



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

§

ORDER 2024-46

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Green Oaks Addition**, Lots 50R & 51R, 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.

Filed For Record 8:48 AM

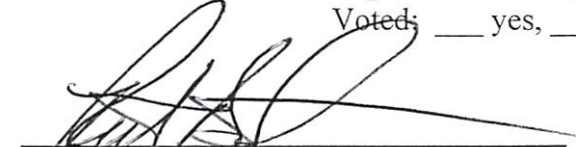
MAY 14 2024

April Long
County Clerk, Johnson County Texas
BY April Long DEPUTY


WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

Christopher Boedeker, Johnson County Judge


Voted: ___ yes, ___ no, ___ abstained



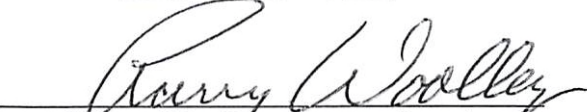
Rick Bailey, Comm. Pct. 1
Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. 2
Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. 3
Voted: yes, ___ no, ___ abstained



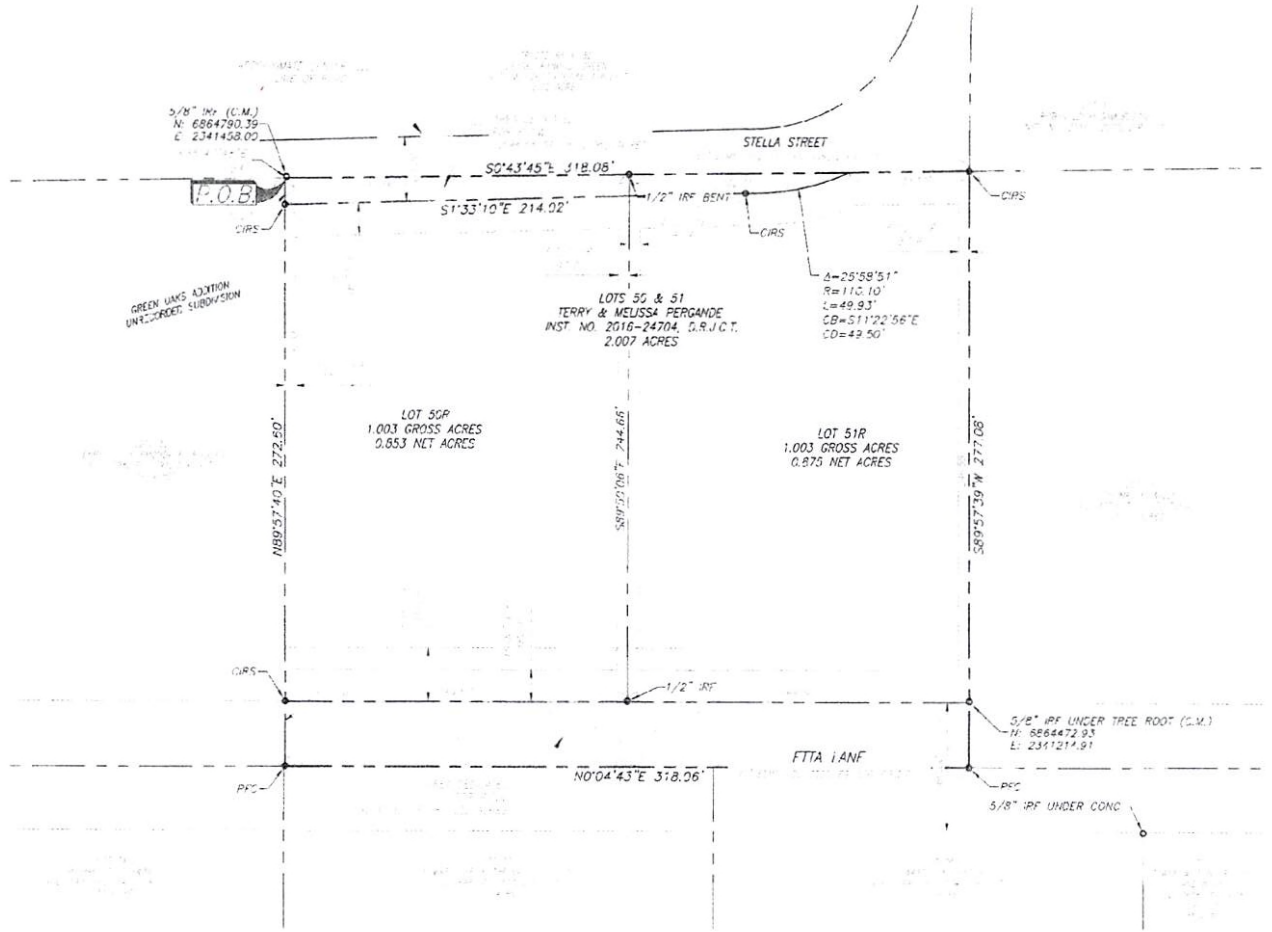
Larry Woolley, Comm. Pct. 4
Voted: yes, ___ no, ___ abstained



ATTEST: April Long, County Clerk



<p>PROPERTY</p> <p>OWNER</p> <p>ADDRESS</p> <p>CITY</p> <p>STATE</p> <p>ZIP</p> <p>DATE</p> <p>BY</p> <p>SCALE</p> <p>1" = 40'</p>	
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2219 111A 1N,
BURLESON, JOHNSON COUNTY, TEXAS

HANNA SURVEYING & ENGINEERING LLC.



I, HANNA SURVEYING & ENGINEERING LLC, LICENSE NO. 16441, 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 CORNERS, ANGLES, POINTS OF SURVEY, BOUNDARY MARKINGS AND DEPTH MARKS ARE CORRECTLY FOUND OR PLACED, MEASURED AND HAVE BEEN MARKED WITH STEEL RODS.

[Signature] 16 APRIL 2024
SMALL C PAPER 11x17 PL

THIS PLAN RECEIVED IN
AGREEMENT # _____ BLOCK _____
DATE _____

COUNTY CLERK JOHNSON COUNTY, TEXAS

DEPUTY CLERK JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY SEAL _____
DATE _____

FINAL PLAT
LOTS 50R & 51R, BLOCK 1
GREEN OAKS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
DAVID R. JACKSON SURVEY, ABSTRACT NO. 451
ALSO KNOWN AS LOTS 50 AND 51, GREEN OAKS
ADDITION, AN UNRECORDED SUBDIVISION AND IN THE
CITY OF BRIAR OAKS ETJ, JOHNSON COUNTY, TEXAS
APRIL 2024

STATE OF TEXAS
COUNTY OF JOHNSON
LEGAL DESCRIPTION

BEING ALL OF A CALLED 3.027 ACRE TRACT OF LAND, OUT OF THE DAVID R. JACKSON SURVEY, ABSTRACT NUMBER 431, AS CONVEYED TO TERRY AND MELISSA PERDANGE, IN A DEED RECORDED IN INSTRUMENT NUMBER 2016-24704, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.I.C.T.), AND BEING KNOWN AS LOTS 50 AND 51, OF THE GREEN OAKS ADDITION, AN UNRECORDED ADDITION TO JOHNSON COUNTY, AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 35 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.84 FEET, SAID POINT BEING THE MOST NORTHEASTLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE WESTERN LINE OF A CALLED 6.03 ACRE TRACT OF LAND, AS CONVEYED TO LEANN RANALD GREEN, IN A DEED RECORDED IN INSTRUMENT NUMBER 2017-30443, D.R.I.C.T., SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 52, OF THE SAID GREEN OAKS ADDITION, AS CONVEYED TO TERRY LEE & RHONDA R. ROGERS, IN A DEED RECORDED IN VOLUME 179, PAGE 791, D.R.I.C.T., SAID POINT ALSO BEING ON THE WESTERN LINE OF STELLA STREET, A 50-FOOT WIDE ROAD EASEMENT, AS REFERENCED IN VOLUME 807, PAGE 306, D.R.I.C.T., SAID POINT BEING THE POINT OF BEGINNING.
THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID GREEN TRACT, SOUTH 02 DEGREES 43 MINUTES 45 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND BENT, AT A DISTANCE OF 10.01 FEET, AND CONTINUING A TOTAL DISTANCE OF 318.03 FEET, TO A 3/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV. NO. 3947", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID GREEN TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTLY CORNER OF LOT 1, OF SAID GREEN OAKS ADDITION, AS CONVEYED TO ROBBY LESH SHAMULSON, IN A DEED RECORDED IN INSTRUMENT NUMBER 2015-10270, D.R.I.C.T., SAID POINT ALSO BEING THE MOST NORTHEASTLY CORNER OF LOT 49, OF SAID GREEN OAKS ADDITION, AS CONVEYED TO THOMAS P. MILLS IN A DEED RECORDED IN VOLUME 4170, PAGE 107, D.R.I.C.T.,
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID GREEN TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 45, SOUTH 85 DEGREES 37 MINUTES 09 SECONDS WEST, PASSING A 3/8-INCH IRON ROD FOUND, AT A DISTANCE OF 246.26 FEET, SAID POINT BEING ON THE APPROXIMATE EASTERLY LINE OF A 50-FOOT WIDE ROAD EASEMENT, AS REFERENCED IN VOLUME 1556, PAGE 886, D.R.I.C.T., AND CONTINUING A TOTAL DISTANCE OF 277.09 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 49, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 36, OF SAID GREEN OAKS ADDITION, AS CONVEYED TO EDWARD LEE SEXTON, IN A DEED RECORDED IN VOLUME 1091, PAGE 774, D.R.I.C.T.,
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 49, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 36, NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, A DISTANCE OF 516.98 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 35, OF SAID GREEN OAKS ADDITION, AS CONVEYED TO EDWARD LEE AND THELMA G. SEXTON, IN A DEED RECORDED IN VOLUME 896, PAGE 307, D.R.I.C.T., SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 52.
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 35, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 52, NORTH 55 DEGREES 27 MINUTES 40 SECONDS EAST, PASSING A 3/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV. PLS. 8547", AT A DISTANCE OF 300.00 FEET, SAID POINT BEING ON THE APPROXIMATE EASTERLY LINE OF SAID 50-FOOT WIDE ROAD EASEMENT, AND CONTINUING A TOTAL DISTANCE OF 372.70 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 6.114141 SQUARE FEET, OR 2.007 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF JOHNSON

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT TERRY PERDANGE, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY AGREE THAT THIS DEED IS SUBJECT TO THE PUBLIC USE, IN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

TERRY PERDANGE (SIGNATURE OF OWNER)

DATE 4/16/2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED TERRY PERDANGE, 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 16 DAY OF April 2024.

HANNA CARRELLO (SIGNATURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES March 28, 2025

STATE OF TEXAS
COUNTY OF JOHNSON

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT MELISSA PERDANGE, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY AGREE THAT THIS PLAT IS SUBJECT TO THE PUBLIC USE, IN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

MELISSA PERDANGE (SIGNATURE OF OWNER)

DATE 4/16/2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MELISSA PERDANGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF April 2024.

HANNA CARRELLO (SIGNATURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES March 28, 2025

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 (214) 295-2131
 - ELECTRICITY - UNITED COOPERATIVE SERVICES (817) 526-4000
 - SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
- THIS SUBDIVISION IS LOCATED WITHIN BRIAR OAKS C.D.U.
- PRIVATE SEWAGE FACILITY
- ONSITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROMISONS OF THE METES AND BOUNDS OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- ACCEPTANCE AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELY ON 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 MAJOR OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE OULDS, OR UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED VIOLATES ANY COUNTY, STATE OR FEDERAL REGULATIONS.
- A PROPERTY 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.

- FLOOD STATEMENT
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 4853100000, EFFECTIVE DATE DECEMBER 04, 2012, THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN).
- THE ABOVE MENTIONED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM" 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 STUDIED OR ADDRESSED AS PART OF THE "FIRM".
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CHANNELS OF DRAINAGE CHANNELS IMPROVING 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 ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE BASIN 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.

DUTY 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 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, ABUUSE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE STREETS, STAIRS, RAMP, 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.

RESPONSE
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 OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENTS
ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REPAIR MAINTAIN ALL OF WHICH IN ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER OBSTACLES, 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 RECORD AND EXPEND TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, MANGING AND REPAIRS TO OR REPAIRING ALL OR PART OF SAID RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.

- WARRANTY
- 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 CONVEYED REAL PROPERTY TO USE THE SUBDIVISION INFORMATION OF 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 RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTRACTED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY COVERED 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.

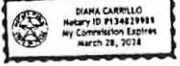
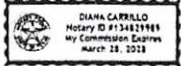
PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS 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 ALLOCATING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

- RIGHT-OF-WAY (ROW) DEDICATION
- 40' ROW FROM CENTER OF ROAD ON P.M. OR I.M. SIDE
- 10' ROW FROM CENTER OF COUNTY ROAD OR ROAD IN A SUBDIVISION

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

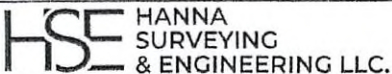
- BUILDING LINES
- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

1. HANNA CARRELLO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8647, 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 CORNERS ARE PLACED IN PLACES READILY MARKED AND EACH MARK IS CONNECTED TO TWO OR MORE OTHERS AND HAS BEEN MARKED WITH STEEL RODS.
DATE: 4 APRIL 2024



THE PLAT RECORDED IN INSTRUMENT # 2024-1000 DATE 4/16/2024 COUNTY CLERK, JOHNSON COUNTY, TEXAS APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT COUNTY CLERK, JOHNSON COUNTY, TEXAS DATE:

FINAL PLAT
LOTS 50R & 51R, BLOCK 1
GREEN OAKS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
DAVID R. JACKSON SURVEY, ABSTRACT NO. 451
ALSO KNOWN AS LOTS 50 AND 51, GREEN OAKS ADDITION, AN UNRECORDED SUBDIVISION AND IN THE CITY OF BRIAR OAKS ETJ, JOHNSON COUNTY, TEXAS
APRIL 2024



AGENDA PLACEMENT FORM

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

Date: April 30, 2024

Meeting Date: May 13, 2024

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>
 May 13, 2024

Description:

Consideration of Order 2024-46, Order Approving the Final Plat of Green Oaks Addition, Lots 50R & 51R, Block 1 in Precinct 3.

(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**