

# 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

COUNTY OF JOHNSON

§ §

**ORDER 2024-60** 

# 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 **Coppenger Place, Phase II**, Lots 9-16, Block 1, Lots 13-21, Block 2, Lots 1-6, 7X, 8-23, Block 3, Lots 1-16, Block 4, Lots 1-16, 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 11:28 AM

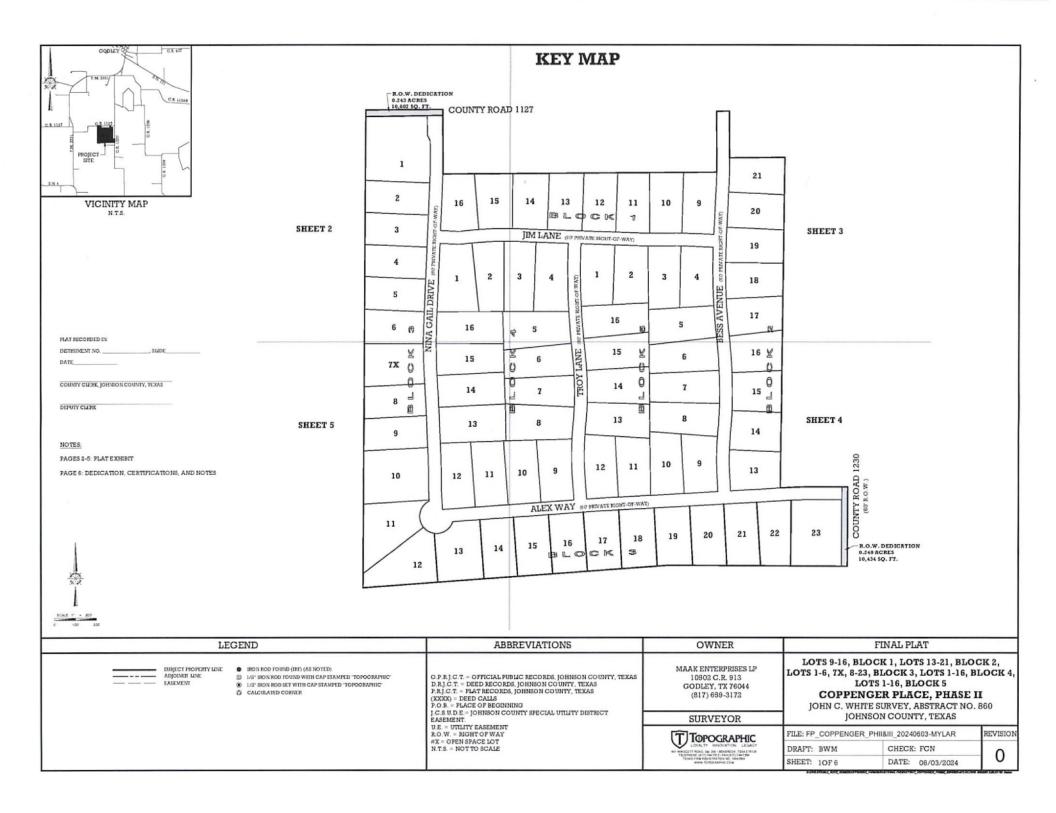
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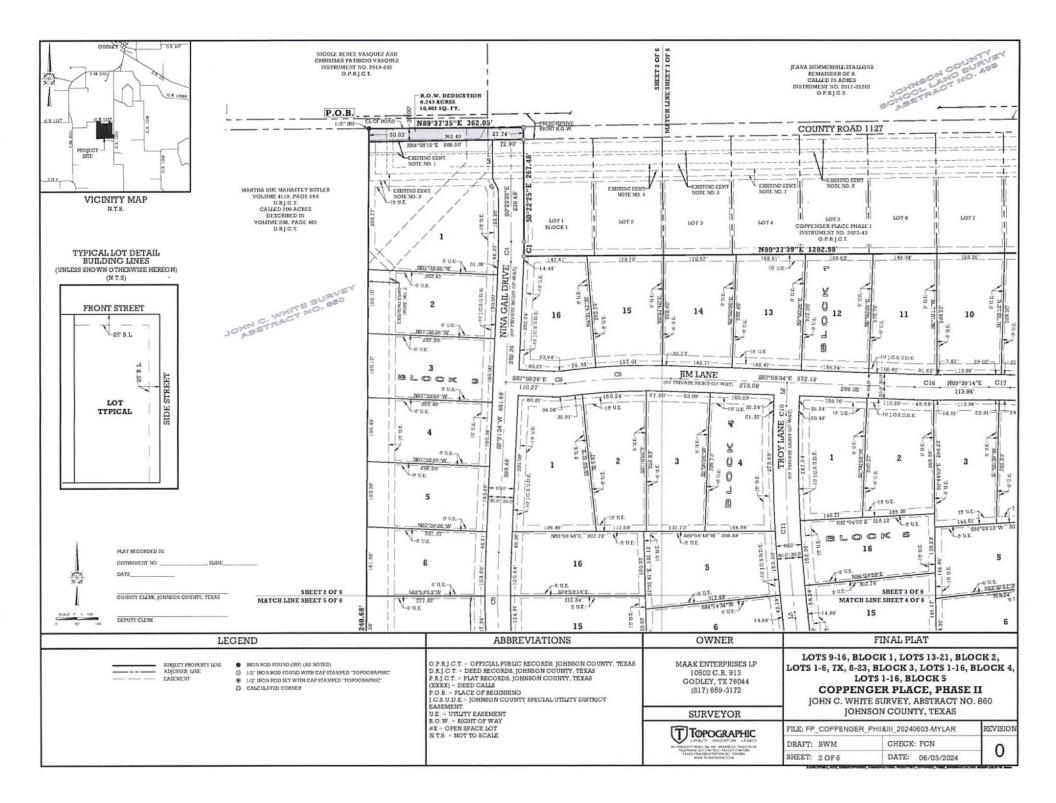
April Long
County Clerk, Johnson County Texas

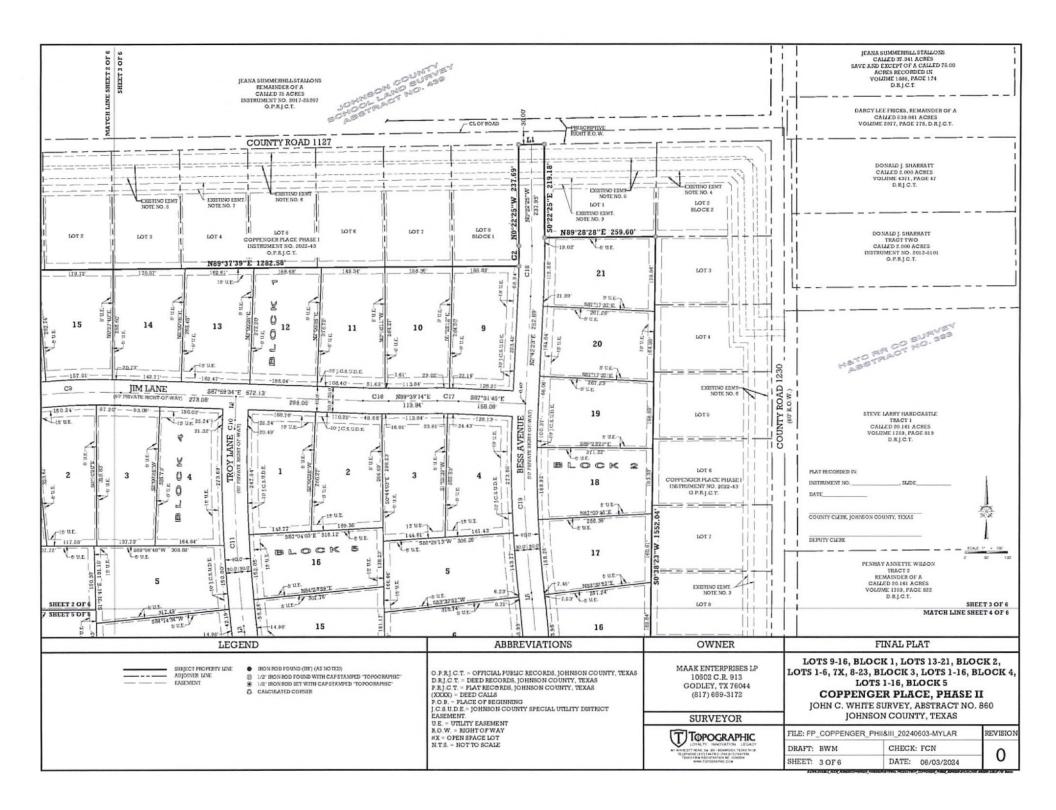
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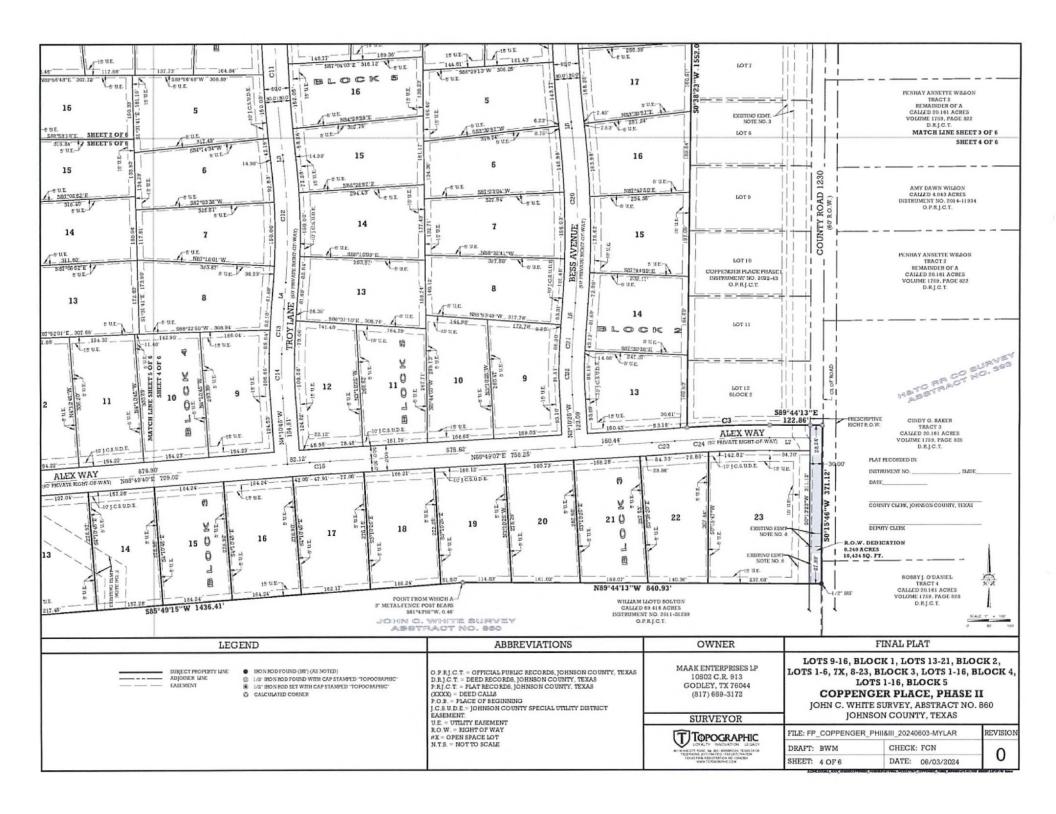
# WITNESS OUR HAND THIS, THE $10^{TH}$ DAY OF JUNE 2024.

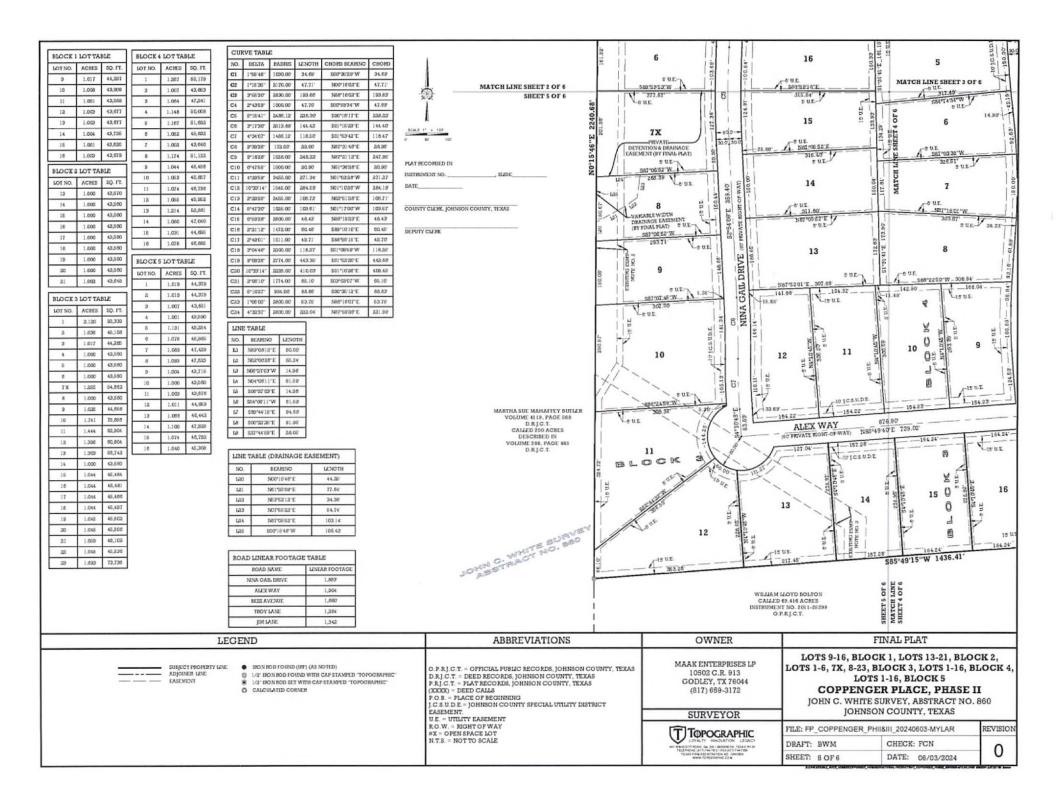
Cofe Bel		
Christopher Boedeker, Johnson County Judge		
Voted:yes,	no, abstained	
#18 V	Lentouces	
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2	
Voted:yes, no, abstained	Voted:yes, no, abstained	
Mike White	Jany Dorlla	
Mike White, Comm. Pct. 3	Larry Wootley, Comm. Pct. 4	
Voted: yes, no, abstained	Voted: yes, no, abstained	
ATTEST: April Long, County Clerk	SSIMMINOS SAXAL AND SAXAL	











#### PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE JOHN C. WHITE BURVEY RESIDENCE THE SHAPE IN THE JOHN OF WHITE SHAPES, ABSTRACT RIO. BIG, JOHNSON COUNTY, TECAS, SERIO ALL OF A CALLED 90 SEE AGRETRACT, AS DEDGREED IN A DIED SECONDED IN INSTRUMENT NO. 2022-27648, OFFICIAL PURISH RECORDS OF CONSTRUCT NO. 2021-12519. O.P.R.J.C.T. AND BESTG MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REGUNENO AT A 1/2" INON BOD POUND FOR THE RORTHWEST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED SON ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED RECORDED IN VOLUME 4118, FACE DIR, DEED RECORDS OF JOHNSON COUNTY, TYXAS (D.R.J. G.T.) SAME BEING IS COUNTY BOAD 1127.

THENCE NORTH SOUTHS' EAST, WITH THE NORTH LINE OF EAST 90.005 ACRE TRACT AND GENERALLY WITH BAID COUNTY ROAD 1127. A DERTANCE OF SECUE PRET YO A POINT FOR THE WESTERSMOOT MORTHEAST CORNER OF EAID BOARS ACRE TRACT AND MEDIC THE NORTHWEST CORNER OF COPYRIGES PLACE. PRIME I, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCOMMING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2018-43. SLIDE E-334, OFFICIAL PUBLIC RECORDS OF TORRECTS COUNTY, TEXAS (O.P.RIGT.):

THENCE SOUTH 0'22'S" EAST, WITH THE WESTERNMENT EAST LINE OF SAID 90.888 ACRE TRACT AND WITH THE WEST LINE OF BAID COPPENDER PLACE, PHASE I PASSING AT A DRYANCE OF BY 14 PERT A 1/8" IRON BOD WITH GAP STAMPET "COPOCHAPIECT POUND FOR THE NORTHWEST CORNER OF LOT 1. SLOCE 1 OF SAID FOUND PORTION HOWEITHWEST CONSIGNOR DOT I, BLOCK I OF SALD COPPENDER FLACE, PRAIR: I AND BESIG ST THE SOUTH RICHT-OT-WAY LINE OF COLDITY SOAD LIZZ MES CONTINUENCE WITH SAID WESTERNMOST EAST LINE OF 90-588 ACRE TRACT AND THE WEST LISE OF SAID LOT 1, POS A TOTAL DISTANCE OF SET AS FEET TO A 1/2" INDS BOD WITH GAP STAMPED "TOPOGRAPHIC SET AT THE BECIMEING OF A CURVE TO THE BIGHT, HAVING A RADIUS OF 1080.00 FEST;

THENCE WITH SAID WISHTSHIMOST DAST LENE OF SAID SC.533 ACRE TRACT AND SAID WYST LINE OF LOT 1 AND WITH SAIT CURVE TO THE REGIT, AN ARC LENGTH OF 34.89 FEET AND A CHORD REATENO AND DESTANCE OF SOUTH 0"3925" WIDE, 04.09 FEET TO A 1/2" EION BOD WITH CAP STAMFED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90 565 ACRE TRACT AND THE CONTRACT CORNER OF SAID LOT 1:

THERE MORTH MYSTER FAIT, WITH A MORTH LINE OF SAID ROSSS AGRETRACT AND THE SOUTH LINE OF SAID RECOR I, A DESTANCE OF 1985.65 FEET TO A 1/2" IRON ROD WITH GAP STAMPED "TOPOGRAPHEG" FOUND FOR AN ELL CORNER OF SAID SO SAN ACRE TRACT AND FOR THE SOUTHWANT COURTS OF LOT N OF SAID BLOCK 1 AT THE BECOMMON OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2179.00 FEET,

THENCE WITH THE EASTERNMOST WEST LINE OF SAID 90.665 ACRE TRACT AND THE EAST LINE OF SAID LOT & AND WITH SAID CURVE TO THE LEFT, AM ARC LENGTH OF 47.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH STREET AND CHARLES IN A CHA

DERCE SOFTH 01925" WEST, WITH SAID EASTERSMOST WEST LINE OF SAID 90 886 ACRE THACT AND WITH SAID EAST LINE OF FOLKER OF STREET OF STREET OF THE MORTHWEST CORNER OF STAMPED TOPOGRAPHIC. FOREIGN FOR A MORTHWEST CORNER OF BAIC LOT 6 AND SEING IN SAID SOUTH REGIT-OF-WAY LINE OF COUNTY HOAD 1127:

THE RESERVORTH SPORTS SAME, WITH BAID SEPTIH BUDGE OF WAY LINE OF COUNTY FOAD LIST, A DISTANCE OF 60.00 FEST TO A LIST ERCH FOR WITH CAP STAMPED "TOPOCHAFFED" FOUND FOE A SORTHEAST COENER OF SAID 90.558 ACRE TSACT AND THE RITHWEST CORNER OF LOT 1, MLOCK 2 OF SAID COPPE

THENCE SOUTH 0"22"25" EAST, WITH AN EAST LIST OF SAID 90,500 ACRE FRACT AND THE WEST LINE OF SAID LOT 1 (RACCA, 2), A DISTANCE OF 219-16 PERT TO A 1/8" IRON RCD WITH CAP STAMPED 'TOPOGRAPIEC' FOUND FOR AN ELL CORNER OF SAID SO RES ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT I (BLOCK I):

THEN DE MORTH OFFICED DART, WITH A MORTH LINE OF SAID SO SEE AGRE TRACT AND THE SOUTH LINE OF SAID LOT 1 (K.OCK 2), A DESTANCE OF 259-80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A MORTHELAPT CORNER OF HAID ROSSS AGRE TRACT AND THE SOUTHEAST CORNER OF SAID LEYS I DILLOCK 25 AND THE ROUTHWEST DORNER OF LOT 2 OF WALL LOCE 2, SAME BEING THE NORTHWEST CORNER OF LOT 5 OF SAID

THENCE SOUTH 0"38"28" WEST, WITH AN EAST LINE OF SAID 90.438 ACKE TRACT AND THE WEST LINE OF SAID BLOCK 2, A DETANCE OF 1882 04 PEET TO A 1/2" DRON ROD WITH CAN STAMFED ACKE TRACT AND THE SOUTHWEST COMMER OF LOT OF EACH

BLOCK & AND AT THE RECEIVEND OF A CURVE TO THE RICE. RAVING A RADIUS OF MISS,00 FEET,

THENCE WITH A NORTH LINE OF SAID SOURS ACRE TRACT AND THE SOUTH LINE OF EAID LOT 12 AND WITH SAID CURVE TO THE FIGHT, AN ARC LENGTH OF 183.60 PERT AND A CHORD BEARING AND DESTANCE OF HORSE PAPERSE" EAST, 141-92 FOR TO A 1/2 THOM BOD WITH CAP STANSED "TOPOGRAPIEG" FOUND:

THENCE SOUTH HOPEN IS" EAST, WITH A NORTH LINE OF EAST 90,393 AGUST TRACT AND WITH SAID SOUTH GIVE OF LCT IS. PAIRING AT A DISTANCE OF \$4.62 FEET A 1/5" BION BOIL WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST COMMEN OF SAID LOT 15 AND MESTO ON THE WIST MOST OF WAY TANK OF COUNTY SOAD 1856 AND CONTINUES FOR A TOTAL DISTANCE OF 18586 FEET TO A FORT FOR THE SOUTHEAST COUNTR OF BAID COPPONDER PLACE, PRIMIT I AND A KORTYFART CORNER OF SAID 10 555 ACRE TRACT, SAME NUMS IN COUNT

THENCE SOUTH O'LEAST WHEN, WITH THE EASTERNMENT EAST LINE OF SAID BOXES ACKE TRACT: AND OTHERALLY ALONG SAID DOUBLET ROAD 1236. A EMPLANCE OF SEL 12 PERF TO A 1/2" INCIN BOO FOUND FOR THE SOUTHEAST CODERS OF EACH 40.500 ACRE TRACT AND THE NORTHEAST CODERS OF A CALLED 49.416 ACRE TRACT, AN DESCRIPTION A DEED TO WILLIAM ILOYD BOLTON, AS RECOVERED IN INSTRUMENT BO. SCI 1-25299, O.P.R.L.C.T.

THE NAME WITH THE DOLLTH LIMIT OF SAID BOARD AND THE MOSTIN LINE OF SAID 69 416 ACRE TRACT THE FOLLOWING

NORTH 89'44'D" WEST, A DISTANCE OF MAINS FEET TO A POINT FROM WHICH A 1º METAL FENCE POST BLASS, DOUTH 61"43'06" WIST, A DUTANCE OF 0.46 FEET,

SOUTH 60"49"15" WEST, A DESIGNACE OF 1430.41 FEST TO A 1/5" BOR FOR WITH CAP STAMPED TOPOCRAFFEC SST FOR THE SOUTHWEST CORNER OF BAID BUSSS ACRE TRACT AND THE MOINTINVEST: COMMER OF EAST 69.416 ACRE TRACT AND BEING ON THE EAST LINE OF SAID 200 ACRETRACT

THENCE NOWTH PURSE" EAST, WITH THE WISE LAW, OF SALE SCISS ACIES TRACT AND RAID RAST LINE OF 200 ACRE TRACT, A DISTANCE OF SINARS PERT TO THE PLACE OF SECRETIC AND

#### NOW THEREFORE ENOUGH TO ALL MEN BY TREES PRICESSON

THE WAR PROPERTY IS CAUSED OF THE ANOME DESCRIPTION TRACT OF LAND, OO HISREY ADOPT THIS MAT DESIGNATING THE HISREN DESCRIBED PROPERTY AS LOTS 9 IS, ELOCK I, LOTE IS 21, BLOCK S. LOTS 1-6, 7K, 6-83, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16. RECICE 5 OF COPPENDER PLACE, THASE II. AN APPRICES TO CONSIGNATION COUNTY, TEXAS AND DOES RESERVE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASTMETTS, EIGHT-OF-WATE AND ANY OTHER PUBLIC AREA SHOWN RESISON. UNLASE OTHERWISE DESIGNATED ON THE PLAT

WITHESE, MY HAND, THESTHE 4 DAY OF JUNE 2024 or Think Carrell / Partner

REPORE ME. THE UNDERSKINED AUTHORITY ON THE DAY FERSONALLY APPEARED LIFE CAPALI RIOWN TO ME TO BE THE FERSON WHOSE NAME IS SUBCREED TO THE PORDOGRO INTRIMERY, AND ACKNOWLEDGED TO ME THAT HE EXPERIENCE THE NAME POR THE PURK BUSINAMI COUNTRIESATIONS ERREN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN INDER MY HAND AND BEAL OF OFFICE ON THE 4 DAY OF

STATE OF TEXAS. COURTY CESOIREON

TERNTON THOMPSON
NORWY PARIS, State of Terus
Commit Expens 10-09-2027
Notary ID 120-09-2027 6

NOTARY FUNDO IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPRES: (0-9-202)

LEGEND

THAT ", PORREST C. NAMCE, RECONTERED PROFESSIONAL LAND REMUTION, THEM BECHTPANTON HUMBER 6809, RECEIV CHRITY THAT THE CORRECTLY REFERENCE A RESEVEY MADE ON THE ORDING UNDER MY SUPERVISION OR MAY 4 3022. ATE OF THE CA

L 6/2/2024 N FORREST C. NANCE, R.P.L.S. NO. 6808

#### DUTIES OF DEVELOPER/ PROPERTY OWNER

- THE APPROVAL AND PLAND OF THIS PLAT BY IGERBOR COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE FROPERTY OF ANY TERMY TO COMPLY WITH ALL LOCAL, STATE OR PEDERAL LAW OF THE JUREAUCTIONS IN WHICH THE PHOPERTY IS
- THE APPROVAL AND PERSO OF THRE PLAT BY LORDSON COUNTY DODE THE AVENDMA ROYALDOR OF THE PACE TO COUNTY IN NOT RELEVE THE DEVILOPER OF THE PROPERTY OF OWNER OF FROMERTY OF AINT DUTY TO ANY ADJACEST OR DOWNSTREAM PROPE OWNER OR BROOKE, BRUTTE OR TRANSPER ANY SOTT OR MARKET JOHNSON COUNTY, THE COMMISSIONERS OFFICIALS OR EMPLOYED THEAM PROPERTY
- COMESSION COLUMNY MALES NO EXPRESSIVATION THAT THE CREEKS, TREAME, STYNE, DARRIGHO CHANNELS OF OTHER DISINGLE STRUCTURE, DEVICES, ON FRATURES FORTHATION FRIEDRIC ASE. ACTUALNY EXPRISED ON THE ROPICIETY FOREIGNATED BY THE FIRST DO HOT VICIANTE THE STATUTES ON COMMON LAW OF AS STOCKPOCKATED CITY, JOHNSON COLUMNY, THE CANTE OF TEXAS OF THE UNITED STATES.
- SCHOOLSE COSTUTY IS NOTITING SPON THE SCHOOL WHOSE STAME IS APPRIED RESERVE TO MAKE ACCURATE AND TEUTHIFUL REPRESENTATIONS LEGAL WHICH DESIGNS COUNTY CAN MAKE DESTRUMENTATIONS REGULARDING THE APPROVAL OF THE

# FILING A PLAT IS NOT ACCEPTANCE OF BOADS FOR COUNTY MAINTENANCE

THE APPROVAL AND PERIO OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE BOADS AND STREETS COUNTY ROADS SUBDOT TO COUNTY MAINTIMANCE, NO ROAD, ETRIET OF PASSACEWAY BIT ABIDE IN THE FLAT BYALL BE MAINTAINED BY SCHNECK COUNTY, TEXAS IN THE ARRENCE OF AN EXPRESS ORDER OF THE COMMERCINERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONESS GOINT OF JOHNSON COUNTY, TEXAS SPECIFICALLY EXECUTIONS ANY SHOR ROAD STREET OR PASSACIONAY AND SECURICALLY ACCOUNTS SUCK SCAD STREET OF PASSAGEWAY FOR COUNTY MAINTENANCE

#### FILING A PLAT

- IT TO A CREMENAL OFTENER PRINCIPARIES BY A FINE OF UP TO \$1,000.00. THE A COMMINAL OFFICIAL PRIME PARTIES IN P A THIS OF OFFICE SLOOP.

  ONE THE COUNTY THE COUNTY THE TOO UP TO BE DATE OF B F ACTIT.

  THE AND CONTINUESHY FOR A FESTION WHO SUBCIVICES SEAR.

  REPORTED TO USE THE SECUNDATIONS DESCRIPTION OF A DEED OF
  CONTINUES, A DONTRACT FUEL A TIBER OF A CONTRACT OF SHAF (IN
  OUTBIES BESETTION COUNTRACT TO COUNTY I SHAF IS DELIVED TO THE OFMER EXECUTED CONTRACT TO CONFER THAT IS DELYDROD TO A PRECHARGE UNLESS THE PLAT OR SEPARAT OF THE SERVITOR IS APPROVED AND IS PLACED FOR EXCOURS WITH THE JOINDON COUNTRACTOR OF THE SERVING AND ADDRESSAY CONTRIBUTED TO A PROVED AND OF THE PROCESSION OF THE PROCES
- 2. A PURCHANCE MAY NOT USE OR COCUPY PROPERTY DESCRIPED IN J PLAT OR REPLAT OF A SUBDEVISION UNTER SUCH TIME AS THE PLAT IS FEED FOR REDORD WITH THE COUNTY CLERES DYFICE OF THE TORRIGH GOUNTY CLUBS.

#### UTILITY PASEMENT

ANY PUBLIC UTILITY, INCLUDING IGHISION COUNTY, SHALL HAVE THE RIGHT TO MOVE AND EFER MOVED ALL OR PART OF ANY BUILDINGS. FRO THE IS, SHOUSE, OTHER CHUWTHS, OR INDPODUMENTS WHICH IN ART WAY ESCANGE OR INTERPER WITH HE CONSTRUCTION OF MAINTERANCE, OR SECLAMEN ON INTERPEREN WITH HIS CONSTRUCTION OF MUNITERIANCE, OR PETICACY OF THE RESPECTIVE STREEM HIS YES THE ELEMENTH RECOVER ON THE HAM, AND ANY PUBLIC UPLIFY REQUIRED (DIRECTION COUNTY, REALL HAM? THE SECH AT ALL THOSE OF HEISEZE AND SCREEN TO AND REMAIL HAM? THE SECH THE ALL THOSE OF HEISEZE AND SCREEN TO AND REMOINSTRUCTION, REPORTION PATRICIATION, MAINTAINERS AND ADDISO TO OR RESCURING ALL OR PART OF THE RESPECTIVE STREEM WITHOUT THE RECOUNTY AS UNIT THES OF PROCEEDINGS THE RESPECTIVE STREEM WITHOUT THE RECEIPMENT AS ANY THIS OF PROCEEDINGS THE RESPONSABLE OF A PROCEED.

WATER: ICHOREON COURTY EPECIAL OTALTY DISTRICT (ICSUO) ALI-760-6700

EEPTIC: FRIVATURDIVIDUAL SEPTIC DYSTEMS

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FORMEST C. NANCE

6909

EBSION O

FLECTRIC: INVITED COOPERATIVE SERVICES 317-782-8316

DVILLTY EASEMENT

THOM LOT LINE IN FRONT & BAGE OF FROM LOT LINE ON THE SEDES

RIGHT OF WAT DEDICATION 45 FOW FROM CHISTER OF EDAB ON F.M. GB STATE. 55 FOW FROM CHISTER OF COUNTY ROADS ON HOADS IN A SUPERVISION

C FROM LCT LINE (STATE EXCHWAY AND F.M.) SE FROM LCT LIFE (COUNTY FOAD OR EXPONETON BOADS)

#### GENERAL NOTES:

- ORIGINAL DOCUMENT SEE: 15" X24"
- THAT STATE SAXET THE OT CEPTALEROO ARE CONFIDENCE TO THE TEXAS STATE PLANE COORDINATE STITEM, NORTH CENTRAL SONE, NORTH AMERICAN DATUM 1863 DETANCES, ACREAGES AND COORDINATE VALUES HAVE REEN SCALED FROM OND TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1,00013
- UNDERGROUND TELITIES SHOWN RESECT ARE BASED ON VISIBLE EVIDENCE OBSERVED DUEING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTES THAT THE UNDERGROUND UTELTIES SHOWN COMPRISE ALL SUCH UTELTIES IN THE AREA, SITHER IN SERVICE OF ARANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INDENGROUND UTSLITED SHOWS HERDON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED
- ALDONER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES OBLY AND
- ACCORDING TO THE FEMA HER MAP NUMBER WISIGOSD, REVERD DISCEMBER 4,  $^{-2}$  RD2 THE SUBJECT PROPERTY APPEARS TO LICEN ZONE "X".
- ALL CORNERS MARKED WITH A 1/2" BION ROD WITH CAP STAMPED "TOPOGRAPHIC
- A VARIANCE TO WAIVE THE TUKNING LANE HEQUIREMENT WAS APPROVED IN COMMISSIONERS COURT ON HOVEMER 13, 2023.

THE PROPERTY DOVINGANGE SUBSCITCING THE PLACT TO DESIGNAT COUNTY FOR APPROVAL AND THE CONTROL OF THE PROPERTY THE SUBSCITCH THE SIZE OF DESIGN AT DISCOVERY AND THE PROPERTY AND THE PROPERTY MEDICAL PROPERTY AND THE PROPERTY MEDICAL PROPERTY AND THE PROPERTY MEDICAL PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY AND FALL CLARBE OF DEMANDES ESPECIATION OF ALL PROPERTY ASSESSED FROM DOSIGNATION APPROVAL, OF THE PROPERTY ASSOCIATED THEREWITH.

#### PLAT NOTES

- THE SUBDIVISION OR ANY PART THEREOF IS NOT LOGATED WITHIN THE ET; OF ANY COTT OR TOWN.
- THE PROPERTY HEALTH CIT THE SERVICTY PROPERTY IS NOT BEEN FAMILY RESILIENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A REDDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT
- LOT TH, ELOCE S WILL BE OWNED AND MAINTAINED BY COPPENDED PLACE HOA
- AM, STREETS TO BE PRIVATELY MAINTAINED BY COMPENCION MAGE HOR AND

#### FLOOD STATEMENT

- ACCORDING TO THE FEMA FIRM MAJ NUMBER 4438: 03180], REVIEED DECEMBER 4, 2012 THE SUBJECT PROPERTY APPEARS TO LIE IN SONE "X".
- THE ABOVE REFERENCED FEMA FLOOD DISTRANCE BUTE MAP IS FOR USE IN ADMINISTERING THE "NEET. IT DOES NOT RECEIBBRIEF SHOW AM, AREAS RIMITED TO PLOODENG, PARTICULARLY PROBESCIAL BOURGES OF SMALL RISE, WHICH COULD BE IN ACCIDED BY SENTERE CONCENTRATED MADRIAL COURAGE WITH INADEDUATE LOCAL CRAINAGE SYSTEMS. THERE MAY SE OTHER SYSEAMS, ORDERS, LOW AREAS, DRAINAGE SYSTEMS ON OTHER EDIFACES OR SUBSTIFIAGE CONDITIONS EXECUTION OF NEAR THE SUMMERT PROPERTY WINDOW ASS NOT STUDIED OF ADDRESSED AS PART OF
- SLOCKING THE FLOW OF WATER OR CONSTRUCTION DIFFROVEMENTS IN THE DRAINAGE PAREMETERS, AND PLANED OR OSSTRUCTION OF THE PLOCHWAY IS
- THE EXEMPTED CHEMICAL OF CONTROL CRASSINGS TRAVES FOR ALLOW CARCASSES THE ADDITION WILL BE MAINTAINED BY THE HERVIDUAL OWNERS OF THE LOT OF LOTE THAT ARE THAVESTED BY ON ADJACHNY TO EXAMINATE COURSES ALONG OR ACCORDES AND LOTE.
- 5 JORDSON COCRYTY WELL JECT BE RESPONSIBLE FOR THE MAINTENANCE AND OFERATIONS OF SAID LIGALINAGE WAYS OR FOR THE CONTROL OF EROSION.
- IORDISON COUNTY WILL NOT BE RESPONDED FOR ANY DAMAGE, PERSONAL BELIEV CRUCKE OF LIFE OR PROPERTY OCCASIONED BY ILOODONG OR PLOOD CONCURIONS
- 7 TOTAL OF COURSE WAS THE BUSINESS OF A DUTY TO EMPTH ONCO PROCEETY AND CLEAR ANY CONTRUCTION INCLUDING BUT NOT INNITED TO THESE, FLAME, DIRT OR SUBDINGS WHICH OSSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EAREMENTS

OWNER

#### PRIVATE SEWAGE FACILITY

- ON-SITE SEWACE FACILITY PERFCRIMINGE CANNOT BE QUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF CHRISON COURTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE
- REPROTICING AND/OR ACCOPPANICE OF A PERVATE GLWAGE FAGRAT BY THE FURIAL WOOSE DEPARTMENT SIAL, SURGATE ACCOUNT BY THE FURIAL WOOSE DEPARTMENT AND SURGATION OF THE FACILITY MEETING BERNOOM REPORT AND COMMENTS AND STATE AND TEMPRAL REGILATIONS. PEVATE SHAWLING FACILITY, STATE AND TEMPRAL REGILATIONS. PEVATE SHAWLING FACILITY, STATE AND TEMPRAL REGILATIONS. MINISTER STATE OF THE FACILITY BE OFFICED STATE AND THE STATE AND TEMPRAL REGILATIONS. THE CONTRICT SEPREMENT STATE OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY OF THE FACILITY SHOULD BE OFFICE AND STATE OF THE FACILITY OF THE F COMPLY WITH OOVERNMENTAL REGULATIONS
- A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACELYY SYSTEM, DISTRILLET, TO SHYLRE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DESPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MADITAIN AND OPERATE THE PRIVATE SEWACE FACILITY IN A SATISFACTORY MANNER.

#### EXISTING EASEMENT NOTE

- THOWERTERN GRE POPELINE, INC., 30 POPELINE EASEMENT VOLUME 2804, PAGE 001, D.R.I.C.T.
- TEXAS EXPRESS FIRELINE, LLC. DO FIRELINE EASEMENT, DESTRUMENT NO. 2012/00011119, O.F.R.J.G.T. DESTRUMENT NO. 201200012229, O PRIGT
- 18 LC S U.D. RASSIMBUT, INSTRUMENT NO. 2022-17004, O.P.R.I.C.T.
- CHEMPEAKE OFERATING, ING, IF WATER LINE EASEMENT, VOLUME 4370, PAGE 263, D.R.I.C.T. AS AUTEDTED BY THE AMENDMENT OF INSTRUMENT NO. 20090037739, O.F.R.I.G.T.
- SOUTHWESTERN GAS FIFELBRE, BIG. 30 FIFELBRE EASEMENT, VOLUME MASS, PACKEING, D.R.J.G.T.
- EGG RESOURCES, DIC. BY PIPELINE EASEMENT, VOLUME 3608, FAGE RE:, D.R.J.C.T. AS AFFECTED BY THE AMERICANETY OF FEVELINE EASEMENT VOLUME 3070, FACE 681 D.R.J.C.T.
- 12 J.C.S.O.D. EASEMENT, COFFE INSTRUMENT NO. 2002-43 C.P.E.J.C.T. COFFERGER PLACE PRIME 1
- EDG RESCURCES, INC. BY POPULINE EASEMENT, VOLUME 1979. FACE STR. D.R.I.G.T.

BLIDE

FINAL PLAT

#### LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, MAAK ENTERPRISES LP LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, BION ROD FOUND (DU) (AS NOTIZE) SURREST PROPERTY LINE O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS 10802 C.R. 913 ADJOURNA LINE (5) LOT THOSE FOR PORTED WITH CAP STAMPED TOPOCHAPIEC LOTS 1-16, BLOCK 5 D.R.I.C.T. - DEED RECORDS, JOHNSON COUNTY, TEXAS **GODLEY, TX 76044** EASEVER 1/2" IRON BOD SET WITH CAP STAMPED TOPOGRAPHIC" P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS CALCULATED CONNEX (817) 659-3172 COPPENGER PLACE, PHASE II (XXXXXX) = DEED CALLE P.O.B. - PLACE OF BEGINNING JOHN C. WHITE SURVEY, ABSTRACT NO. 860 C.S.U.D.E .= JOHNSON COUNTY SPECIAL UTILITY DISTRICT JOHNSON COUNTY, TEXAS SURVEYOR EASEMENT. U.E. - UTILITY EASEMENT BOW = RIGHT OF WAY T TOPOGRAPHIC FILE: FP COPPENGER PHILAIII 20240603-MYLAR REVISION MX = OPEN SPACE LOT N.T.S. - NOTTO SCALE DRAFT: BWM CHECK: PCN 0 SHEET: 6 OF 6 DATE: 06/03/2024

**ABBREVIATIONS** 



# **AGENDA PLACEMENT FORM**

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

Date: May 31, 2024	This section to be completed by County Judge's Office	
Meeting Date: June 10, 2024	Johnson Count	
Submitted By: Julie Edmiston	29 Mills	
Department: Public Works	((★(APPROVED)★))	
Signature of Elegand Official/Department Head:	June 10, 2024	
Description:		
Consideration of Order 2024-60, Order Ap		
Place, Phase II, Lots 9-16, Block 1, Lots 13		
Block 3, Lots 1-16, Block 4, Lots 1-16, Block	ock 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 minut	res	
Session Requested: (check one)		
Action Item  Consent  Workshop  Executive  Other		
Check All Departments That Have Been Notified:		
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor	
☐ Personnel ☑ Public Wor	ks Facilities Management	
Other Department/Official (list)		

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