



# JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedecker  
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 2024-35

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 Howell, Pct. 2 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Ray Property Addition**, Lots 1 & 2, 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 22<sup>nd</sup> day of April 2024.

Filed For Record 4:17AM

APR 22 2024

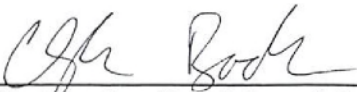
April Long  
County Clerk, Johnson County Texas

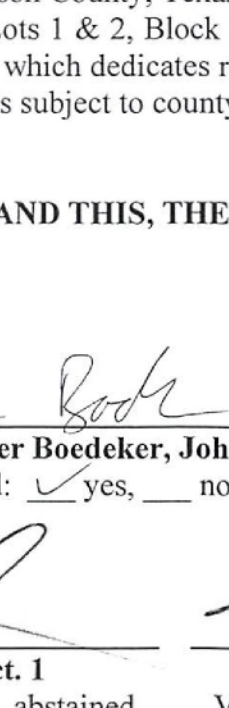
BY [Signature] DEPUTY


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


The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Ray Property Addition**, Lots 1 & 2, 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 22<sup>ND</sup> DAY OF APRIL 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**



LINE	BEARING	DISTANCE
L1	N 28°07'29" W	7.25'



SCALE: 1" = 100'

**LAND USE TABLE:**

**LOT 1:**  
 NET ACREAGE: 2.085 ACRES  
 GROSS ACREAGE: 2.085 ACRES  
 R.O.W. DEDICATION: 0.00 ACRES  
 LOT USE: RESIDENTIAL

**LOT 2:**  
 NET ACREAGE: 1.069 ACRES  
 GROSS ACREAGE: 1.069 ACRES  
 R.O.W. DEDICATION: 0.00 ACRES  
 LOT USE: RESIDENTIAL

**OVER ALL:**  
 NET ACREAGE: 3.154 ACRES  
 GROSS ACREAGE: 3.700 ACRES  
 R.O.W. DEDICATION: 0.546 ACRES  
 LOT USE: RESIDENTIAL



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A TRACT OF LAND.
- 3) SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 5) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
- 6) THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN -OR- THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE ETJ OF CLEBURNE.
- 7) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT: IS FOR SINGLE FAMILY RESIDENTIAL.
- 8) THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- 9) UTILITY PROVIDERS  
 WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT - (817) 760-5200  
 ELECTRICITY: ONCOR - (888) 313-4747  
 SEPTIC: IS TO BE PROVIDED BY ON-SITE SEPTIC FACILITIES
- 10) 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 OPERATED 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 AND IN COMPLIANCE WITH THE PROVISIONS OF THE TEXAS HEALTH AND SAFETY CODE.
- 11) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 12) 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.
- 13) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 14) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 15) JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTC PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

LOT 1, BLOCK 1  
LAYCO HOMESTEAD  
INST. NO. 2022-58  
O.P.R.J.C.T.

1/2" IRF  
STATE PLANE  
COORDINATES  
N=6,789,540.12  
E=2,313,728.18

1/2" IRF FOR WITHING  
N 51°44' E 12.5'

30' R.O.W. DEDICATION  
INST. NO. 2022-38  
O.P.R.J.C.T.

15' J.C.S.U.D. ESM\*  
VOL. 1016, PG. 410  
D.R.J.C.T.

REMAINDER OF  
DANNY KENNEDY AND  
WIFE, RHONDA KENNEDY  
BK. 2089, PG. 817  
D.R.J.C.T.

CM W/IF  
STATE PLANE  
COORDINATES  
N=6,789,702.81  
E=2,313,603.28

THOMAS F. EDWARDS 4066  
ACRE SURVEY,  
ABSTRACT NO. 244

29,442.84 SQ. FT. 0.676 AC  
37.5' R.O.W. DEDICATION  
(BY THIS PLAT)

GEORGE S. WALLS  
P.R. 374, PG. 284  
D.R.J.C.T.

TRACT B  
VIRGONTEX,  
L.L.C. A TEXAS SERIES  
LIMITED LIABILITY COMPANY  
INST. NO. 201300019420  
D.R.J.C.T.

STEPHEN TOWNSEND  
880 ACRE SURVEY,  
ABSTRACT NO. 542

DAVID RANDALL COODIN  
AND FANISHA COODIN  
HUSBAND AND WIFE  
VOL. 1476, PG. 355  
D.R.J.C.T.

WA PATRICIA PERALTA OLIVERA  
AND CECILIA PERALTA CHAVIZ  
INST. NO. 2020-30843  
O.P.R.J.C.T.

JAMES H. PONDREITER 640  
ACRE SURVEY,  
ABSTRACT NO. 700

POINT OF BEGINNING

STATE PLANE  
COORDINATES  
N=6,789,271.35  
E=2,314,255.68

APPROVAL FORM JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE \_\_\_\_\_

DATE \_\_\_\_\_

**LEGEND**

- D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- MNF = MAG NAIL FOUND
- ESMT. = EASEMENT
- J.C.S.U.D.C. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
- BL = BUILDING LINE

**FLOODPLAIN STATEMENT:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4825100300J, EFFECTIVE DATE 12/04/2012, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR 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 OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

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 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'S 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.

FILED 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, SIDEWALK 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.

PLAT FILED \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_ & SLIDE \_\_\_\_\_

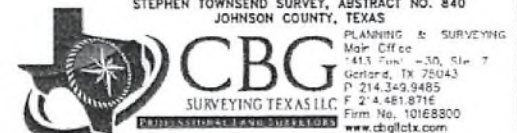
JOHNSON COUNTY CLERK \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY CLERK

SHEET 1 OF 2

FINAL PLAT  
**RAY PROPERTY ADDITION**  
 LOTS 1 & 2, BLOCK 1  
 161,153.51 SQ.FT. / 3.700 ACRES  
 BEING A TRACT OF LAND SITUATED IN THE  
 STEPHEN TOWNSEND SURVEY, ABSTRACT NO. 840  
 JOHNSON COUNTY, TEXAS

OWNER: RAY PROPERTY  
 MANAGEMENT LLC  
 3824 COUNTY ROAD 1205  
 CLEBURNE, TEXAS 76031  
 PHONE: (817) 715-4264



SCALE: 1"=100' / DATE: 12/03/2023 / JOB NO. 2320523-08 / DRAWN BY: JLA

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Ray Property Management LLC, a Texas limited liability company is the sole owner of a tract of land situated in the Stephen Townsend Survey, Abstract Number 840, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for corner, said corner being along the Southwest line of a tract of land conveyed to George S. Walls, by deed recorded in Volume 375, Page 263, Deed Records, Johnson County, Texas, some being the North corner of a tract of land conveyed to Ma Patricia Perilla Olvera and Cecilia Perilla Chavez, by deed recorded in Instrument Number 2020-30845, Official Public Records, Johnson County, Texas, and being in the intersection of the centerline of County Road 1205 (a public right-of-way) and County Road 1110-A (a public right-of-way), some being the Southeast corner of Stephen Townsend Survey, Abstract Number 840;

THENCE South 59 degrees 44 minutes 08 seconds West, along the centerline of said County Road 1110-A, a distance of 322.83 feet to a mag nail found for corner, said corner being along the Northwest line of said Olvera/Chavez tract, some being East corner of a tract of land conveyed to Vircontax, LLC, A Texas Series Limited Liability company, by deed recorded in Instrument Number 201300019520, Official Public Records, Johnson County, Texas;

THENCE North 30 degrees 15 minutes 10 seconds West, along the Northeast line of said Vircontax tract, a distance of 499.50 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Olvera/Chavez tract, some being along the Southwest line of Lot 1, Block 1, Layou Hamstead, an Addition to Johnson County, Texas, according to the Plat therefor recorded in Instrument Number 2022-38, Official Public Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears North 51 degrees 58 minutes 42 seconds East, a distance of 1.82 feet for witness;

THENCE North 59 degrees 40 minutes 18 seconds East, along the Northeast line of said Lot 1, distance of 322.20 feet to a mag nail found for corner, said corner being the East corner of a tract of land conveyed to Conny Kennedy and wife, Rhonda Kennedy, by deed recorded in Book 2899, Page 817, Deed Records, Johnson County, Texas, some being in the centerline of said County Road 1205;

THENCE South 30 degrees 19 minutes 29 seconds East, along the centerline of said County Road 1205, a distance of 499.86 feet the POINT OF BEGINNING and containing 161,153.51 square feet and or 3.700 acres of land.

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 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.

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.

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 OR 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. INDEMNITY.

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 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, PATROLMING, 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.

- 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 F.M. OR STATE\*
\*UNLESS OTHERWISE REQUIRED BY MASTER THROUGHFARE PLAN
BUILDING LINES:
50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

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 WHICH 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.

HOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ray Property Management LLC, acting herein by and through its duly authorized officer Tyler Ray, does hereby adopt this plat designation the herein above described property as Lots 1 and 2, Block 1, Ray Property Addition, an Addition to Johnson County, Texas, and do hereby dedicate to the public's use without reservation the streets, easements, right-of-way, and other public improvements shown thereon unless otherwise designated on this plat.

This plat approved subject to all platting ordinances, rules, and regulations and resolutions of Johnson County, Texas.

WITNESS OUR HANDS, Dallas, Texas, this the 4th day of April, 2024.

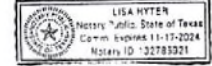
Ray Property Management LLC (Owner)
Tyler Ray (Officer)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Tyler Ray known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of April, 2024.

Lisa Hales
Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas, and that the digital drawing accompanying this plat is a precise representation of the signed final Plat.

Dated this the 4th day of April, 2024.

Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

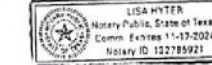


STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of April, 2024.

Lisa Hales
Notary Public in and for the State of Texas



APPROVAL FROM JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE

PLAT FILED
INSTRUMENT # & SLIDE
JOHNSON COUNTY CLERK
BY DEPUTY CLERK

SHEET 2 OF 2

FINAL PLAT
RAY PROPERTY ADDITION
LOTS 1 & 2, BLOCK 1
161,153.51 SQ.FT. / 3.700 ACRES
BEING A TRACT OF LAND SITUATED IN THE STEPHEN TOWNSEND SURVEY, ABSTRACT NO. 840 JOHNSON COUNTY, TEXAS

OWNER: RAY PROPERTY MANAGEMENT LLC
3824 COUNTY ROAD 1205
CLEBURNE, TEXAS 76031
PHONE: (817) 715-4264

CBG SURVEYING TEXAS LLC
PLANNING & SURVEYING
McIn Office
1412 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10162800
www.cbglct.com

**AGENDA PLACEMENT FORM**

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

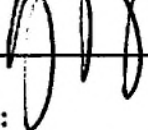
Date: April 10, 2024

Meeting Date: April 22, 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>
 <p>April 22, 2024</p>

Description: Consideration of Order 2024-35, Order Approving the Final Plat of Ray Property Addition, Lots 1 & 2, 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**