

DEC 12 2022

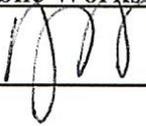
Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** December 2, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: December 12, 2022

SPECIFIC AGENDA WORDING:

Consideration of Variance to Lift Groundwater Accessibility Certification Requirement for Cariaga Estate, a proposed subdivision of 1 lot, to be served by private water wells in Precinct #4- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

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

STAFF NOTICE:

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



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works
2 North Mill Street, Suite 305
Cleburne, Texas 76033
817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name FABIAN CARIAGA Date 11/30/2022

Phone Number 214-356-7286

Email Address FABIAN_CARIAGA@YAHOO.COM

Property Information for Variance Request:

Property 911 address 7675 COUNTY ROAD 206, GAMMAVIEW TX

Subdivision name CARIAGA ESTATE Block A Lot 1

Survey L MENESEE SURVEY Abstract 554 Acreage 5.02

Request REQUESTING A VARIANCE FOR GAC OR GROUNDWATER ACCESSIBILITY

Reason for request CERTIFICATION

THE WELL WAS INSTALLED IN FEB 2022 AND HOPING TO AVOID ADDED

Provide the following with this request:

EXPENSE.

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: September 3, 2021

Grantor: Joshua Wood and Brandi Wood

Grantor's Mailing Address: 317 Turpin Dr Azle TX 76020

Grantee: Fabian Cariaga, a married person

Grantee's Mailing Address: P.O. Box 305 Midlothian TX 76065

Lender: Cendera Bank, N.A.

Lender's Mailing Address: P.O. Box 97, Bells, TX 75414

Trustee: C. Alan Renfroe

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Lender in the principal amount of ONE HUNDRED SIX THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$106,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Trustee.

Property (including any improvements):

See Exhibit A, attached hereto and incorporated by reference herein.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to person, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Old Republic Title
GF# 51500443M

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Joshua Wood, by Brandi Wood as Attorney-in-Fact
Joshua Wood, by Brandi Wood as Attorney-in-Fact

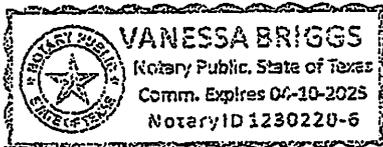
Brandi Wood
Brandi Wood

STATE OF TEXAS

COUNTY OF Ellis

Before me, the undersigned Notary Public, on this day personally appeared Joshua Wood, by Brandi Wood as Attorney-in-Fact TKDL and Brandi Wood, proved to me through TKDL to be the people whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of September, 2021.



Vanessa Briggs
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Dorsett Johnson & Swift, LLP
407 Throckmorton, Suite 500
Fort Worth, Texas 76102

AFTER RECORDING RETURN TO:

File No.: 5154004141

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE L. MENELEE SURVEY, ABSTRACT NO. 554, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO JACK MORGAN WOOD, RECORDED IN INSTRUMENT NO. 201300012337, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID WOOD TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CONCORDANT OPPOSITION LLC, RECORDED IN INSTRUMENT NO. 2019-19918, OPRJCT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO OF DEBORAH PARKER DOTY, TRUSTEE OF THE DEBORAH PARKER DOTY TRUST, LINDI ANN PARKER JOHNSON, TRUSTEE OF THE LINDI ANN PARKER JOHNSON TRUST, BRENDA KAY PADGETT, TRUSTEE OF THE BRENDA KAY PADGETT TRUST AND LINDI ANN PARKER JOHNSON, TRUSTEE OF THE DANNY PARKER 1993 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 201200029901, OPRJCT, IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE S 30°37'12" E., ALONG THE EAST LINE OF SAID WOOD TRACT AND THE COMMON WEST LINE OF SAID CONCORDANT TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 793.31 FEET A FENCE POST FOUND FOR AN INTERIOR ELL CORNER OF SAID WOOD TRACT AND THE COMMON SOUTHWEST CORNER OF SAID CONCORDANT TRACT;

THENCE OVER AND ACROSS SAID WOOD TRACT AS FOLLOWS:

S 59°56'20" W, A DISTANCE OF 274.82 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 30°37'12" W, PASSING AT A DISTANCE OF 762.55 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 792.55 FEET A NAIL SET FOR CORNER IN THE NORTH LINE OF SAID WOOD TRACT AND THE COMMON SOUTH LINE OF SAID TRACT 1, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, FROM WHICH A NAIL SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAN ECKHART AND HEATHER ECKHART, RECORDED IN INSTRUMENT NO. 2020-1503, OPRJCT, BEARS S 59°46'52" W, A DISTANCE OF 274.81 FEET;

THENCE N 59°46'52" E, ALONG THE NORTH LINE OF SAID WOOD TRACT AND THE COMMON SOUTH LINE OF SAID TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A DISTANCE OF 274.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES OF LAND MORE OR LESS.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 33389

eRecording - Real Property

Warranty Deed

Recorded On: September 07, 2021 12:54 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 33389
Receipt Number: 20210907000096
Recorded Date/Time: September 07, 2021 12:54 PM
User: Linda B
Station: ccl30

Record and Return To:
ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX

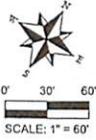


STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

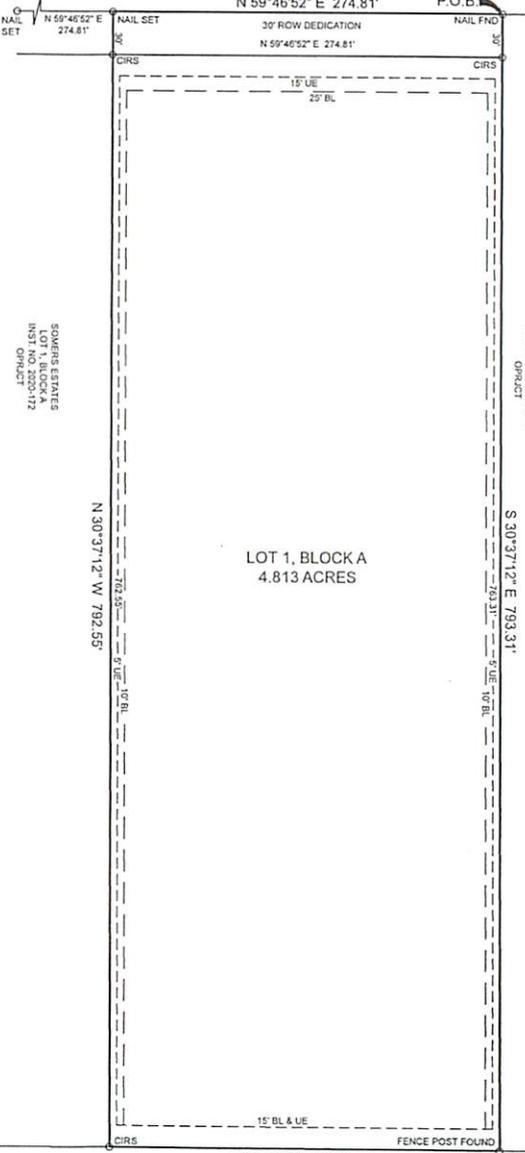


DEBORAH PARKER DOTY,
TRUSTEE OF THE DEBORAH PARKER DOTY TRUST
LINDI ANN PARKER JOHNSON,
TRUSTEE OF THE LINDI ANN PARKER JOHNSON TRUST
BRENDA KAY PADGETT,
TRUSTEE OF THE BRENDA KAY PADGETT TRUST &
LINDI ANN PARKER JOHNSON,
TRUSTEE OF THE DANNY PARKER 1990 IRREVOCABLE TRUST
TRACT 1
INST. NO. 2012-29901
OPRCT

COUNTY ROAD 205
(A VARIABLE WIDTH
UNRECORDED ROW)

N 59°46'52" E 274.81'
30' ROW DEDICATION
N 59°46'52" E 274.81'

P.O.B



LOT 1, BLOCK A
4.813 ACRES

S 59°56'20" W 274.82'

LOT 1, BLOCK A
WALDRUP ACRES
C&B E PG. 291-292
OPRCT

NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS.
THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS SINGLE FAMILY RESIDENTIAL.
THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN THE SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
ELECTRIC COMPANY, UNITED COOPERATIVE SERVICES, 817-556-4000
PRIVATE WATER WELL
PRIVATE INDIVIDUAL SPECIFIC SYSTEM
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 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 CONDITIONS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN 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.

FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 481950373L, DATED OCTOBER 4, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS 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 COULDED 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 FLOODWAY 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 TRAVELED 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.
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 OWNERS OR IMPOSE, IMPUTE 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 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.
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.

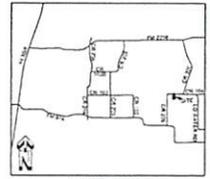
INCIDENTY
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND 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 ENGAGE 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, MAINTENANCE AND ACCESS TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF FLOODING THE PERMISSION OF ANYONE.

UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES
RIGHT-OF-WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON E.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
BUILDING LINES:
50' FROM LOT LINE (STATE HWY & FM)
15' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
15' FROM LOT LINE ON REAR
10' FROM LOT LINE OF SIDES
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 WHOSE DUTY IS TO FILE THE SUBDIVISION DESCRIPTION IN A DEED OR COVENANCE, 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 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.
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.
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 BY 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.

LEGEND:
CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRKCS" SET
CRF = CAPPED IRON ROD FOUND
RR = IRON ROD FOUND
RR SPIKE FND = RAILROAD SPIKE FOUND
OPRCT = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
UE = UTILITY EASEMENT
BL = BUILDING LINE
DUE = DRAINAGE & UTILITY EASEMENT

VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON
WHEREAS FABIAN CARIAGA IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE L. MENEFEE SURVEY ABSTRACT NO. 554, JOHNSON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO FABIAN CARIAGA, RECORDED IN INSTRUMENT NO. 2012003389, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (HEREIN, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CONCORDANT OPPOSITION LLC, RECORDED IN INSTRUMENT NO. 2016-19918; OPRECT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DEBORAH PARKER DOTY, TRUSTEE OF THE DEBORAH PARKER DOTY TRUST, LINDI ANN PARKER JOHNSON, TRUSTEE OF THE LINDI ANN PARKER JOHNSON TRUST, BRENDA KAY PADGETT, TRUSTEE OF THE BRENDA KAY PADGETT TRUST AND LINDI ANN PARKER JOHNSON, TRUSTEE OF THE DANNY PARKER 1990 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 2012-29901, OPRECT, IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 206 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);
THENCE S 20°37'12" E ALONG THE EAST LINE OF SAID CARIAGA TRACT AND THE COMMON WEST LINE OF SAID CONCORDANT TRACT, PASSING AT A DISTANCE OF 33.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TRKCS" SET FOR WITNESS, A TOTAL DISTANCE OF 782.31 FEET A FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTHWEST CORNER OF SAID CONCORDANT TRACT;
THENCE S 59°56'20" W ALONG THE SOUTH LINE OF SAID CARIAGA TRACT AND THE COMMON NORTH LINE OF LOT 1, BLOCK A, WALDRUP ACRES, RECORDED IN C&B E, PAGES 291-292, OPRECT, A DISTANCE OF 274.82 FEET A 5/8" IRON ROD WITH CAP STAMPED "TRKCS" SET FOR THE SOUTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTHWEST CORNER OF SOMERS ESTATES, LOT 1, BLOCK A, RECORDED IN INSTRUMENT NO. 2020-172, OPRECT;
THENCE N 20°37'12" W ALONG THE WEST LINE OF SAID CARIAGA TRACT AND THE COMMON EAST LINE OF SAID SOMERS ESTATES, PASSING AT A DISTANCE OF 782.55 FEET A 5/8" IRON ROD WITH CAP STAMPED "TRKCS" SET FOR WITNESS, A TOTAL DISTANCE OF 792.55 FEET A NAIL SET FOR THE NORTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTHEAST CORNER OF SAID SOMERS ESTATES AND IN THE SOUTH LINE OF SAID TRACT 1, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, FROM WHICH A NAIL SET FOR THE NORTHWEST CORNER OF SAID CONCORDANT TRACT, BEARS S 59°56'20" W A DISTANCE OF 274.81 FEET;
THENCE N 59°56'20" E ALONG THE NORTH LINE OF SAID CARIAGA TRACT AND THE COMMON SOUTH LINE OF SAID TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 205, A DISTANCE OF 274.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT FABIAN CARIAGA, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CARIAGA ESTATE, 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, THIS _____ DAY OF _____, 2022.
BY:
FABIAN CARIAGA

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FABIAN CARIAGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL THIS, _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
I, TIMOTHY L. JACKSON, RP/LS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

PRELIMINARY THIS DOCUMENT SHALL NOT BE FLOODED FOR ANY PUBLIC AND SHALL NOT BE USED FOR VALUE OR FOR EVIDENCE AS A FINAL SURVEY DOCUMENT
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY THE JOHNSON COUNTY COMMISSIONERS COURT
THIS _____ DAY OF _____, 2022.

BY: COUNTY JUDGE - ROGER HARMON
PLAT RECORDED IN INSTRUMENT # _____
SLIDE _____
DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS
"DEPUTY CLERK"

FINAL PLAT
CARIAGA ESTATE
LOT 1, BLOCK A
BEING A 5.002 ACRE TRACT
OF LAND SITUATED IN THE
L. MENEFEE SURVEY,
ABSTRACT NO. 554
JOHNSON COUNTY, TEXAS

OWNER:
FABIAN CARIAGA
P.O. BOX 305
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