



JOHNSON COUNTY COMMISSIONERS COURT

OCT 23 2023

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

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

§

ORDER 2023-87

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 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 **Tres Aguila Estates**, Lot 1-3, 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 23rd day of October 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

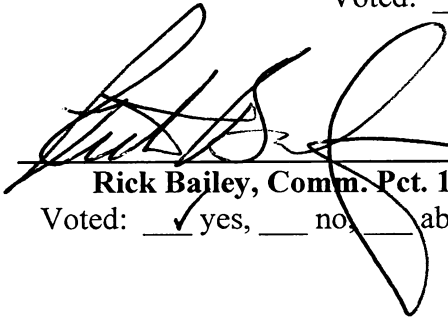
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Tres Aguila Estates**, Lot 1-3, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads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

WITNESS OUR HAND THIS, THE 23RD DAY OF OCTOBER 2023.



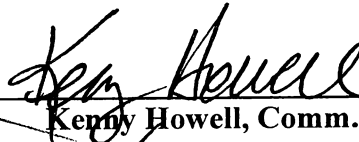
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



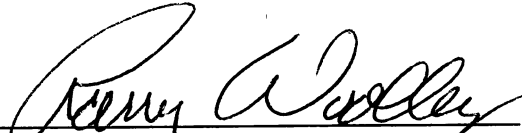
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained




Mike White, Comm. Pct. 3

Voted: yes, no, abstained

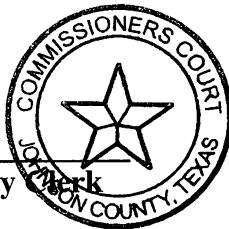


Larry Woolley, Comm. Pct. 4

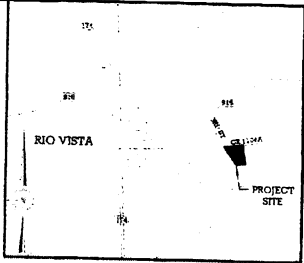
Voted: yes, no, abstained



ATTEST: April Long, County Clerk



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°09'58"E	17.73



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
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 COMPRISE ALL 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. THE 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, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 480104001, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. LOT CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC".
8. CITY LIMITS SHOWN HEREON ARE BASED ON CITY LIMIT GIS DATA OBTAINED FROM JOHNSON COUNTY GIS AND MAPPING.

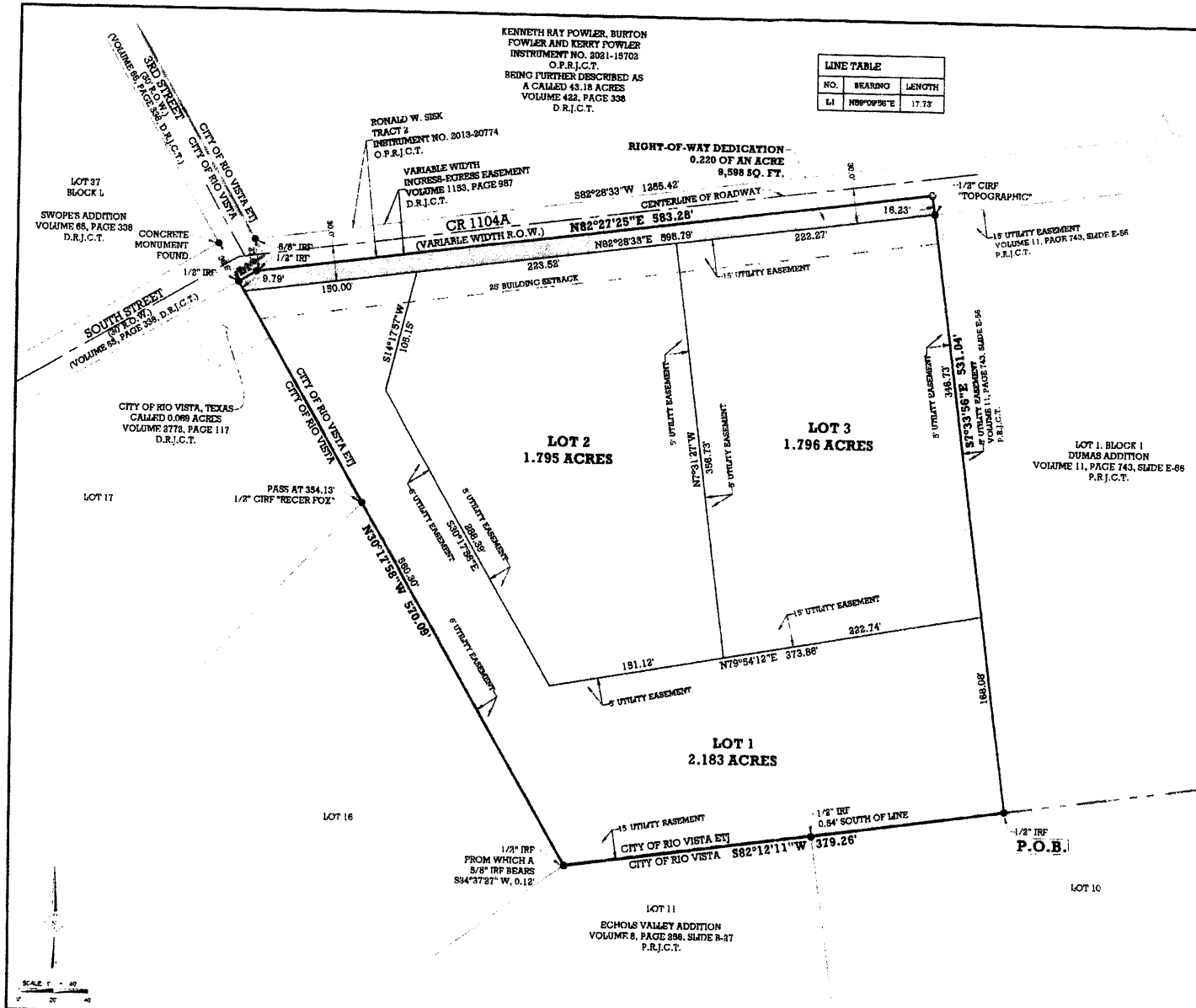
PLAT RECORDED IN:
INSTRUMENT NO. SLIDE

DATE:

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

* SEE SHEET 2 OF 2 FOR NOTES AND PROPERTY DESCRIPTION.



LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- - - BUILDING SETBACK LINE
- - - APPROXIMATE CITY LIMITS LINE
- MONUMENT FOUND (AS NOTED)

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING

OWNER

SANDYLAND JONES I, LLC
P.O. BOX 278
RIO VISTA, TX 78083
(872) 679-4216

SURVEYOR



FINAL PLAT

**LOT 1-3, BLOCK 1
TRES AGUILA ESTATES
AN ADDITION TO THE E.T.J. OF THE CITY OF RIO VISTA,
GEORGE GENTRY SURVEY, ABSTRACT NO. 314
JOHNSON COUNTY, TEXAS**

FILE: FP_RC_RIO VISTA_20231002-MYLARS
DRAFT: BM
SHEET: 1 OF 2

CHECK: FCN
DATE: 10/02/2023

REVISION

0

SCALE: 1" = 40'

GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE ORID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THESE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRESS ALL 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, CONTAIN INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48211C0480, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. LOT CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET.
8. CITY LIMITS SHOWN HEREON ARE BASED ON CITY LIMIT GIS DATA OBTAINED FROM JOHNSON COUNTY GIS AND MAPPING.

DUTIES 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 OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR CONTIGUOUSLY ADJACENT PROPERTY OWNER OR IMPROVEMENTS OR TRANSMIT 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 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.
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.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

- 1. 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.

FILING A 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 FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIPTION 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 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.
2. 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.

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 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 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 ANY ONE.

WATER: CITY OF RIO VISTA

SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: TEXAS-NEW MEXICO POWER COMPANY (888) 886-7458

RIGHT OF WAY DEDICATION: 47' ROW FROM CENTER OF ROAD ON E.M. OR STATE; 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT: 15' UTILITY EASEMENT ALONG FRONT LOT LINE; 5' UTILITY EASEMENT ALONG BACK LOT LINE; 5' ROW FROM LOT LINE ALONG SIDE LOT LINES

BUILDING LINES: 30' FROM LOT LINE (STATE HWY & F.M.); 25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

WARRANTY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR THE 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.

PLAT NOTES

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48211C0480, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

- 1. 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".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
3. 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.
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, DEET OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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 COMPLIING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE BY NORMAL OPERATION OF THE FACILITY RESULT IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. 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.

STATE OF TEXAS; COUNTY OF JOHNSON

BEING A TRACT OF LAND SITUATED IN THE G. GENTRY SURVEY, ABSTRACT NO. 314 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 5.99 ACRE TRACT DESCRIBED IN A DEED TO SANDYLAND JONES I, LLC, AS RECORDED IN INSTRUMENT NO. 2023-11047 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.99 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF DUMAS ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 743, SLIDE E-86 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING ON THE NORTH LINE OF LOT 10 OF ECHOLS VALLEY ADDITION, AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 248, SLIDE B-37, P.R.J.C.T.:

THENCE SOUTH 89°12'11" WEST, WITH THE SOUTH LINE OF SAID 5.99 ACRE TRACT AND THE NORTH LINE OF SAID LOT 10, PASSING AT A DISTANCE OF 106.17 FEET THE NORTHWEST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF LOT 11 OF SAID ECHOLS VALLEY ADDITION FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 74°49'11" WEST, A DISTANCE OF 0.04 FEET, CONTINUING WITH SAID SOUTH LINE OF 5.99 ACRE TRACT AND THE NORTH LINE OF SAID LOT 11 FOR A TOTAL DISTANCE OF 379.86 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 5.99 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 18 OF SAID ECHOLS VALLEY ADDITION AND BEING AN ANGLE POINT ON SAID NORTH LINE OF LOT 11 FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 34°37'21" WEST, A DISTANCE OF 0.18 FEET;

THENCE NORTH 30°17'58" WEST, WITH THE WEST LINE OF SAID 5.99 ACRE TRACT AND THE EAST LINE OF SAID LOT 18, PASSING AT A DISTANCE OF 384.13 FEET A 1/8" IRON ROD FOUND WITH A CAP STAMPED "RECER FOX" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 18 AND THE SOUTHEAST CORNER OF LOT 17 OF ECHOLS VALLEY ADDITION, CONTINUING WITH SAID WEST LINE OF 5.99 ACRE TRACT AND THE EAST LINE OF SAID 17, TO AND WITH EAST LINE OF A CALLED 0.069 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF RIO VISTA, TEXAS, AS RECORDED IN VOLUME 2774, PAGE 117, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) FOR A TOTAL DISTANCE OF 370.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.99 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.069 ACRE TRACT AND BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH STREET;

THENCE NORTH 89°09'36" EAST, WITH THE NORTH LINE OF SAID 5.99 ACRE TRACT AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH STREET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN SAID NORTH LINE OF 5.99 ACRE TRACT AND AT THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 11044;

THENCE NORTH 89°27'28" EAST, WITH THE NORTH LINE OF SAID 5.99 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF CR 11044, A DISTANCE OF 385.28 FEET TO THE NORTHEAST CORNER OF SAID 5.99 ACRE TRACT;

THENCE SOUTH 7°33'36" EAST, WITH THE EAST LINE OF SAID 5.99 ACRE TRACT, PASSING AT A DISTANCE OF 16.23 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 (DUMAS ADDITION) AND BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 11044, CONTINUING WITH SAID EAST LINE OF 5.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 (DUMAS ADDITION), FOR A TOTAL DISTANCE OF 389.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.99 ACRES OF LAND.

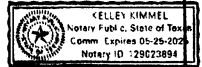
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SANDYLAND JONES I, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1-LOT 3, BLOCK 1 OF TRES AGUILA ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: Ryan Conner; NAME: Ryan Conner; TITLE: Owner; DATE: 10/12/23

SWORN AND SUBSCRIBED BEFORE ME BY Ryan Conner; THIS THE 2 DAY OF October, 2023.

NOTARY PUBLIC, STATE OF TEXAS; MY COMMISSION EXPIRES: 3-25-2025; Kelly L...



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8808, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 18, 2023.

FORREST C. NANCE, R.P.L.S. NO. 6809; 10/12/2023



APPROVED BY JOHNSON COUNTY COMMISSIONERS; COUNTY CLERK: _____; DATE: _____, 2023.

COUNTY JUDGE: _____

PLAT RECORDED IN: _____

INSTRUMENT NO. _____, SLIDE: _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY: _____

* SEE SHEET 1 OF 2 FOR PLAT MAP.

Table with 4 columns: LEGEND, ABBREVIATIONS, OWNER, FINAL PLAT. Includes details for Sandyland Jones I, LLC, Topographic Surveyor, and Lot 1-3, Block 1, Tres Aguilas Estates.

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: October 11, 2023

Meeting Date: October 23, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
COMMISSIONERS COURT
OCT 23 2023
Approved

Description:

Consideration of order 2023-87, Order Approving The Final Plat of Tres Aguila Estates, Lot 1-3, Block 1 in Precinct 1.

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**