



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 2024-58

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 **Martin Creek Addition, Phase III**, Lot 3, Block 5, 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 28 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

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

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long
ATTEST: April Long, County Clerk



GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 16" X 24"
2. ALL BEARING SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM...
3. UNDETERMINED UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE...
4. ADVISORY INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY...
5. APPROVED TO THE FEMA FIRM MAP NUMBER 40001C0100, REVISED DECEMBER 4, 2011...
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OF-NO-DATE ABSTRACT...
7. ALL CORNERS MARKED WITH A 1/2" BROW ROD WITH CAP STAMPED TOPOGRAPHIC SET UNLESS NOTED OTHERWISE.

DUTIES OF DEVELOPER/PROPERTY OWNER

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE OWNER OF THE PROPERTY...
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE OWNER OF THE PROPERTY...
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES...
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S WORK AND IS AFFIXING HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS...

FILING A PLAT IS NOT ACCEPTANCE OF RIGHTS FOR COUNTY MAINTENANCE

- 1. THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE...
2. THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE...

FILING A PLAT

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH...
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION INTO WHICH TIME AS THE PLAT IS FILED FOR RECORD...

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REPEATEDLY MOVE ALL OR PART OF ANY BUILDING, FENCE, TREE, SHELTER, OTHER GROWTH, OR IMPROVEMENTS WHICH IN ANY WAY ENCROACH OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE...
WATER: PRIVATE WATER WELLS SYSTEM
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
ELECTRIC: UNITED COOPERATIVE SERVICES 817-782-4316

RIGHT OF WAY DEDICATION

40' ROW FROM CENTER OF ROAD OR F.M. OR STATE
20' ROW FROM CENTER OF COUNTY ROAD OR ROAD IN A SUBDIVISION
ALL RIGHTS TO BE PERMANENTLY MAINTAINED AND DEDICATED

UTILITY EASEMENTS

15' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
8' FROM LOT LINE ALONG SIDE LOT LINES

BUILDING LINES

50' FROM LOT LINE (STATE HWY & FM)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

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...

PLAT NOTES

- 1. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWENTY (15) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREA, COMBINED PANEL NO. 4020100100, EFFECTIVE DATE DECEMBER 4, 2011, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

- 1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE "FIRM" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING...
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE SYSTEM...
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS SECTION WILL REMAIN AS OPEN CHANNELS...
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION...
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOOD CONDITIONS...
6. 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.

PRIVATE SEWAGE FACILITY

- 1. PRIVATE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH...
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS...
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM...
APPROVED BY JOHNSON COUNTY COMMISSIONER
SIGNED ON THIS DAY OF 2024
COUNTY JUDGE
PLAT RECORDED IN:
INSTRUMENT NO.
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

APPROVED BY JOHNSON COUNTY COMMISSIONER

SIGNED ON THIS DAY OF 2024

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

CERTIFICATION

THAT I, FOREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6808, HEREBY CERTIFY THAT I CORRECTLY REFERRED TO A SURVEY MADE ON THE CROUCH UNDER MY SUPERVISION ON JANUARY 05, 2024.

FOREST C. NANCE, R.P.L.S. NO. 6808

STATE OF TEXAS
COUNTY OF JOHNSON

BEING A TRACT OF LAND SITUATED IN THE C.R. TISDALE SURVEY, ABSTRACT NO. 850, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 71.037 ACRE TRACT DESCRIBED IN A DEED TO JON R. LEWIS AND MYRA W. LEWIS, AS RECORDED IN VOLUME 3131, PAGE 413 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND BEING FURTHER DESCRIBED IN RECORDS HEREON, AS RECORDED IN INSTRUMENT NO. 2024-18938 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" BROW ROD WITH CAP STAMPED "SB" FOUND FOR THE NORTHWEST CORNER OF SAID 71.037 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 116.286 ACRE TRACT DESCRIBED IN A DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 2002-43935, O.P.R.C.T. AND BEING ON THE SOUTH LINE OF SUB LANE, A PRIVATE ROAD:

THENCE NORTH 89°03'13" EAST, WITH THE NORTH LINE OF SAID 71.037 ACRE TRACT AND SAID SOUTH LINE OF SUB LANE, A DISTANCE OF 445.53 FEET TO A 1/2" BROW ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 89°03'13" EAST, WITH THE SOUTH LINE OF SAID BLOCK 5, A DISTANCE OF 448.41 FEET TO A 1/2" BROW ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK 5 AND BEING ON THE EAST LINE OF SAID 71.037 ACRE TRACT AND THE WEST LINE OF LOT 12, BLOCK 5 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-18, O.P.R.C.T.

THENCE SOUTH 89°03'13" EAST, WITH SAID EAST LINE OF 11.037 ACRE TRACT AND THE WEST LINE OF SAID LOT 18, 10 AND WITH THE WEST LINE OF BACK EVER BEND, A DISTANCE OF 2017.00 FEET TO A 6" STEEL REEF POST FOUND FOR THE SOUTHWEST CORNER OF SAID 71.037 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.211 ACRE TRACT DESCRIBED IN A DEED TO MARTIN CREEK PARTNERS, L.P. AS RECORDED IN INSTRUMENT NO. 2004-1296, O.P.R.C.T.

THENCE SOUTH 89°03'13" WEST, WITH THE SOUTH LINE OF SAID 71.037 ACRE TRACT AND THE NORTH LINE OF SAID 0.211 ACRE TRACT, A DISTANCE OF 1101.36 FEET TO A CONCRETE MONUMENT WITH BRASS NICK STAMPED "PLS 314" FOUND FOR THE SOUTHWEST CORNER OF SAID 71.037 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 116.286 ACRE TRACT AND THE WEST CORNER OF SAID 0.211 ACRE TRACT AND BEING ON THE NORTH LINE OF A CALLED 180.65 ACRE TRACT DESCRIBED IN A DEED TO MARTIN CREEK PARTNERS, L.P. AS RECORDED IN INSTRUMENT NO. 2001-3232, O.P.R.C.T.

THENCE NORTH 0°00'00" EAST, WITH THE WEST LINE OF SAID 11.037 ACRE TRACT AND THE EAST LINE OF SAID 116.286 ACRE TRACT AND WITH THE EAST LINE OF A CALLED 16.06 ACRE TRACT DESCRIBED IN A DEED TO HARRY JOHNSON, TRUSTEE OF THE CALLAWAY FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 2002-098, O.P.R.C.T., A DISTANCE OF 178.36 FEET TO A 6" BROW ROD WITH CAP STAMPED "TSP 214" FOUND FOR AN ANGLE POINT ON THE WEST LINE OF SAID 71.037 ACRE TRACT AND THE EAST LINE OF SAID 16.06 ACRE TRACT.

THENCE NORTH 82°28'28" WEST, WITH SAID WEST LINE OF 71.037 ACRE TRACT AND SAID EAST LINE OF 16.06 ACRE TRACT, A DISTANCE OF 280.71 FEET TO A 5/8" BROW ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 71.037 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 16.06 ACRE TRACT AND BEING A SOUTHWEST CORNER OF SAID 116.286 ACRE TRACT;
THENCE NORTH 0°00'00" WEST, WITH SAID WEST LINE OF 71.037 ACRE TRACT AND THE EAST LINE OF SAID 116.286 ACRE TRACT, A DISTANCE OF 1608.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 61.137 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT JON R. LEWIS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE III, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER MARTIN CREEK HOA AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: Jon R Lewis DATE: 5/13/24
NAME: Jon R Lewis
TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Lissy Shear
THIS THE 13 DAY OF May 2024
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/21/2028

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT MYRA W. LEWIS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE III, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER MARTIN CREEK HOA AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: Myra Lewis DATE: 5/13/24
NAME: Myra Lewis
TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Lissy Shear
THIS THE 13 DAY OF May 2024
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/21/2028

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/21/2028



Table with columns: LEGEND, ABBREVIATIONS, OWNER/DEVELOPER, SURVEYOR, FINAL PLAT, FILE, DRAFT, SHEET, CHECK, DATE, REVISION.

AGENDA PLACEMENT FORM


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


Date: May 15, 2024

Meeting Date: May 28, 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 28, 2024

Description:

Consideration of Order 2024-58, Order Approving the Final Plat of Martin Creek Addition, Phase III, Lot 3, Block 5, 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**