

JOHNSON COUNTY

COMMISSIONERS COURT

Christopher Boedeker County Judge

Rick	Bailey
Comm	issioner
Prec	inct 1

Kenny Howell Commissioner Precinct 2

Mike White Commissioner Precinct 3

Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

888

ORDER 2024-56

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 Knight Addition, Lot 1, 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.

Filed For Record 4.00pm

MAY 2 8 2024

April Long County Clerk, Johnson County Texas

WITNESS OUR HAND THIS, THE 28^{TH} DAY OF MAY 2024.

Elle Bet			
Christopher Boedeker, Johnson County Judge			
Yoted: yes,	no, abstained		
HAS /	Ken Houses		
Rick Bailey, Comm. Pct. 1	Kenry Howell, Comm. Pct. 2		
Voted: yes, no, abstained	Voted: <u>yes</u> no, <u>abstained</u>		
Mila allute	Trum Confley		
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4		
Voted: yes, no, abstained	Voted: / yes, no, abstained		
ATTEST: April Long, County Clerk	SON COUNT :		

ESTON COUNTY, TEXAS NOTES

- THIS STIPPINGON OF ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OF TOWN
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESOUNTAL

HITHITY PROMOTES

NATER SCRUCE PROVIDED BY PARKER WATER SUPPLY CORPORATION 817-373-2664.

SLECTRIC SERVICE IS TO BE PROMOTO BY UNITED COOPERATIVE SERVICES. PHONE 817-856-4000

SEMEN SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

ACCORDING TO THE FLOOD BEDITARIC RATE MAP FOR JOINSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PARES, NO. 4855100450-4, ETFECTIVE OATE DECEMBER 04, 2012, THES PROPERTY IS LOCATED IN ZONE "Y' (AFEAS OATE). OCCUPIED THE G.P.S. ANNUAL CHARGE (TOOPELAND,)

THE ADDIT RETERINED THAN FLOOD HEIGHNET HAT HAN IN FOR USE IN ADMINISTRING THE "MIP". IT DOES NOT RECEIVED YOUR ALL REST, WHICH COULD BE TRANSPORTED PRINTED PRINTED PRINTED PRINTED PRINTED THAN ADDITION OF THE ADMINISTRATION OF THE PRINTED PRINTE

BLOCKING THE FLOW OF MATER OF CONSTRUCTING IMPROVIMENTS IN THE DRAINAGE EASEMENTS, AND FILLING ON CONTRUCTION OF THE FLOODWAY IS PROMOBITED.

THE EXISTING OFFERS OF PRANADE DIANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS O'NN OLUNELS AND WILL BE MANYANDED BY THE INDIVIDUAL OWNERS OF THE LOT OF LOTS THAT ARE TRAVERSED BY OR ACADISES AND LETS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MANIFEMANCE AND OPERATIONS OF SAID DRIVINGS WAYS

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL PLAUTY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A BUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OSSTRUCTION INCLUDING BUT NOT LIMITED TO TREET, PLANTE, DIFTE, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DIRECTOR.

ANY PUBLIC UTILITY, PACLIDERS, OPEGES COLFTY, SPALL HAY, THE ROUT TO LEVEL AND JETS MOVED ALL OF PART OF ANY DELEGGES, TRUCKS, THESE, SPANIS, OF ONE DIGETHIS ON IMPROVEMENTS WHICH HAW THAT HOWARDS ON INTERFERS WITH THE CONTENSION OF MANITHEMACE, OF EFFICARY OF ITS RESPECTIVE SYSTEMS WITH OT THE CANOLYSIS SHOWN OF THE FLAX, AND ANY PUBLIC DIFFURITY HELDIDES AND RECOVERY COLFTY, PARTICIPATION, AND ADMINISTRATION OF THE PARTICIPATION, RECOVERY AND PARTICIPATION, RECOVERY ALL OR STATEMENT OF THE PROPERTY OF THE PROPERTY STATEMENT WITHOUT THE PROPERTY OF THE PROPERTY OF

UTILITY EASEMENTS:

15' FROM LOT LINE IN FRONT 18' FROM LOT LINE IN BACK 3' FROM LOT LIME ON THE NEES

RIGHT-OF-WAY DEDICATION.

BUILDING LINES.

ST FROM LOT LINE (STATE HWY, & F.M.)
25' FROM LOT LINE (GOUNTY ROAD OR SURGINISON ROADS)

TLING A PLATE

IT IS A CRIMMAL OFFICES PLANSHABLE BY A FIRE OF UP TO \$1000.00, CONFIDENCE IN THE COUNTY JAIL FOR UP TO \$000.00, CONFIDENCE IN THE COUNTY JAIL FOR UP TO CONFIDENCE AND CON

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PUAL OR REPUAL OF A SUBMINIOUS UNITS SUCH THE MAT HE PUAT IS FILED FOR MYCORD WITH THE COUNTY OLDER'S STYLES OF THE JOHNSON COUNTY OLDER.

THE DEVELOPER SHALL COMPLETE NL. ROADS AND GRAINAGE FACULTIES IN A SUBDIVISION WITHIN THEIVE (12) NONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACULTY PERFORMANCE COMNOT BE GLARANITEED EVEN THOUGH ALL PROMISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR MENTALE SEWARD, FACULTEE ARE COMPUED WITH.

ROBUSTIONS AND/OR ACCEPTANTS OF A PRIVATE STREET FRONT OF THE PRIVATE OFFICE OF

A PROPERTY DESCRIPTION AND CONSTRUCTED PRIVATE SERVICE FACULTY SYSTEM, POSTABLED IN SUITABLE SON, CAN MALPINICTION IF THE ANDIANT OF INNTIFE THAT IS INCLUMED TO DISPOSE OF IS NOT COMPROLED. IT MALE DE THE ADDRESSMENT OF THE LOT CHART TO MAINTAIN AND OPERATE THE PRIVATE SERVICE FACULTY IN A SATURACIONY MAINTER.

THE APPROVAL AND FUNG OF THIS PLAT BY JAMPSON COUNTY DIES NOT MELEVE. THE DEVELOPER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FETERAL, CAN OF THE ARRESTORDS IN HEAT THE PROPERTY IS LOCATED.

THE APPROVAL AND THIS OF THE FILLT BY JUNEOUS COUNT, DOES NOT BELLEY, THE CONJUSTES OF THE PROMOTED FOR OWNER OF THE PROPERTY OF ANY TO JAM ASSISTED ADDRESS TOWN TOWNERS AND THE MEMORY, INVIDED ON THIS PROPERTY OF THE LIBERTY TO JAMES COUNTY, THE DEMANSSIBLERS, OFFICIALS ON DEPLOTING OF JUNEOUS COUNTY.

CHARGOS COURT MARS ON PERPENSIMATION FAIR THE CHIEFS, STEEMS, SYSTEM CHARGES CHARGES ON CHIEF GRAVAGE STREETING, SOUTHOUT, OR TRANSPER POTTATION FAIRTION AND ACTUALLY LIGHTING ON PROPERTY PORTRAND BY THIS PLAT OR NOT WOULD THE STATUTE OF COMMON LAW OF AN INCORPORATIO OTT, JOHNSON COUNTY, THE STATE OF TEALS, OF THE BUILDID STATUTE OF

JOINSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFICED HERSON TO MAKE ACCURANT AND TRUBHILL REPRESENTATIONS UPON HINDLY JOINSON COUNTY CAN MAKE DETERMINATIONS RECARDING THE APPROXIAL OR SEXPROPICAL OF THIS PLAT.

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON CHARTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT TO HERBEST ARREE TO JOHNLY AND SECRETALLY RECEIVERY AND HALD HARMLESS CHARGES COUNTRY FOR THE COMPANIEST CONTROL OF CONTROL COUNTRY FOR ANY AND ALL CLAMB OR DAMAGES RESULTING FROM OF ALLERDILY ASSISTS FOR JOHNSON COUNTRY FOR OR FILLING OF THE PLAT OF CONTROL COUNTRY SHOWN.

FLING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FRANC OF A PLAY WHICH DEDOKTES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY WOUNDS SIRREDT TO COUNTY WANTDANKE NO ROAD, STREETS OF MASSAGRAY SELECTED AND STREET OF PASSAGRAY SELECTED AND STREET OF PASSAGRAY SELECTED SERVICE OF PASSAGRAY SELECTED SERVICE OF PASSAGRAY SELECTED SERVICE OF PASSAGRAY SELECTED SERVICE OF PASSAGRAY AND STREET OR COUNTY WANTDANKE.

LEGEND

5/8" RON ROD SET WITH A RED PLASTIC

STAMPED "THANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED CAPPED IRON ROD FOUND (C.V.) O.F.R.J.C.T. CONTROLLING MONUMENT OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS BUILDING LINE UTILITY EASEMENT



VICINITY MAP (NOT TO SCALE)

A

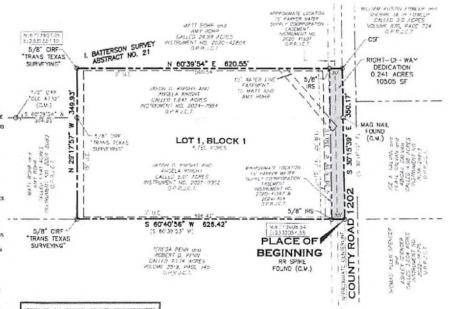
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IRS.

300

- ALL BEARINGS AND COORDINATES SHOWN HEREDN ARE COMPELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, MONTH CENTRAL ZONE (4202), NACES (HAZOY!), ALL DISTANCES SHOWN ARE ORD, SCALE FACTOR 15 (000000000).
- THE SHIPEY PERFORMED ON THE GROUND OF THE ELBERT PROPERTY AND THE PREPARATION OF A DIRECTION OF THE RESULTS THERROR OF THIS PRINCIPLE PROPERTY DESCRIPTION MEET. PREPARED WITHOUT THE ROMETT OF AN ASSISTACT OF THILE THERE'DOE. THESE MAY BE LASSIMMISS OR OTHER MATTERS THAT EXCELL EXIST MAY NOT SHORM.



APPROVED BY JOHNSON COUNTY COMMISSIONER'S

PLAT RECORDED IN ____ INSTRUMENT #___

COUNTY CLERK, JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 04, 2024 AND THAT THE CORNER MOUNDENTS, ANGUSE POINT OF CURYES, BUNINDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERTY PLANCED UNDER MY PERSONAL SUPERVISION.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE L BATTERSON SURVEY, ABSTRACT HO. 21, JOHNSON COUNTY, TOUS AND REING ALL OF A CALLED 1.641 ADM: TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT IN 2. 2024—7984, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TOUS (O.P.A.LCT.), AND PART OF A CALLED S.01 ACRE. TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT HO. 2024—6992. O.P.R.LCT., AND DURNO MORE PARTICULARLY DESCRIBED AS COLLORS.

BECONNIC AT A RAILROAD SPIKE FOUND (N:8773008.57, E:2332054.53) FOR THE SOUTHEASTERLY CORNER OF SAID SON ACRE TRACT AND BERG THE MORTHEASTERLY CORNER OF A CALLED 23.14 ACRE TRACT OF LAND AS DESCRIBED BY A DEED RICCORDED BY VOLUME 3519, FAGE 746, O.P.R.J.C.T.

THENCE, 5 60'40'56' W, WITH THE SOUTHERLY LINE OF SAID 5.019 ADRI THACT AND WITH THE NORTHERLY LINE OF SAID 23.14 ACRE TRACT, A DRIVANCE OF 626.42 FEET TO A 5/6" INCH ROD FOUND WITH A RED PLASTIC CAP STAYED TRACE TEXAS SURVEYING:

THINKS, N. 2917'57' W, AT A DISTANCE OF 234,93 FEET, PASSING A 5/8' RON ROD WITH A RED PLASTIC CAP STANDED TRANS TEXAS SURVEYING TOUND IN THE NORTHERY UNE OF SAID 5.01 ACRE TRACT, FOR THE SOUTHWESTERY CORNER OF SAID 1.64 ACRE TRACT, COMMINION AND ALL A TOTAL DISTANCE OF 349.39 FEET TO A 5/8' ROW ROD WITH A HED PLASTIC CAP STAMPED "HAMS TEXAS SURVEYING" FOUND FOR THE WORTHWESTERN CORNER OF SAID 1.64 ACRE TRACT,

THENCE, N 60'39'54" E. A DISTANCE OF 670.55 FFET TO A COTTON SMINDLE FOUND IN ASPHALT IN COUNTY ROAD NO. 1202. FOR THE NORTHEASTERLY CORNER OF SAID 1.641 ACRE TRACT;

THENCE, 5 XC15/35° E, WITH SAID COUNTY ROAD NO. 1202, AT A DISTANCE OF 116.02, PASSING A MAG NAIL FOUND IN ASPHALE, FOR THE SOLTHEASTERY CORNER OF SAID 1641 ACRE TRACT AND BENCET-E HORPHEASTERY, CORNER OF SAID 5:00 A CACE TRACE, CONTRIBUNG ALL A TOTAL DISTANCE OF 350.17 FEET TO THE PLACE OF BEDINNING AND CONTAINING SUTD ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT JASON S. RIGHT AND AUGELA KNOWT, ARE THE SIZE OWNESS OF THE ABOVE DESCRIBED THAT OF LAIR, DO HERDEN ADOPT THIS THAT DESCRIBED INFORMATION OF HERDEN DESCRIBED PROTERTY AS LOT 1, DLOCK 1, KNOWT ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND NEETEY DESCRIPT. ADDITION, AN ADDITION TO RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA ADDITIONARY OF THE TEXT OF THE ADDITIONAL OF THE PUBLIC AND AREA ADDITIONARY OF THE PUBLIC AND ADDITIONAL OF THE

5/9/2024 JASON G. KNICHT

STATE OF TEXAS COUNTY OF JOHNSON

THIS HETHUNENT WAS ACKNOWLEDGED BEFORE ME ON THE COST OF THE COST

My Comprision Express

area

9m THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE TOWN UNDER MY MADELA KNOCKT, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS TT. DAY OF MAD TO THE TOWN OF THE TOWN

E STATE OF TEXAS MY COMMISSION EXPIRES: (6/5/24



FINAL PLAT SHOWING

LOT 1, BLOCK 1, KNIGHT ADDITION

AN ADDITION TO JOHNSON COUNTY, TEXAS. BEING 5.010 ACRES OF LAND LOCATED IN THE I. BATTERSON SURVEY ABSTRACT NO. 21. JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545

Scale: 1"=100' Date: 05/08/2024 DWG: 20230149-MINOR PLAT Job: 20230149

JASON G. KNIGHT AND ANGELA KNIGHT 7264 COUNTY ROAD 1202 CLEBURNE, TEXAS 75031 PHONE: 817-692-7234



AGENDA PLACEMENT FORM

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

Date:	May 15, 2024	Court Decision: This section to be completed by County Judge's Office
Meeting Date: May 28, 2024 Submitted By: Julie Edmiston		Storson County
		((★(APPROVED)★)
	Public Works	(Say) Si
Signature of E	lected Official/Department Head:	missioners
1 110	Mauchan	May 28, 2024
Description:		
•	tion of Order 2024-56, Order A	pproving the Final Plat of Knight
	ot 1, Block 1, in Precinct 1.	
	06	-h: <i>(F</i>
	(May attach additiona	sneets if necessary)
Person to Pres	sent: <u>Jennifer VanderLaan</u>	
(Pres	enter must be present for the item ur	less the item is on the Consent Agenda)
Supporting D	ocumentation: (check one)	PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)		
Estimated Le	ngth of Presentation: 10 min	utes
Session Reque	ested: (check one)	
☐ Ac	tion Item 🗹 Consent 🗆 Worksh	op Executive Other
Check All De	partments That Have Been Notifie	d:
	County Attorney	☐ Purchasing ☐ Auditor
	☐ Personnel	orks
Other Departm	nent/Official (list)	

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