



# JOHNSON COUNTY COMMISSIONERS COURT

MAR 12 2024

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  
  
COUNTY OF JOHNSON

§  
§  
§

ORDER 2024-16

## 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

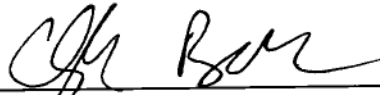
**WHEREAS**, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **ASJ Addition**, Lot 1, Block 1, in Precinct 3 and clarify that the filing of the plat which dedicates roads and streets 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 11<sup>th</sup> day of March 2024.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

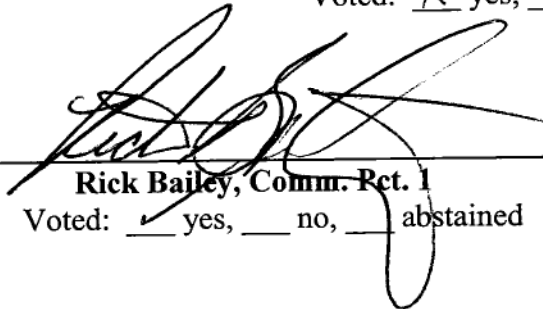
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **ASJ Addition**, Lot 1, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets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

**WITNESS OUR HAND THIS, THE 11<sup>TH</sup> DAY OF MARCH 2024.**



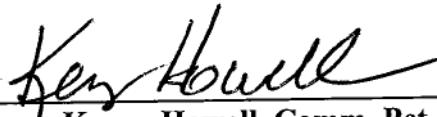
**Christopher Boedeker, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**Rick Bailey, Comm. Pct. 1**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained



**Kenny Howell, Comm. Pct. 2**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



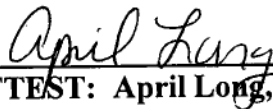
**Mike White, Comm. Pct. 3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**Larry Woolley, Comm. Pct. 4**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**ATTEST: April Long, County Clerk**



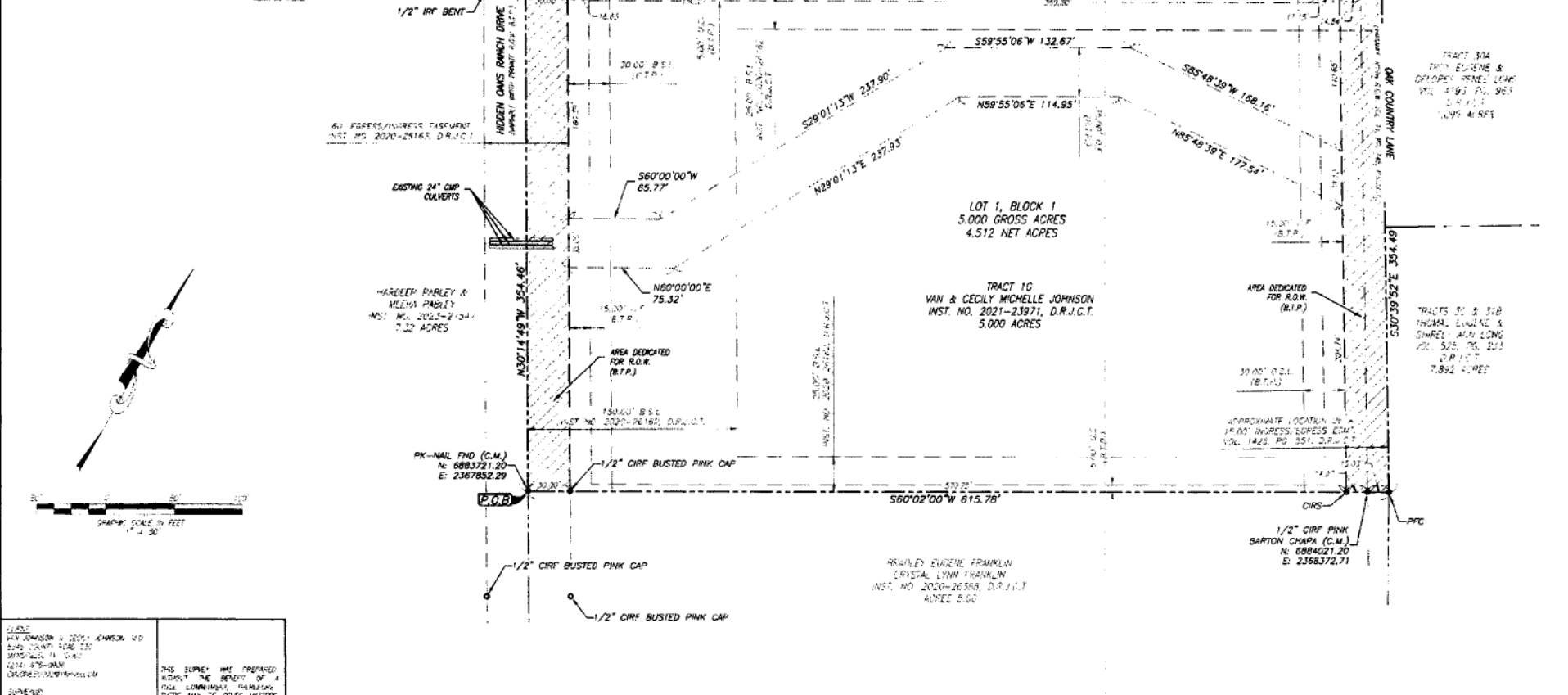
**LEGEND**

SUBJECT PROPERTY LINE  
ADJACENT PROPERTY LINE  
EASEMENTS

DAY STRIPPED IRON ROD FOUND  
DAY STRIPPED IRON ROD SET  
BY THE SURVEYOR  
CONTROL POINT MONUMENT  
MONUMENT FOR CORNER  
WIRE RECORDS, JOHNSON COUNTY, TEXAS  
WIRE RECORDS, JOHNSON COUNTY, TEXAS  
METEOROLOGICAL RECORDS  
S.S. NAME  
S.S. NAME  
POINT OF BEGINNING  
POINT-TO-POINT  
CASEMENT  
W/2 TO JUDGE  
BOUNDARY SETBACK LINE  
BY THIS PLAT  
EASEMENT TABLET

PROPERTY SITE

MAP OF R.F. - 254



**CLIENT:**  
VAN JOHNSON & JOHNSON, JOHNSON CO.  
2540 COUNTY ROAD 220  
MANSFIELD, TX 75070  
TEL: 817-581-1000  
COURTESY: 817-581-1000

**PROJECT:**  
SUBJECT PROPERTY AND EASEMENTS, LOT 1, BLOCK 1, ASJ ADDITION, JOHNSON COUNTY, TEXAS

**DATE:**  
FEBRUARY 2024

**PROJECT NO.:**  
2024-02-001

**FIELD SURVEY BY:**  
A. HANNA

**DATE:**  
2/20/2024

**SCALE:**  
1" = 40'

**PROJECT NO.:**  
24-106

**DATE:**  
2/20/2024



I, SAMUEL E. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10541 DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNER ANGLES POINT OF CURVES, BEARING, DISTANCES AND BEACH MARKS ARE CORRECTLY PLACED OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

*Samuel E. Hanna*  
DATE: **20 FEBRUARY 2024**

**HSE HANNA SURVEYING & ENGINEERING LLC.**

2540 COUNTY ROAD 220  
MANSFIELD, TEXAS 75070  
TEL: 817-581-1000  
COURTESY: 817-581-1000

THIS PLAT RECORDED IN:

INSTRUMENT / \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED BY JOHNSON COUNTY COMMISSIONER'S OFFICE

COUNTY CLERK JOHNSON COUNTY, TEXAS

CLERK: \_\_\_\_\_

DATE: \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ASJ ADDITION**  
**AN ADDITION TO JOHNSON COUNTY, TEXAS**  
**JOHN ELLIS SURVEY, ABSTRACT NO. 256**  
**5.000 ACRES**  
**FEBRUARY 2024**

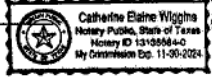
STATE OF TEXAS  
COUNTY OF JOHNSON  
LEGAL DESCRIPTION

BEING A 5.000 ACRE TRACT OF LAND, OUT OF THE JOHN ELLIS SURVEY, ABSTRACT NUMBER 256, AND PART OF A CALLED 232.0 ACRE TRACT OF LAND, AS CONVEYED TO CLASSIC OAKS HOLDINGS LLC, IN A DEED RECORDED IN VOLUME 4570, PAGE 614, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A P.N.-M.H. CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 5.000 ACRE TRACT OF LAND, AS CONVEYED TO BROOKLYN ENGINE AND CRYSTAL LYNN FRANKLIN, IN A DEED RECORDED IN INSTRUMENT NUMBER 2020-20348, D.R.J.C.T., AND BEING ON THE MOST NORTHWESTERLY LINE OF A CALLED 7.32 ACRE TRACT OF LAND, AS CONVEYED TO HARROLD P. METRA PUBLIC, IN A DEED RECORDED IN INSTRUMENT NUMBER 2023-27547, D.R.J.C.T., SAID POINT ALSO BEING IN THE CENTER OF A 60-FOOT EASEMENT, AS RECORDED IN INSTRUMENT NUMBER 2020-29163, D.R.J.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 7.32 ACRE TRACT, NORTH 30 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 354.46 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID 7.32 ACRE TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF A REMAINDER PORTION, SAID CLASSIC OAKS HOLDINGS LLC TRACT;  
THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 7.32 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID REMAINDER TRACT, NORTH 80 DEGREES 02 MINUTES 57 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP, STAMPED "T.M. COOKS P.M.S. 5294", AT A DISTANCE OF 30.00 FEET, SAID POINT BEING ON THE NORTHEASTERLY LINE OF SAID 60-FOOT EASEMENT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 46.63 FEET, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID REMAINDER TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, OF THE HIDDEN OAKS ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, JOHNSON COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2019-143, P.R.J.C.L., AS CONVEYED TO MATTHEW AND ATHENA SWANSON, IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-18263, D.R.J.C.T., PASSING A 1/2-INCH IRON ROD FOUND WITH PINK CAP, STAMPED "1981A.F.F.E.T.", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, BLOCK 1, OF SAID HIDDEN OAKS ESTATES, AS CONVEYED TO DUSTIN PHAM, IN A DEED RECORDED IN INSTRUMENT NUMBER 2020-23947, D.R.J.C.T., PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "1915.S.J.I.O.", AT A DISTANCE OF 368.04 FEET, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF LOT 3, BLOCK 1, OF SAID HIDDEN OAKS ESTATES, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK COUNTY LANE, PASSING A 1/2-INCH IRON ROD FOUND WITH PINK CAP, STAMPED "BARTON CHAPA", AT A DISTANCE OF 596.03 FEET, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF OAK COUNTY LANE, SAID POINT ALSO BEING ON THE APPROXIMATE SOUTHWESTERLY LINE OF A 15-FOOT INGRESS/EGRESS EASEMENT, AS RECORDED IN VOLUME 1426, PAGE 551, D.R.J.C.T., AND CONTINUING A TOTAL DISTANCE OF 612.20 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE APPROXIMATE RIGHT-OF-WAY CENTERLINE OF OAK COUNTY LANE, SAID POINT ALSO BEING ON THE APPROXIMATE NORTHWESTERLY LINE OF SAID 15-FOOT INGRESS/EGRESS EASEMENT;  
THENCE, FOLLOWING THE APPROXIMATE RIGHT-OF-WAY CENTERLINE OF OAK COUNTY LANE, AND THE APPROXIMATE CENTERLINE OF THE NORTHEASTERLY LINE OF SAID 15-FOOT INGRESS/EGRESS EASEMENT, SOUTH 30 DEGREES 39 MINUTES 52 SECONDS EAST, A DISTANCE OF 336.49 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID FRANKLIN TRACT;  
THENCE, DEPARTING THE APPROXIMATE RIGHT-OF-WAY CENTERLINE OF OAK COUNTY LANE, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID FRANKLIN TRACT, SOUTH 80 DEGREES 02 MINUTES 57 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH PINK CAP, STAMPED "BARTON CHAPA", A DISTANCE OF 15.03 FEET, SAID POINT BEING ON THE MOST SOUTHWESTERLY LINE OF SAID 15-FOOT INGRESS/EGRESS EASEMENT, PASSING A 1/2-INCH BUSTED PINK CAPPED IRON ROD, SAID POINT BEING ON THE NORTHEASTERLY LINE OF SAID 60-FOOT EASEMENT, AND CONTINUING A TOTAL DISTANCE OF 615.79 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 212,811.42 SQUARE FEET, OR 5.000 ACRES, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF JOHNSON  
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT IAN ALAN JOHNSON IS OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, ASJ 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT  
*(Signature)*  
IAN ALAN JOHNSON JR. (SIGNATURE OF OWNER)  
DATE 12 / 01 / 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED IAN ALAN JOHNSON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF March 2024.  
Catherine Elaine Wiggins  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 11-30-2024



STATE OF TEXAS  
COUNTY OF JOHNSON  
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT GREGORY MICHAELE JOHNSON OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, ASJ 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT  
*(Signature)*  
GREGORY MICHAELE JOHNSON (SIGNATURE OF OWNER)  
DATE 03 / 01 / 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGORY MICHAELE JOHNSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF March 2024.  
Catherine Elaine Wiggins  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 11-30-2024



\* PLAT NOTES \*

- GENERAL**
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE 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.
  - UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:  
WATER - BETHESDA WATER SUPPLY CORPORATION, (817) 295-2131  
ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 566-4000  
SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
  - THIS SUBDIVISION IS NOT LOCATED WITHIN AN ETJ.

- PRIVATE SEWER FACILITY**
- ONSITE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.
  - INSPECTIONS AND ACCEPTANCE OF A PRIVATE SEWER 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 SEWER 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 UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
  - A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWER 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 SEWER FACILITY IN A SATISFACTORY MANNER.

- FLOOD STATEMENT**
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 4825100309, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE X (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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS ON OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "NFIP".
  - FLOODING OF 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 FORMING 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 FRONTED 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 WORKS 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, LIGHT, 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 LAWS OR 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, APRIATE 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.

**WARRANTY**

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 ENHANCE 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 PROGRESS AND ACCESS 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.

- FINING A PLAT**
- 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 THE 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 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 CONVEYED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY COMMERCE 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.

**FINING 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.

- RIGHT-OF-WAY (ROW) DESIGNATION**
- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
  - 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

- UTILITY EASEMENTS**
- 15' FROM LOT LINE IN FRONT & BACK
  - 5' FROM LOT LINE ON THE SIDES

- BUILDING LINES**
- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
  - 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

DESIGNER: HANNA SURVEYING & ENGINEERING, L.L.C. 1141 COUNTY ROAD 234 WARDVILLE, TX 76798 (817) 475-2304 HANNAENGINEERING.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR: IAN ALAN JOHNSON JR. 1725 E. FM 1075 SUITE 1000 WARDVILLE, TX 76798 (817) 475-2304  
DATE: 12/01/2024  
DRAWN BY: SA

THIS SURVEY WAS APPROVED WITHIN THE TERMS OF A FILE CONVEYANCE. THEREFORE, THERE MAY BE OTHER MATTERS THAT AFFECT THIS SURVEY THAT ARE NOT SHOWN.



I, IAN ALAN JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6944, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING ANY SERVICE OR PLACING THEREON AND HAVE BEEN WAIVED WITH THESE NOTES.  
*(Signature)*  
IAN ALAN JOHNSON JR.  
DATE: 28 FEBRUARY 2024

- \* NOTES \*
1. THE PURPOSE OF THIS SURVEY IS TO CREATE ONE (1) LOT.
  2. BECAUSE OF THE NEARLY 90 DEGREE BEND IN THE ROAD STATE HIGHWAY 1075, THE SYSTEM WAS SET UP WITH A CENTRAL POINT AS A OBSERVATION ON THE ALTERNATE NETWORK. ALL POINTS IN THE SURVEY ARE SHOWN ON THE INSTRUMENTS, NOT ONLY THE NETWORK POINTS.
  3. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  4. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  5. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  6. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  7. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  8. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  9. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  10. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  11. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  12. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  13. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  14. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".
  15. ALL CURVES ARE 3.00' RADIUS FROM THE HIGH YELLOW CAP STAMPED "HANNA SURV. 015 6647".

HSE HANNA SURVEYING & ENGINEERING L.L.C.  
1141 COUNTY ROAD 234 WARDVILLE, TX 76798 (817) 475-2304 HANNAENGINEERING.COM

THIS PLAT RECORDED IN:  
INSTRUMENT # \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
RECORD CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT  
COUNTY CLERK  
DATE: \_\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1  
ASJ ADDITION  
AN ADDITION TO JOHNSON COUNTY, TEXAS  
JOHN ELLIS SURVEY, ABSTRACT NO. 256  
5.000 ACRES  
FEBRUARY 2024

### AGENDA PLACEMENT FORM

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

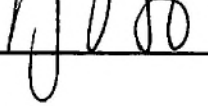
Date: March 1, 2024

Meeting Date: March 11, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>

<b>March 11, 2024</b>

**Description:**

Consideration of Order 2024-16, Order Approving the Final Plat of ASJ  
Addition, Lot 1, Block 1 in Precinct 3.

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(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**