



JOHNSON COUNTY COMMISSIONERS COURT

NOV 27 2023

April Long
County Clerk, Johnson County Texas

BY ack 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

COUNTY OF JOHNSON

§
§
§

ORDER 2023-100

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 Woolley, Pct. 4 and seconded by Commissioner White, Pct.3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Lemons Addition**, Lots 1 & 2, Block 1, 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 27th day of November 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Lemons Addition**, Lots 1 & 2, Block 1, 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 27TH DAY OF NOVEMBER 2023.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



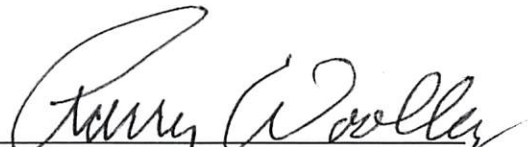
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



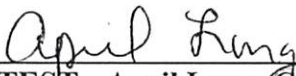
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



(CALLED 20.000 ACRES)
RICHARD W. & DONNA K. JOBE
VOL. 1563, PG. 902
D.R.J.C.T.

TRACT TWO
(CALLED 2.855 ACRES)
CHARLES RAY FORD & WIFE
BARBARA LOYCE FORD
VOL. 1072, PG. 88
D.R.J.C.T.

TRACT ONE
(CALLED 0.836 ACRES)
CHARLES RAY FORD
VOL. 1072, PG. 88
D.R.J.C.T.

(CALLED 21.93 ACRES)
MARSHALL D. & DEBRA RAGLE
INST. NO. 2021-6976
D.R.J.C.T.

(CALLED 10.10 ACRES)
MICHAEL HOOVER
VOL. 3266, PG. 129
D.R.J.C.T.

(351.641 ACRES)
NEXUS EVALUATIONS LLC
INST. NO. 2021-48833
D.R.J.C.T.

LOT 1
127,882 SQ. FT. OR
2.936 ACRES

(CALLED 5.00 ACRES)
DYLAN LEMONS & EMILY JO HOWARD
INST. NO. 2021-30940
D.R.J.C.T.

LOT 2
73,355 SQ. FT. OR
1.684 ACRES

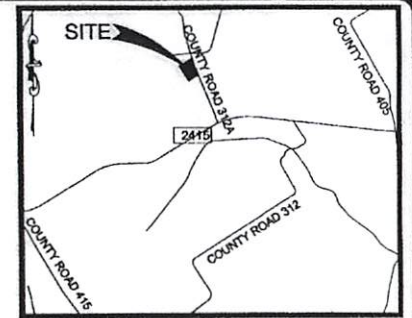
(4.14 ACRES)
GERARDO & JEANETTE ARTEAGA
INST. NO. 2022-10014
D.R.J.C.T.

REMAINDER OF
(CALLED 15.0 ACRES)
ROBERT S. MASTERTSON
VOL. 1167, PG. 227
D.R.J.C.T.

(CALLED 66.41 ACRES)
ROBERT S. MASTERTSON
VOL. 1121, PG. 725
D.R.J.C.T.

MARIA TURNER SURVEY
ABSTRACT NO. 825

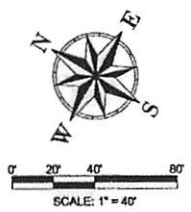
Plat Recorded in _____
Instrument # _____
Slide _____
Date _____
County Clerk, Johnson County, Texas _____
"Deputy Clerk" _____



VICINITY MAP
NTS

P.O.B.
1/4" OF 1/4" TRAIL
CONTROLLING
MEASUREMENT

STATE PLANE NAD83
N=6812462.5090
E=2349037.4180



FINAL PLAT
LOTS 1 & 2, BLOCK 1
LEMONS ADDITION
BEING
4.998 ACRES
SITUATED IN THE
MARIA TURNER SURVEY, ABSTRACT NO. 825
JOHNSON COUNTY, TEXAS
OCTOBER 27, 2023

STATE PLANE NAD83
N=6812746.4790
E=2348444.7470

OWNER:
Dylan Lemons & Emily Jo Howard
3834 COUNTY ROAD 312A
ALVARADO, TEXAS 76009
PHONE # 817-676-4702
EMAIL: dylanwilemons36@gmail.com

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT
THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.
SIGNATURE ARE NOT VALID.

NOTES: The books of Surveys for this survey in the Texas State Plane
Coordinate System Grid, North Central Zone (NAD83), North American Datum
1983.

(1) (S) = Controlling measurement.

(2) (L) = Other than stated, undivided property is divided by any part of an area,
ditch, easement, and other matters that are shown on or as part of the
instrument that include any part of the measurement provided.

FIRM NUMBER 10147300
1019 JENSEN ROAD #101
MCKINNEY, TEXAS 75069
972-559-9206
WWW.BLUESTARSURVEYING.COM

JN 23-244 SHEET 1 OF 2 DATE: 4/14/23

OWNER'S CERTIFICATE

WHEREAS DYLAN LEMONS & EMILY JO HOWARD, are the sole owner of a called 5.00 acre tract of land situated in the MARIA TURNER SURVEY, ABSTRACT NO. 825, in Johnson County, Texas, being that certain called 5.00 acre tract of land described in a deed to Dylan Lemons and Emily Jo Howard, recorded in Instrument Number 2021-30940, Deed Records, Johnson County, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Lemons tract, and a called 4.14 acre tract of land described in a deed to Gerardo and Jonnetta Antago, recorded in Instrument Number 2022-10014, Deed Records, Johnson County, Texas, said point being the west right-of-way line of County Road 312A;

THENCE S 56°10'13" W, along the common line of said Lemons tract, and said called 4.14 acre tract, a distance of 354.89 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Lemons tract, and said called 4.14 acre tract;

THENCE N 31°42'53" W, along the west line of said Lemons tract, a distance of 553.02 feet to a 1/2 inch iron rod with cap stamped "5144" found for the northwest corner of said Lemons tract, an being in the south line of a called 351.641 acre tract of land described in a deed to Nexus Evaluations, LLC, recorded in Instrument Number 2021-48833, Deed Records, Johnson County, Texas;

THENCE N 59°41'16" E, along the common line of said Lemons tract, and said called 351.641 acre tract, a distance of 217.06 feet to a 1/2 inch iron rod found for the common corner of said Lemons tract and said called 351.641 acre tract, and a called 10.10 acre tract of land to Michael Hoover, recorded in Volume 3265, Page 129, Deed Records, Johnson County, Texas;

THENCE N 60°13'04" E, along the common line of said Lemons tract, and said Hoover tract, a distance of 231.73 feet to a 3/8 inch iron rod found for the northeast corner of said Lemons tract, and being in the west right-of-way line of said County Road 312A;

THENCE S 18°24'30" E, along the east line of said Lemons tract, and along the west right-of-way line of said County Road 312A, a distance of 145.15 feet to a T post found for corner;

THENCE S 23°06'46" E, along the east line of said Lemons tract, and along the west right-of-way line of said County Road 312A, a distance of 403.29 feet to the POINT OF BEGINNING and containing 217,704 square feet or 4.998 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That DYLAN LEMONS & EMILY JO HOWARD, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LEMONS ADDITION, LOT 1 AND LOT 2, BLOCK 1 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 OUR HAND, this the 15th day of November, 2023

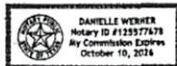
By: *[Signature]*
Dylan Lemons

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Dylan Lemons, 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 and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day of Nov., 2023

[Signature]
Notary Public in and for
The State of Texas



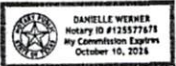
My Commission Expires: 10/10/2026
By: *[Signature]*
Emily Jo Howard

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Emily Jo Howard, 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 and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day of Nov., 2023

[Signature]
Notary Public in and for
The State of Texas



My Commission Expires: 10/10/2026

GENERAL NOTES:

This subdivision or some part thereof is not located within the ETJ of any City or Town.

The designation of the proposed usage of the area shown on plat is for Single Family Residential.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District. 817-760-5200
Electricity: United Co-Op Services 817-447-9232
Sewer: Private Septic Sewer System

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C03251, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

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 severs, 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 floodway 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.

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, 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.

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 odors, 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.

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 efficiency 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 instrument 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.

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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COR950).
- 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- 3. THIS PROPERTY IS SUBJECT TO A 20 FOOT WIDE JOUSU EASEMENT IN INSTRUMENT NUMBER 2023-25520, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.

NOTES:

Right-Of-Way Dedication 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement 15' from lot line in front and back 5' from lot line on the sides
Building Lines 57' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded In

Instrument # _____
Slide, _____ APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE
Date _____ DAY OF _____, 20____
County Clerk, Johnson County, Texas _____
County Judge _____
"Deputy Clerk" _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, October 27, 2023. The subdivision boundary corners are marked with iron pins as noted.

Signature *[Signature]*
Date 11/15/2023



**FINAL PLAT
LOTS 1 & 2, BLOCK 1
LEMONS ADDITION**

BEING
4.998 ACRES
SITUATED IN THE
MARIA TURNER SURVEY, ABSTRACT NO. 825
JOHNSON COUNTY, TEXAS
OCTOBER 27, 2023

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System (NAD, North Central Zone (4202), North American Datum 1983).
(2) C&C - Controlling measurement.
(3) Unless otherwise noted, all subject property is affected by any and all notes, deeds, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title recordation process.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1014 ARADO BOULEVARD SUITE 1000
ALVARADO, TEXAS 76009
817-659-9206
WWW.BLUESTARSURVEYING.COM
JN 23-244 SHEET 2 OF 2 DATE: 4/14/23

OWNER:
Dylan Lemons & Emily Jo Howard
3634 COUNTRY ROAD 312A
ALVARADO, TEXAS 76009
PHONE # 817-676-4702
EMAIL: dylanlemons38@gmail.com

AGENDA PLACEMENT FORM

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

Date: November 16, 2023

Meeting Date: November 27, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Order Number 2023-100, Order to Approve the Final Plat of Lemons Addition,
Lots 1 & 2, Block 1 in Precinct 4.

(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**

Approved in CC on 9/11/2023

<p>Court Decision: <small>This section to be completed by County Judge's Office</small></p> <p>COMMISSIONERS COURT</p> <p>NOV 27 2023</p> <p>Approved</p>
