



JOHNSON COUNTY COMMISSIONERS COURT

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

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 2024-88

COUNTY OF JOHNSON

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Morgan Acres**, Lot 1, Block 1, to create Lot 1R & Lot 2R, Block 1, in Precinct 1.

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 2024.

Christopher 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





VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE CRED BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0480J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

MICHAEL HOLLAND AND
WENDY J. HOLLAND
CALLED 20.90 ACRES
INSTRUMENT NO. 2018-0308
O.P.R.J.C.T.

TERRY SHAWN LINVILLE
CALLED 92.830 ACRES
VOLUME 3088, PAGE 088
D.R.J.C.T.

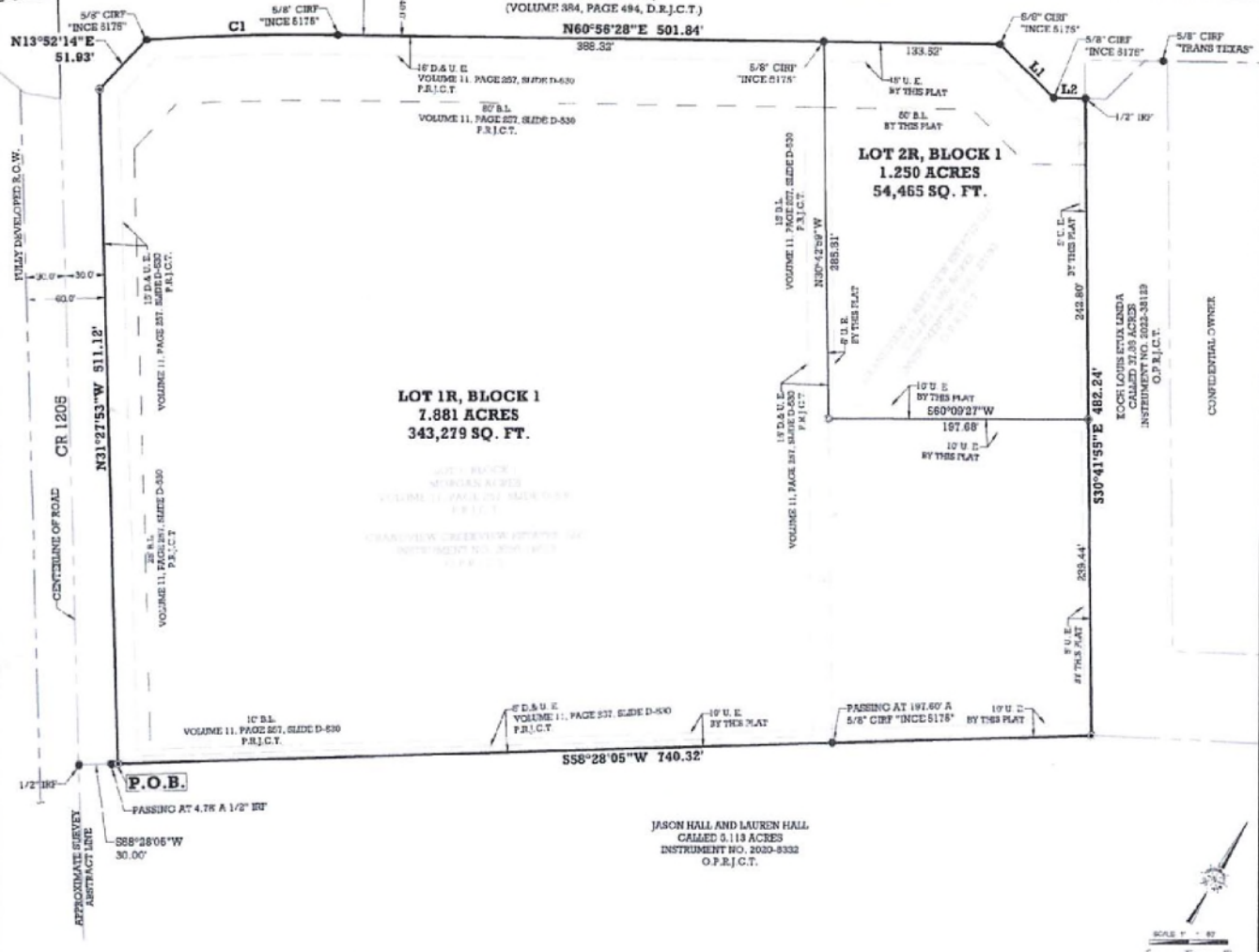
JAMES K. GRAHAM AND
PAMELA W. GRAHAM
CALLED 10.03 ACRES
INSTRUMENT NO. 2017-13438
O.P.R.J.C.T.

F.M. 916

(VARIABLE R.O.W.)
(VOLUME 384, PAGE 484, D.R.J.C.T.)

N60°56'28"E 501.84'

CENTRELINE OF ROAD



NO.	BEARING	LENGTH
L1	S78°01'44"E	57.69'
L2	S81°24'05"E	25.88'

NO.	DELTA	EA°/RS	LENGTH	CHORD BEARING	CHORD
C1	4°28'11"	1889.71'	144.27'	N89°43'37"E	144.73'

LEGEND

— SUBJECT PROPERTY LINE
- - - ADJOINER LINE
--- EASEMENT

- IRON ROD FOUND (IF AS NOTED)
- ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ 2" METAL PEG/STAKE

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
U.E. = UTILITY EASEMENT
D.A.U.E. = DRAINAGE AND UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE

OWNER

GRANDVIEW CREEKVIEW ESTATES, L.L.C.
3760 FRESHNESS CT.
CLEBURNE, TEXAS 76033

SURVEYOR



RE-PLAT

LOT 1R & LOT 2R, BLOCK 1
MORGAN ACRES

BEING A REPLAT OF LOT 1, BLOCK 1, MORGAN ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 257, SLIDE D-530, P.R.J.C.T. AND A CALLED 2.350 ACRE TRACT RECORDED IN INSTRUMENT NO. 2021-22193, O.P.R.J.C.T.

FILE: FP_RC_MORGAN ACRES_20240418_MYLARS

DRAFT: BWM

SHEET: 1 OF 2

CHECK: FCN

DATE: 04/18/2024

REVISION

0



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, OF MORGAN ACRES AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 11, PAGE 251, DEED 530, THAT RECORDED IN JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING ALL OF A CERTAIN 2.350 ACRE TRACT, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-22193, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND IN THE NORTH LINE OF A CALLED & 1.13 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-0533, O.P.R.J.C.T., AND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1200;

THENCE NORTH 01°27'00" WEST, WITH THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1200, A DISTANCE OF 911.13 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE WESTERMOST SOUTHWEST CORNER OF SAID LOT 1 AND THE WEST CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1200 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. 916;

THENCE NORTH 15°28'14" EAST, WITH SAID CORNER CLIP, A DISTANCE OF 51.90 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8178" FOUND FOR THE NORTHEASTMOST NORTHWEST CORNER OF LOTS 1 AND 2 AND THE NORTH CORNER OF SAID CORNER CLIP AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 148.71 FEET;

WITH THE NORTH LINE OF LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 916 WITH SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 144.71 FEET AND CHORD BEARING AND DISTANCE OF N 89°43'37" E, 144.73 FEET, TO A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8178" FOUND;

THENCE NORTH 69°29'28" EAST, WITH SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF F.M. 916, PASSING AT A DISTANCE OF 268.33 FEET A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8178" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID 2.350 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 531.84 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8178" FOUND FOR THE NORTHEAST SOUTHWEST CORNER OF SAID 2.350 ACRE TRACT AT A CORNER CLIP OF SAID F.M. 916;

THENCE SOUTH 29°01'44" EAST, WITH SAID CORNER CLIP OF F.M. 916, A DISTANCE OF 87.80 FEET A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8181" FOUND FOR AN ADJACENT POINT;

THENCE NORTH 41°24'05" EAST, WITH THE EASTERMOST NORTH LINE OF SAID 2.350 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF F.M. 916, A DISTANCE OF 23.98 FEET TO A 1/2" IRON ROD FOUND FOR THE EASTERMOST NORTHEAST CORNER OF SAID 2.350 ACRE TRACT;

THENCE SOUTH 84°10'25" EAST, WITH THE EAST LINE OF SAID 2.350 ACRE TRACT AND THE WEST LINE OF A CALLED & 28 ACRES TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-28120, O.P.R.J.C.T., A DISTANCE OF 482.34 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHEAST CORNER OF SAID 2.350 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 27 ACRES TRACT AND BEING IN THE NORTH LINE OF SAID 1.13 ACRE TRACT;

THENCE SOUTH 82°50'00" WEST, WITH THE SOUTH LINE OF SAID 2.350 ACRE TRACT AND THE NORTH LINE OF SAID 1.13 ACRE TRACT, PASSING AT A DISTANCE OF 191.20 FEET A 5/8" IRON ROD WITH A CAP STAMPED "INCE 8178" FOUND FOR THE SOUTHWEST CORNER OF SAID 2.350 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, CONTINUING WITH THE SOUTH LINE OF SAID LOT 1 AND SAID SOUTH LINE OF 1.13 ACRE TRACT, FOR A TOTAL DISTANCE OF 742.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.181 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT GRANDVIEW CREEKVIEW ESTATES, LLC OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADVERTISE THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1B & 2B, BLOCK 1, MORGAN ACRES, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DESIGNATE TO THE PUBLIC USE WITH THE SEVERAL EASEMENTS, RIGHTS-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

WITNESSED MY HAND AND SEAL OF OFFICE ON THIS 5 DAY OF August, 2024.

BY: *[Signature]*
NAME: *Dustin Ryan Conner*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Dustin Ryan Conner* 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; IN THE CAPACITY THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 5 DAY OF August, 2024.

STATE OF TEXAS
COUNTY OF JOHNSON

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8-25-2025



DUTIES OF DEVELOPER/PROPERTY OWNER

- THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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 PLAN BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNERS OR EMPLOYEES, INDUSTRY OR TRAVELER 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, SPRINGS, CHANNELS OR OTHER DRAINAGE STRUCTURES, DITCHES, OR FEATURES IDENTIFIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAN DO NOT VIOLATE THE STATUTES OR COMMON LAW OF ANY INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES.
- JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ADVERTISED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.

FILING & PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAN WHICH DESIGNATES 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 PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD BY 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.

FILING A PLAN

- IT IS A CRIMINAL OFFENSE FURNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 60 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAN 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 CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REPAIR MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH, OR IMPROVEMENT WHICH IN ANY WAY ENHANCES OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE, OR EXTENSION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ACCESS TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHIN THE JURISDICTION AT ANY TIME OF PROCEEDING THE PERMISSION OF ANYONE.

- WATER:** WATER SUPPLY CORPORATION 817 373 2666
- SEPTIC:** PRIVATE INDIVIDUAL SEPTIC SYSTEMS
- ELECTRIC:** HELCO 354-687-3331

UTILITY EASEMENT

- 15' FROM LOT LINE IN FRONT & BACK
- 0' FROM LOT LINE ON THE SIDES
- RIGHT-OF-WAY DESIGNATION:** 60' FROM CENTER OF ROAD OR F.M. OR STATE
- 30' FROM CENTER OF COUNTY ROADS OR RIGHTS IN A SUBDIVISION
- BUILDING LINES:** 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 18" X 24"
- ALL MEASURE, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE OBTAINED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISUAL EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJACENT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 482104040I, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEY IS UNAWARE OF.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAN DO HEREBY AGREE TO INDEMNIFY 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 RELATELY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAN NOTES

- THE SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
- THE IDENTIFICATION OF THE PROPERTY (PART OF THE AREA SHOWN ON THIS PLAN IS COMMERCIAL (C-1) AND SINGLE FAMILY RESIDENTIAL (SFR) ZONE.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAN APPROVAL.

FLOOD STATEMENT

- ACCORDING TO THE FEMA FIRM MAP NUMBER 482104040I, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE "FIRM" FLOOD NOT NECESSARILY SHOWN 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 AREA DRAINAGE SYSTEMS OR OTHER SURFACES OR SURFACE 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 TALLESS OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE FORTINNE CREEK OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBJECT PROPERTY SHALL BE KEPT OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WATER OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED 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, LIGHT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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 BELIEVE THE OWNER OF THE PROPERTY FROM COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNERS RISK IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WORN 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.

APPROVED BY JOHNSON COUNTY COMMISSIONERS
COUNTY CLERK: _____ DAY OF _____, 2024.

COUNTY JUDGE: _____
FLAT RECORDED IN:
INSTRUMENT NO. _____ SLIDE _____
DATE: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK: _____

CERTIFICATION:
THAT I, FORREST C. HANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8609, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 10, 2024.

[Signature] 7/10/2024
FORREST C. HANCE, R.P.L.S. NO. 8609



LEGEND	ABBREVIATIONS	OWNER	RE-PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJACENT LINE EASEMENT IRON ROD FOUND (RR) (CAP NOTED) 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" 5" METAL FINISH POST 	<ul style="list-style-type: none"> O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING U.E. = UTILITY EASEMENT D&U.E. = DRAINAGE AND UTILITY EASEMENT B.L. = BUILDING SETBACK LINE 	<p>GRANDVIEW CREEKVIEW ESTATES, LLC. 3700 PRAIRIEKNOW CT. CLEBURNE, TEXAS 76033</p> <p>SURVEYOR TOPOGRAPHIC UTILITY - INNOVATION - LEADERSHIP METROPOLITAN AREA SURVEYING & ENGINEERING, PLLC 1400 W. WYOMING ST., SUITE 200 DALLAS, TEXAS 75201 TEL: 972.382.1100 WWW.TOPOGROUPINC.COM</p>	<p>LOT 1R & LOT 2R, BLOCK 1 MORGAN ACRES</p> <p>BEING A REPLAT OF LOT 1, BLOCK 1, MORGAN ACRES ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 11, PAGE 251, SLIDE D-530, P.R.J.C.T. AND A CALLED 2.350 ACRE TRACT RECORDED IN INSTRUMENT NO. 2021-22193, O.P.R.J.C.T.</p> <p>FILE: FP_RC_MORGAN ACRES_20240418_MYLARS DRAFT: BWM SHEET: 2 OF 2</p> <p>REVISION CHECK: FCN DATE: 04/18/2024</p> <p>0</p>

AGENDA PLACEMENT FORM

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

Date: August 5, 2024

Meeting Date: August 12, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision: <small>This section to be completed by County Judge's Office</small>
 8-12-24

Description:

Public Hearing to Revise the Plat of Morgan Acres, Lot 1, Block 1 to Create Lot 1R & Lot 2R, Block 1 in Precinct 1.

Consideration of Order 2024-88, Order Approving the Revised Plat of Morgan Acres, Lot 1, Block 1 to Create Lot 1R & Lot 2R, 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**

CC 8-12-24

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Morgan Acres, Lot 1, Block 1, recorded in Volume 11, Page 257, Slide D-530, Plat Records of Johnson County, Texas:

**Lot 1, Block 1
to be revised
to Create Lot 1R & Lot 2R, Block 1**

At: **9:00 o'clock a.m.** on: August 12, 2024 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

July 16/18/20, 2024