Filed For Record <u>Lizz</u>

# FEB 27 2023

April Long County Clerk, Johnson County Texas

DEPUTY

BY\_



# JOHNSON COUNTY

# **COMMISSIONERS COURT**

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4
THE STATE OF TEXAS		Ş		
COUNTY OF JOHNSON		§ §		ORDER 2023-16

### **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

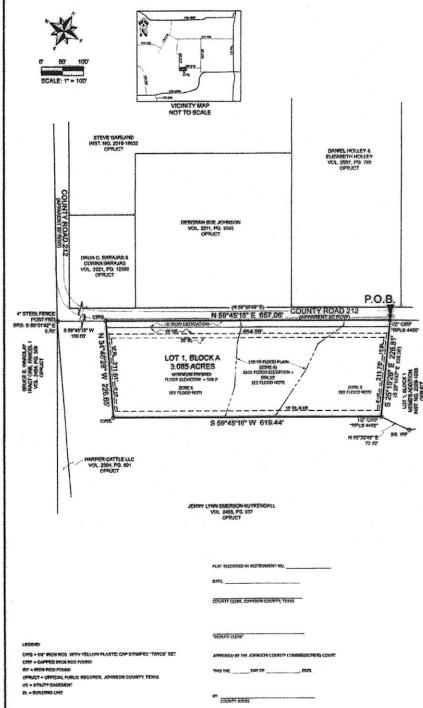
WHEREAS, a motion was made by Commissioner <u>Woolley, Pct. 4</u> and seconded by Commissioner <u>Bailey, Pct. 1</u> that stated: "I make the motion to approve for filing purposes only, a Plat of Victor's Place, Lot 1, Block A, in Precinct 4 and clarify that the filing of the plat which dedicates roads 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 27<sup>th</sup> day of February 2023.

### NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Victor's Place, Lot 1, Block A, in Precinct 4 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 27<sup>TH</sup> DAY OF FEBRUARY 2023.

Christopher Boedeker, Johnson County Judge Voted:  $\sqrt{yes}$ , \_\_\_\_no, \_\_\_\_abstained Rick Bailey, Comm. Pct. 1 Kenny Howell, Comm. Pct. 2 Voted: 🗸 yes, abstained no, abstained Voted: v Mike White, Comm. Pct. 3 Larry Woolley, Comm. Pct. 4 yes, \_\_\_\_ no, \_\_\_\_ abstained Voted: 🖌 yes, \_\_\_\_ no, abstained Voted: **County Clerk** 



#### NOTES:

AFARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, RORTH CENTRAL ZONE 4702, NAD 83, PER GPS ORSERVATIONS.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE STILLE ANY CITY OF TOWN

THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS SINGLE FAMILY RESIDENTIAL

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAMAGE FACILITIES IN THE SUBDIVISION WITHIN TWEIVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVE:

ELECTRIC COMPANY: UNITED COOPERATIVE SERVICES, 817-556-4000

PRIVATE WATER WELL PRIVATE INDIVIDUAL SEPTIC SYSTEM

PRIVATE SEWAGE FACILITY

UN-SITE SEWAGE FACILITY PERFORMANCE CANNOT HE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLEED WITH

SUPPORTING AND/ON ACCEPTANCE OF A PRIVATE SENANGE FACULTY BY THE PUBLIC WORKS DEPARTMENT SHALL INDERATE OVER THAT THE FACULTY METS WITHOUT ADDRESS WHICH SAND DOES NOT MALKYE THE OWNER AT THE PROPERTY FROM WETTED SUPPORTING THAT ADDRESS AND THE RECEIVED AND DOES NOT MALKYE THE OWNER AT THE SUPPORTED OF THE FACULTY RESULTS IN DIRECTORMARE DORSE, BY INCOMPRISE TO CONSTRUCT AND ADDRESS OF THE FACULTY WHICH UPST DOES WHICH SUPPORT ADDRESS THE RESULTANCE.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWARE MACHITY SYSTEM, INSTALLED IN JURIABLE SOL, CAN MALTUNCTION IF THE AMOUNT OF WATER THAN IS REQUIRED TO DISPOSE OF 5 NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT DWHER TO MAINTAIN AND OPERATE THE PRIVATE SEWARE FACILITY IN A SATISFACTORY MAINTER.

#### FLOOD STATEMENT

LUCINOMS, TO THE FLOOT INVESTIGATE AND LARD END OF THE DEVICE COUNT, FLOOD AND INCOMPOSITION AND ALL OWNERS AND ALL AND ALL OWNERS AND ALL AN

THE ABOVE REFERENCED FEMA FLOOD INSUMINE ATTE MAP IS FOR USE IN ADMINISTRENIG THE "HFP". IT DOES NOT INCOSSANCE SHOW ALL AREAS SUBJECT TO FLOODING, MATTOLIKARY FROM LOCAL SOMMES OF SMALL SUZ, WHEN KENDE IS "LODDED IN STORUL, OWNERTHEAST DARIENAL GUINED WITH MARGEDUID LOCAL SOMMESS OF SUMAL SUZ, WHEN KENDE OTHER STREAMS, CREEKS, LOW ARDAS, DANIMAS SYSTEM OF OTHER SUBJECT LOCAL BOAMMESS TENNES. THE MAY RE' OTHER STREAMS, CREEKS, LOW ARDAS, DANIMAS SYSTEM OF OTHER SUBJECT CONDITIONS EXISTING ON OF HART THE SUBJECT FROMEWERY WHEN ARE NOT STUDIED OF ADDRESSED AS SHOT D'THE "HITTER

BLOCKING THE FLOW OF WATCH OR CONSTRUCTING IMPROVEMENTS IN THE DRAWAGE EASEMENTS, AND FILLING OR DESTRUCTION OF THE FLOODWAY IS PROMINTED.

THE EXISTING CREEKS OR DRAINAGE CHAINNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS UPEN CHAINESS AND WILL BE MAINTAINED IN THE INSPADIDAL OWNERS OF THE GOT ON LITS THAT ARE TRAVERSED BY OR 20ALERN TO DRAINAGE COURSES ADDITION ACTIONS SUD DITS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAIDARE WAYS OR FOR THE CONTROL OF ENCIRON.

KHINSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAWAGE, PERSONAL INUKY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD COMPTIONS.

ICHINGON COUNTY HAS THE INSUIT BUT NOT A OUTY TO ENTER ONTO PROPERT AND CLEM ANY OBSTRUCTION INCLUOUSS BIT AND LUMITED TO THES. PLANTS, DIRT, OR BURCHINGS, WHICH OBSTRUCT THE ROW OF WATER THROUGH DRAINAGE LASYLDERS.

#### DUTIES OF DEVELOPER/PROPERTY OWNER.

THY, APPROVAL AND FILMS OF THIS PLAT BY JOINNIGH CRIMITY ODES NOT RELEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY OUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LARY OF THE APROPERTY OR WHICH THE MODERN'T IS LOCATED.

THE APPROVAL AND HEARING OF THIS PLAT BE JOHNIGH GUNRY DOES NOT RELEAST THE EXCELLINE OF THE PROPERTY ON UMPER OF THE PROPERTY OF ANY OUTY TO JOHNIGH COUNTY, THE COMMISSIONER, OPPCOALS OR EMPLOYED OF JOHNIGH TAMASER ANY OUTY OR LUNKITY TO JOHNIGH COUNTY, THE COMMISSIONER, OPPCOALS OR EMPLOYED OF JOHNIGH

IN THE STATE OF THE AREA TO A THE STATES AND ALTERSECTATION THAT THE CREEKS, STREAMS, RIVER, ORANING, CHANNEL, OR OTHER CREEK OF DAMAGE TRUCTURES, PERCEL, OF FEDERALS PORTARED HEROTI ARE ACTUALIE DESTINO ON THE PROPERTY AND A STREAM OF THE FAIL TO BE ON THE OUT THE STREAMS OF COMMON LAW OF AN INCOMPORATED CITE, JOHNSON COUNTY, THE STREE OF THE AREA DO NOT PORALT THE STREAMS OF COMMON LAW OF AN INCOMPORATED CITE, JOHNSON

IONNION COUNTY & RELYING UPON THE BURVEYOR WHOSE NAME IS AFFORD HEREON TO MAKE ACCURATE AND TRUTHFUL Especializations upon which i denisor county can make determinisrississississis the Approval or Incapapitan do this part.

I INTERNITY

#### UTILITY EASEMENT

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UTILITY EASEMENT: 25' FROM LOT LINE IN FRONT & BACK 5' FROM LOT LINE ON THE SIDES

NIGHT-DF-WAY DEDICATION-40' ROW FROM CENTER OF ROAD ON F.M. DR STATE 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUT, DING LINES. 517 FROM (CT LINE (STATE HWY & K.M.) 257 FROM (CT LINE (COUNTY BLADE DE SUBRIVISION REMOS) 157 FROM LOT LINE (CH MEAN 157 FROM LOT LINE (CH MEAN 157 FROM LOT LINE (CH MEAN

#### TRING A PLAT

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A PUTICHASER MAY NOT USE ON OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TINTE AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

TILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTEMANCE

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#### STATE OF TEXAS

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OWNER'S CERTIFICATE

BEGINNING AT A 12" BILM ROLD WITH DAY STARFED 19913 448" FOUND FON THE, MURTINEAST CORRER OF SAD OF SAD OFBEZ TRACT MIN THE COMMON MORTHWEET CORRER OF LICT, ALLOCK I MERKE AUCTION, AND AND ADDITION TO JUHNEON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN MESTAURISM'T NO, JOSH 195, OFBECT, AND IN THE APPARENT SOUTH RIGHT-GEVINY (ROW) LIVE OF COUNTY KAND 212 AM JUBANENT STO JUNE 1821 77

THERE & 51% THE A LORD THE BAST LINE OF BAID PRECIMENT AND THE COMMON WEBT LINE OF SAULOT 1. A DETAMLE OF SMAIL RET TO A 'T MONT ONE OF TABLE PRESAL AND FOR DUT DIS SUTTICASE. TO SAULOT 1. A DETAMLE AND A COMMON MARIE EXPLOYED THAT THAT THAT THAT THAT THAT DESIGNED IN LINE TO ANY TYPE EMERICAN DUTATIONAL RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED IN LINE TO ANY TYPE EMERICAN DUTATIONAL RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED IN LINE TO ANY TYPE EMERICAN DUTATIONAL RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED IN LINE TO ANY TYPE EMERICAN DUTATIONAL RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED IN LINE TO ANY TYPE EMERICAN DUTATIONAL RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED AND THAT TO AND DUTATION WITH THAT RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DESIGNED AND THAT TO AND DUTATION WITH AND DESIGNED RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DUTATION DUTATIONAL DU AND DUTATION AND THAT RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DUTATION DUTATION DUTATION AND THAT DU RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND DUTATION DUTATION DUTATION DUTATION DUTATION DUTATION DU RECORDED IN VALUE ALSH, ROBE SUT, OFFICIA DU AND THE DESIGNED AND THAT DUCATION DUTATION DUT

THENDE & 50'45'15' W. ALONG THE SOUTH LINE OF SAID PEREZ TRACT, A DISTANCE OF \$19.44 FEET TO A 55' RON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID PEREZ TRACT.

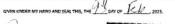
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THENCE N 59'40'10' E, ALONG THE NORTH LINE OF SAID PEREZ TRACT AND THE COMMON APPARENT SOLUTI ROW LINE OF SAID CR 212, A DISTANCE OF 557,05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.311 ACRES OF LAND, MORE OR LESS

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

STATE OF TEXAS : COUNTY OF JOHNSON:

> BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PURILE IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VICTOR LUCIO PEREZ, NOTARI TO ME TO BE THE PERSON WHODS NAME IS SUBJECTIVE TO THE FOREIONIA INTERNMENT AND ADDROWLEDGED TO INE THAT HE STARE EXECUTED THE SAME OR THE REPROSE HERING WHERESSE AND IN THE CARPERTY STATE.



RITA M. ESQUIVEL ALLER MX Notary Public, State of Texas Comm. Expires 06-03-2026 Netery ID 124801465 分均

DAVOR February 2023 THESS, MY HAND, THIS THE

Muana ALVIZO-VENZQUEZ

STATE OF TEXAS : COUNTY OF JOHNSON

PEOR ME THE INTERNATIONAL AUTOMOTE A MOTARY PHILE. IN AND YOR THE FAIL OF TIXAS, OF TIXAS DE PERSONNUL PHILE AU AUMA ARVED-VELAZOUEZ, KNOWN TO ME TO BE TO BET THE PERSON VARIOR INVERSE MUSIC SUBSCRIBED TO THE PERSONNUL PHIL AUMOMINISTICUS TO BE THIN HEAVER EXECUTED THE SAME FOR THE PHILOSE VERSE MORESED AND IN THE CARACTER STRITE.

GIVEN UMDER MY HAND AND SEAL THIS, THE 9th DAY OF Feb 2023

HUG MC



1, JEREMY D. RUCKNAN, RMLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, LINEER MY DRECT SUPERVISION, DN THE DATE SHOWN, AND THAT ALL PROPERTY CONVERS HEREON HAVE BEEN ICUMD OR STATE AS MONIN



OWNER.

JUANA ARVIZU-VELAZQUEZ

4740 CR 213

GRANDVIEW, TX 78050 469 716 9938

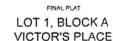
SURVEYOR TEXAS REALITY CAPTURE &

SURVEYING, LLC. P.D. BOX 252

WAXAHACHIE TEXAS 75105

469 518 0338

TEPLS FIRM NO 10194359



BEING A 3.311 ACRES TRACT OF LAND SITUATED IN THE R. RHODES SURVEY, ABSTRACT NO. 715

R. RHODES SURVEY, ABSTRACT NO. 715 JOHNSON COUNTY, TEXAS

PAGE 1 OF 1

# AGENDA PLACEMENT FORM

(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

	Date: 2/16/2023				
	Meeting Date: 2/27/2023				
Submitted By: Julie Edmiston	COMMISSIONERS COURT				
Department/Office: Public Works	FEB 2 7 2023				
Signature of Director/Official:	Approved				
Agenda Title: <u>Plat Approval</u>					
Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary): Consideration of Order 2023-16, Order Approving Final Plat of Victor's Place, Lot 1, Block A in Precinct 4 - Public Works Department					
Private Water Well					
(May attach additional sheets if necessary)					
Person to Present: Jennifer VanderLaan					
(Presenter must be present for the item unless the item is on the Consent Agenda)					
Supporting Documentation: (check one) PUBLIC 🖌 CONFIDENTIAL					
(PUBLIC documentation may be made available to the public prior to the Meeting)					
Estimated Length of Presentation: 10 minutes					
Session Requested: Consent (Action Item, Workshop, Consent, Executive)					
Check All Departments Requiring Notification:					
County Attorney IT Purchasing Auditor					
Personnel Public Works 🖌 Facilities Management					
Other Department/Official (list)					