

# JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker County Judge

Rick	Bai	ley
Comm	issi	oner
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

§ § §

**ORDER 2024-95** 

### 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 **Hidden Oaks Ranch Estates**, Lot 3, 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 1: 26PM

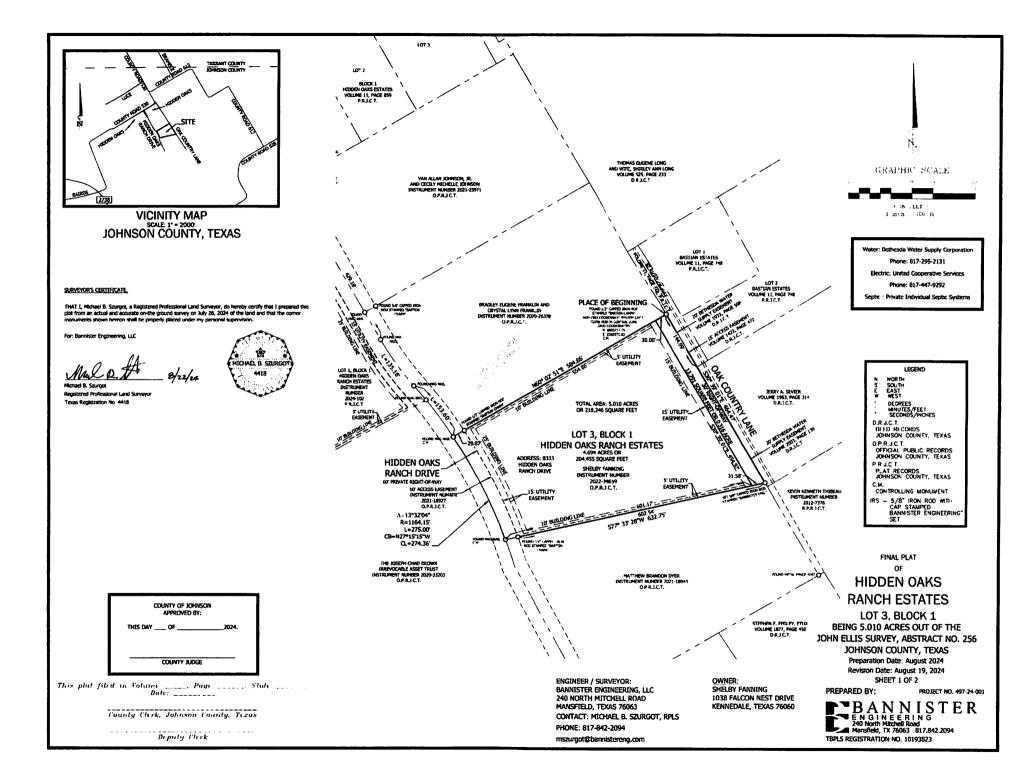
SEP 0 9 2024

April Long
County Clerk, Johnson County Texas

BY DEPUTY

# WITNESS OUR HAND THIS, THE $9^{TH}$ DAY OF SEPTEMBER 2024.

_Ch Rd				
Christopher Boedeker, Johnson County Judge				
Voted: ves, no, abstained				
AAS !	Lex Souce			
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2			
Voted: yes, no, abstained	Voted: ves, no, abstained			
Mehr White	Terry Condles			
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4			
Voted: ves, no, abstained	Voted:yes, no, abstained			
ATTEST: April Long, County Clerk	S SONERS COLD OF THE SON COUNTY			



WASTERS, SHOPLEY SATISFIES, is the purper of that cortain 5 010 arms (718 265 souther fresh of part in the hthric Bis Survey, Anticare Number 258, Johnson County, Tecus, and Si Olla Serie (July, eve aguare today of an en-thric Bis Survey, Anticare Number 258, Johnson County, Tecus, and Si Olla Serie (1812,Ne Survey hely of bend described in a General Warnarity Deed to Shothy Finning (Interested Preferred to as Finning Serie), as exceeded in Instrument Number 2012-14659, Official Public Records, Johnson County, Tecus (10.P.A.C.C.1.), and 5.010 norm (218,746 square New) oil and being more particularly described, by metes and bounds, as follows:

BEGINTURG at a one-hell such iron not with plactic cap stamped "BARTOM CHAPA" found at the iterthesizarly comes of sald Ferring tract, same being the Barton's comes of that contain tract of land described in a General Warranty Deck with forcidon. List to Massily, Support Rendals and Chysial Lynn Freidals (neutralist referred to as Freida's tract), as recorded in Instrument Number 2020-25353, QP. P.L.L.C.T., same being the Southwestern's see of that contain text of land discribed as Bactatin Estation, Centeralister referred to as Sastain Estatesta, an addition in Johnson County, Tosus, according to the plat recorded in Volume 11, Page 743, Plat Records, Johnson County, Texus, seare also being in GAR County (January Lynn).

THEINCE South 30 degrees 30 netroices 01 second East with the convince the between test feerings tract and said beather Ristates, with said Oak Convity Lene, pass at a distance of 144.99 feet, the Southorly corner of said beather Ristance, have been present the said of the Southorly corner of said beather less than Statistics, are even to the said of the Southorly corner of said beather less than Southorly corner of said souther less than Southorly Convict Damy A. Sever (hermorethic referred to as Sovier tract), as recorded in Nothern 1983, Page 114, Occol Ristoria, Johnson County, Rest, continue with calls course and of economic less these and said continue with calls Coursely Lene for a total distance of 464 of Page 114, Occol Ristoria, Inc. of the County Lene for a total distance of the Southern sou

TRIBICE South 77 deprices 33 individes 28 seconds West, departing the Southwesterly line of said Service stack, and departing sard GAA Country Lares, with the common the between said feering tract and said Dyer track, and object the Country Lares, with the common the between said feering that of 602.5% feet, the fortheesterly live of a 60 Access Seatement, brown as fidden Obass Ranch Ohre, as recorded in Instrument Number 2021-18927, O.P.A.L.CT., continue with said country, continue with the common like between said Ferreire gard and said Dyer tract for a said Seatement of 632.75 Next to a saign said found for the Southwesterly corner of said Therning track, sains being the Northwesterly corner of said Therning track, sains being the Northwesterly corner of said Therning track, sains being the Northwesterly corner of said Dyer track, same being the Northwesterly Northwest Access Casement, same also being the beginning of a non-tangent curve to the left, whose long of North 27 degrees 15 minutes 15 seconds West, a distance of 274.36 feet;

THEMCE Northwestorly with the conston fine between sald Ferning tract and seld The Joseph Chied Brown Innecedible Asset That tract and with the contribute of soid Access Excentions, with seld not targets care to their, having a radius of 1164-15 feet, though a central large of 13 degrees. 22 revisites of securious, for an arc distance of 273,00 feet to a rang self-found from the Northwestorly corner of sald Ferrang tract, same also being the Southwestorly comes of sald Ferrands tract;

PHEMOES from 60 degrees COI menutes 51 accords East, departing the feathershoot year of each The Joseph Order from Internocials Asset Thous that, with the current her between sold Framery hard and coal Framer's that and coal Framer's track of F of 4 ff64 artes (204 495 service feet) are of Out Creaty Lane

#### NOW THEREPORE KNOWN ALL HEN BY THESE PRESENTS

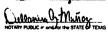
That, EHELBY FARHDING, of the above described toot of land, do hereby adopt this plat designating the herein described property as HIDDER GAISS RANCH ESTATES, LOT 5, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, rethout representation, the circles, essements, right of ways and any other public area shown hereon, unless otherwise designated on this plan.

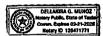


STATE OF TEXAS

BEFORE ME, the undersigned authority, a Motary Public in and for and county and state, on this day personally appeared SMELEY FAMMENS, known to me to be the person whose nerine is subscribed to the foregoing instrument and acknowledged to me that the recognition for the purpose and

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 23 OAY OF 11 STATE 2024.





#### Filing a Plat is Not Acceptance of Roads for County Haintenance

The approval and filling of a Plat which dedicates roads and streets does not make the roads and stroots county roads subject to county maintenance. No road, str 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 accreating such road, street or passageway for county maintenance.

#### 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 owher of the property the subject of this plat do hereby agree to plottly and severally indicarrily and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any end all claims or damages resulting from or allegedly arising from Johnson County's approval or filling of this plot or construction documents associated therewith.

- Private Sewage Foolity

  On-site sewage foolity performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Rectities
- Inspections and/or acceptance of a private sewage facility by the Public Works Department shell indicate only that the facility meets minimum requirements. and does not releve the owner of the property from complying with County, State and Federal regulations. Private Sewage Fedities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results to objectionable odors. If nitary conditions are created, or if the facility when used does not comply with covernmental regulations.
- A property designed and constructed private sovering facility system, installed in suitable soil, can mailunction if the amount of water that is required to dispose of a not controlled. It will be the responsibility of the lot owner to maintain and operate the private sevence facility in a satisfactory manner

#### **Duties of Developer/Property Owner**

- The approval and filing of this plot 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 law of the jurisdictions in which the property is located
- The approval and filing of this plat by Johnson County does not referve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or isobility to Johnson County, the Commissioners, officials or employees of Johnson
- Johnson County makes no representation that the creeks, streams, overs dramage channels or other dramage structures, devices, or features portrayed beron 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
- tohnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can minations regarding the approval or disapproval of this plat.

#### Flood Statement:

- According to the Flood Inquirance Rate Map for Johnson County Texas and Incorporated Areas, Community Penial No. 4825100090K, effective date September 21, 2023, this property is located in zone "X", (Areas determined to be outside the 0.2% annual chance flood plain
- The above referenced FEMA "FIRM" map is for use in administering the "NFIP" it does not necessarily show all array subject to flooring, 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 or other surfaces or subsurface conditions edisting on or near the subject property which are not studied or addressed as a part of the "NATIP".

#### Flood Notes:

- Stocking the flow of water or constructing improvements in the drainage excernents, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing 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 traversed by or adjacent to drainage courses along or
- Schroson County will not be responsible for the mantenance and exceptions of
- 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.

#### Filmo a plat:

- It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the country just for up to 90 days or both fine and confinement for a person who subdivides real property to use the subdivision's description in a devot of conveyance, a contract for a doed, or a contract of sale or other executor contract to conserv that is deferred to a numbers universitie risk or model of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveys the recording of the plat.
- · A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat 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 keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way redanger 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 ingress and egress to and from said eosements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of programs the nermission of amone

#### Utility Ensement:

15' from lot line in front & back

5' from lot line on the sides

#### Roots of Way Dedication:

40' ROW from center of road on F.M. or State

30' ROW from center of County roads or roads in a subdivision.

50' from lot line (State Hwy, & F.M.).

25' from lot line (County Road or Subdivision Roads).

#### GENERAL NOTES:

- 1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface
- 2. According to surveyor's interpretation of information shown on the National Floor Insurance Program (NFTP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 4825100090K, dated September 21, 2023. The property appears to the within Zone
- "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency
- 3. The above referenced "FIRM" map is for use in administering the "NETP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfal coupled with inadequate local drainage systems. There may be other streams, creeks, low errors. drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- 4. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "BANNISTER
- 5. This subdivision or any part thereof is not located within the E.T.1 of any city or
- 6. The designation of the proposed usage of this will be single family residential
- 7. Hidden Oaks Ranch Orive is a Private Road and will be maintained by the private land owners per covenants contained within a Non-Exclusive ndway and Maintenance Agreement, recorded in Instrument Humber 2021-18927, Official Public Records, Johnson County, Texas .
- 8. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the data of final plat approval.

FINAL PLAT OF

**HIDDEN OAKS** RANCH ESTATES

LOT 3. BLOCK 1 BEING 5.010 ACRES OUT OF THE JOHN ELLIS SURVEY, ABSTRACT NO. 256

> JOHNSON COUNTY, TEXAS Preparation Date: August 2024 Revision Date: August 19, 2024 SHEET 2 OF 2

PREPARED BY:

PROJECT NO. 497-24-001

BANNISTER
ENGINEERING
240 NOTTO HISCHER ROOD
Mansfield, TX 76063 817.842.7094 TBPLS REGISTRATION NO. 10193823

This plat filed in Volume \_\_\_\_\_, Page \_\_\_\_\_, Slide \_\_\_\_\_ Date

County Clerk, Johnson County, Texas

Deputy Clerk

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL B. SZURGOT, RPLS OWNER:

SHELBY FANNING

1038 FALCON NEST DRIVE

KENNEDALE, TEXAS 76060

PHONE: 817-842-2094 mszurgot@bannistereng.com



## **AGENDA PLACEMENT FORM**

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

Date:	August 27, 2024	Court Decision: This section to be completed by County Judge's Office
Meeting Date Submitted B Department: Signature of	e: September 9, 2024 y: Julie Edmiston Public Works  Elegren Official Japanent Head:	APPROVED *  September 9, 2024
	ch Estates, Lot 3, Block 1 in P	Approving the Final Plat of Hidden
	(May attach addition	al sheets if necessary)
Person to Pr	esent: Jennifer VanderLaan	
(Pre	esenter must be present for the item u	nless the item is on the Consent Agenda)
Supporting l	Documentation: (check one)	☑ PUBLIC ☐ CONFIDENTIAL
(PU)	BLIC documentation may be made a	vailable to the public prior to the Meeting)
Estimated L	ength of Presentation: 10 min	nutes
Session Req	uested: (check one)	
	action Item 🗹 Consent 🗆 Works	nop   Executive   Other
Check All D	epartments That Have Been Notifi	ed:
	County Attorney	☐ Purchasing ☐ Auditor
	☐ Personnel ☑ Public W	orks
Other Depart	ment/Official (list)	

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