHIEW POTTHAGLE
 PROJECT NUMBER: 220551 DATE: NOVEMBER 1, 2022
 REVISION DATE: _____
 REVISION NOTES: _____
 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, WILDCAT PROPERTIES, LLC & KAAD ENTERPRISES, L.P., ARE THE OWNERS OF A 19.986 ACRE TRACT OF LAND SITUATED IN THE C.B. SMITH SURVEY, ABSTRACT NUMBER 781, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 19.986 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S 17N TO KAAD ENTERPRISES, L.P., A TEXAS LIMITED PARTNERSHIP, AND GOOLEY WILDCAT PROPERTIES, LLC, A TEXAS, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-25262, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.986 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE AT A BEND BY COUNTY ROAD 912, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 19.986 ACRE TRACT, AND GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 910.91 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGULAR POINT IN SAID WEST LINE, BEING AT THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD 912 AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 913, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 65 DEGREES 44 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, AND WITH THE CENTERLINE OF SAID COUNTY ROAD 912, A DISTANCE OF 111.00 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGULAR POINT IN SAID WEST LINE;

THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID WEST LINE AND ALONG SAID CENTERLINE, A DISTANCE OF 226.16 FEET, TO A 2" STEEL FENCE POST FOUND AT THE SOUTH END OF AN "H" BRACE FOR THE NORTHEAST CORNER OF SAID CALLED 19.986 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 16.809 ACRE TRACT OF LAND DESCRIBED BY DEED TO MATTHEW HODINAKALE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-20099, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING WITHIN A 2" STEEL FENCE CORNER POST FOUND BEING NORTH 00 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 6.6 FEET;

THENCE NORTH 09 DEGREES 53 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 19.986 ACRE TRACT, AT A DISTANCE OF 22.28 FEET, PASSING A 5/8" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 688.85 FEET, TO A 2" STEEL FENCE POST FOUND AT THE SOUTH END OF AN "H" BRACE FOR THE NORTHEAST CORNER OF SAID CALLED 19.986 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 16.809 ACRE TRACT OF LAND DESCRIBED BY DEED TO MATTHEW HODINAKALE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-20099, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING WITHIN A 2" STEEL FENCE CORNER POST FOUND BEING NORTH 00 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 6.6 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID CALLED 19.986 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 16.809 ACRE TRACT, AT A DISTANCE OF 1095.71 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 1117.21 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.986 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 16.809 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 912;

THENCE SOUTH 09 DEGREES 35 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 19.986 ACRE TRACT, AT A DISTANCE OF 478.84 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 779.94 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 19.986 ACRES OR 810.272 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT WILDCAT PROPERTIES, LLC & KAAD ENTERPRISES, L.P., OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND DO HEREBY ADOPT THE PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, BLOCK 1, MESQUITE CREEK ESTATES, 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.

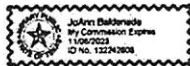
WITNESS MY HAND AND SEAL THIS 9th DAY OF November 2022.

Becky Roden
WILDCAT PROPERTIES, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Becky Roden KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF November 2022.

John Baldonado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND, THIS 9th DAY OF November 2022.

Dwain Skow
KAAD ENTERPRISES, L.P.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dwain Skow KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF November 2022.

John Baldonado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT NOTES

1. THE BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 NORTH CENTRAL ZONE, 2011.

2. EASEMENTS AND BOUNDING STRAIGHTS:
USGS EASEMENT
TO FROM LOT LINE IN FRONT AND BACK
FROM LOT LINE ON THE SIDE

BOUNDING LINE
TO FROM LOT LINE (STATE HIGHWAY 67)
TO FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

POINT-TO-LINE DECLARATION
TO FROM CENTER OF ROAD ON PAL OR GRATE
STRAIGHT LINE TO CENTER OF ROAD ON A SUBDIVISION

3. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE PU OF ANY CITY OR TOWN.

4. THE DEDICATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THIS PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.

5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

6. UTILITY PROVIDERS:
WATER, JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 264-0000
SEWER, ELECTRIC COOPERATIVE SERVICES (817) 334-4000
SEWER, PUBLIC WORKS DEPARTMENT (817) 264-0000

7. ACCORDING TO THE FEMA ESTIMATED BASE FLOOD ELEVATION VENTURE LISTING FOR THIS AREA, PROGRESSIVE ANALYSIS, THE BASE FLOOD ELEVATION (BFE) FOR THIS PROPERTY IS 7.68 FEET. THE MINIMUM FINISHED FLOOR (MFF) FOR THIS PROPERTY IS 7.02 FEET.

PRIVATE SEWAGE FACILITY

ONCE PRIVATE 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 COMPLIING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWAGE FACILITY, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS EXPENSE IN NORMAL OPERATION OF THE FACILITY. EXCESSIVE OR UNUSUAL SEWAGE IS UNLAWFUL. CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED, DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.

A PROPERTY OWNERS AND CONTRACTORS PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN DISPOSABLE 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 MANNER THAT WILL NOT HARMFUL.

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 OR THE PROVISIONS 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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OR THE PROVISIONS IN WHICH THE PROPERTY IS LOCATED.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 9th DAY OF NOVEMBER, 2022.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



FILING BLOCK

PLAT FILED / /
INSTRUMENT #: 2022 -
DRAWER SLIDE
BECKY IVEY, JOHNSON COUNTY CLERK
BY DEPUTY CLERK

OWNER(S)
KAAD ENTERPRISES, L.P. &
GOOLEY WILDCAT PROPERTIES, LLC
1001 W PA & GOOLEY ST
DALLAS, TX 75203-4488
LONESTAR@LONESTARLANDSURVEYING.COM
BECKYRODEN@GMAIL.COM

PROJECT NUMBER: 220551 DATE: NOVEMBER 1, 2022
REVISED DATE:
REVISION NOTES:

SHEET 2 OF 2

FLOOD STATEMENT

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DITCHES OR FACILITIES LOCATED WITHIN OR NEARLY ADJACENT TO THE PROPERTY PORTRAYED 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.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ATTACHED HEREIN TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

PROPERTY

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 REPRESENT AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS' OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGED ARISING FROM JOHNSON COUNTY'S APPROVAL OF FILING OF THIS PLAT OR CONSTRUCTION OF FACILITIES 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 OF THE MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO MAINTAIN AND OPERATE SUCH SAID FACILITIES FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF INTERRUPTING THE FURNISHMENT OF SERVICE.

PENALTY

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, 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 JURISDICTION'S DESCRIPTION IN A DEED OR COVENANCE AS A CONTRACT FOR A DEED, OR IN A CONTRACT OF SALE OR OTHER EXECUTED CONTRACT TO CONVEY THAT IS INTENDED TO A PURCHASER UNDER THE PLAT OR REPEAT OF THE CONVEYANCE IS APPROVED AND IS VIOLATION OF THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SAID DESCRIPTIONS MAY BE USED IN THE COVENANCE IS INTENDED TO CONVEY TO A PURCHASER UNDER THE PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY DESCRIBED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OF PROPERTY OF A SUBDIVISION UNLESS BOTH THE PLAT IS FILED AND RECORDED WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

PLAT ACCEPTANCE OF ROAD FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF THIS PLAT WHICH DEDICATES STREETS AND STREETS DOES NOT MAKE THE ROAD AND STREET COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE AND 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, JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ALLOCATING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1
MESQUITE CREEK ESTATES
19.986 ACRES OF LAND SITUATED IN THE
C.B. SMITH SURVEY, ABSTRACT NO. 781,
JOHNSON COUNTY, TEXAS
PREPARED: NOVEMBER, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM