

# 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 2024-127

# ORDER APPROVING PLAT

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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 **Perla Addition**, Lots 1-12, 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.

WITNESS OUR HAND THIS, THE 25TH DAY OF NOVEMBER 2024.

cgh goh
Christopher Boedeker, Johnson County Judge
Voted. ves, no, abstained
Sen Senull
Rick Bailey, Comm. Pct. 1 Kenny Howell, Comm. Pct. 2
Voted:yes,no,abstained Voted:yes,no,abstained
While White tarry abolly
Mike White, Comm. Pct. 3 Larry Woolley, Comm. Pct. 4
Voted:
Tiled For Record

ATTEST: April Long, County Clerk

NOV 2 5 2024

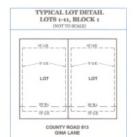
April Long
County Clerk, Johnson County Texas



UTILITY EASEMENT
19 FROM LOT LINE IN FRONT AND BACK
6 FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION: 40 ROW FROM THE CENTER OF ROAD ON F.M. OR STATE

BUILDING LINES: 50' FROM LOT LINE (STATE HWY AND F.M.) 20' FROM LOT LINE (COUNTY ROAD OR SUB-DIVI



# LEGEND

CIRS

PG. CAR. VOL. DOC. NO.

D.R.J.C.T. DEED RECORDS.
JOHNSON COUNTY, TEXAS

APPROXIMATE LOCATION
SURVEY ABSTRACT LINE
BOUNDARY LINE

JOB NUMBER 2204.056-03 DATE 07/17/2024 REVISION 10/30/2024 DRAWN BY TAR



Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

LOT 12 130.40 AC 5,680,291 SF

BLOCK 1

LOT 2



PLAT RECORDED IN COUNTY CLERK JOHNSON COUNTY TEXAS

> FINAL PLAT PERLA ADDITION LOTS 1-12, BLOCK 1

BEING 154.63 ACRES OF LAND OUT OF THE JOHN M. ROSS SURVEY, ABSTRACT NO. 747 JOHNSON COUNTY, TEXAS

12 RESIDENTIAL LOTS



## OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF JOHNSON \$

WHEREAS, MARCELINO RICO and MARIA RICO, are the owners of a 154.65 sone tread of land out of the John M. Ross Survey, Allestest Number 747, situated in Johnson County, Teas and being all of a called Tract 1 - 165.15 sone tread of land and all of a called Tract 2 - 7.55 sone tread of land conveyed to deside of record in Document Number 2021-12520 of the Official Public Records of Johnson (out, Trease and being more particularly described by refless and bounds as follows:

BEGINNING at a 1/2" non pipe found at the Northeast corner of said Tract. 1, being in the South line of a called 99 985 acre tract of land described in the deed to James D. Kendrick, recorded in Volume 2656, Page 364 of said Official Public Records;

THENCE, \$29°50'47°E. leaving the South line of said \$9.985 acre tract, slong the East line of said Tract 1, being in part, the convincy West line of a called 17.837 acre tract of land conveyed to Cody Lee Connet by deed of record in Volume 2456, Page 384 of said Official Public Records, in part, the common Vitest line of a cafed 17.857 and tract of land conveyed to Kiety Job Connet by deed of necord in Volume 2358, Page 950 of said Official Public Records and in part, the common Vitest line of a cafed 13.867 and tract of land conveyed to Sheley S. Richinson by deed of record in Volume 2356, Page 960 of said Official Public Records as distance of 2550 best to a map ratie etc. near the center of County Rod 613, being in the North line of that certain 30' right-of-way destication of record in Volume 3, Page 9 of the Plat Records of Johnson County Texas, being the Southeast corner of said Tract 1;

THERME, BOYST-195-W, damage or mark the same list of Country Road 513, being the Horth Ine of said 32" vide right-of-ware cheficiation, also being the common South line of with the South Road Traces' I are These, a distance of 210% 32 their to a mag mail was at the Southwest corner of a called 11 3832 zero land of alled companies in 2.6" Review 1.0" (Figure by detailed and road or Mount 1922, Page 32" of Volume 102", Page 32" of a land Official Public Revenuel, being 194 Confidence (Inc.) and official Public Revenuel (1947) and official Public Revenuel, being 194 Confidence (Inc.) and official Public Revenuel (1947) and official Public Revenuel, being 194 Confidence (Inc.) and official Public Revenuel (1947) and official Revenuel (1947) and

THENCE, N44"18"95"W, leaving the North line of said 30" wide right-of-way dedication, along the West line of said Tract Two, being the common East line of said 13.9332 acre tract, a distance of 2734.22 feet to a 316" iron roof found at the Northwest corner of said Tract Two;

THENCE, NS0\*09/25°E, leaving the Est line of said 13,93332 zore tract, along the North lines of said Tract Two and said Tract 1, a distance of 2582-46 feet to the POINT OF BEGINNING and containing an area of 184.63 acres of land more or less.

## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MARCELINO RICO and MARKA RICO, to hereby adopt the plat, designating the ferren described properly as PERLA ADDITION, LOTS 1-12, BLOCK 1, an oblition to Johnson Courty, Teass, and oblition of hereby describe to the public use without reservation, the streats, essentiers, right-of-way and any other public axes shown hereon, unless otherwise designed on the jate.

BY Hacefind Rico

14-13-2024

STATE OF TEXAS 5 COUNTY OF JON JON 5

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13th day of 1 MUMBLY 2024



OWNER: MARIA RICO

BY Mario Rico

11-13-24

COUNTY OF JON 15 500 6

and Maria Rico, known to me to be the person whose name is subscribed to the fungoing instrument in and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13th day of 1 DU CMBBY 2004

- Sullage



CERTIFICATE OF SURVEYOR

STATE OF TEXAS

I, MATTHEW RAABE, do hereby certify that I prepared this plat and the field notes, made a part thereof, from an actual and accurate survey of the land and that the comer monuments shown thereos were properly placed under my personal supervision, in accordance with the subdivision regulations of Johnson Clourly, Texas.

Matth Role Matthew Roobe, R.P.L.S. #6402



11-11-24

## GENERAL NOTES

- B CAREMENTS

   CASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. RECORDED IN VOLLME SIX, PAGE 581 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS.

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  DOES APPECT, 19 FEMANISHE SASSIMENT WITH INSITES OF INGRESSIGNESS TO ADMICISTAL LANGS. UMAILS TO BE LOCATED MADED ON DESCRIPTION IN COCUMENT.

  AGRESSIAN TO SOE DESCRIPTION ASSISTANT ASSISTANT ASSISTANT ASSISTANT ON EXCENSIVE ASSISTANT ASSIS

- 1. IT IS A CRIMINAL DEFENSE PUNISHMELE BY A FIRE OF UP TO \$100.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO \$0 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBGRIVEDS RELA. PROPERTY TO USE THE SUBGRIVENS DESCRIPTION IN A DEED OF CONFINEME A CONTINUAL TO SHEED OR READ OF SHEED OR THEIR DESCRIPTION OF THE SUBGRIVENS OF SHEED OR READ OF RECORDS WITH THE JOHNSON COUNTY CLERK HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONFEYANCE IS EXPRESSED. CONTINUATE OR A PERSON, AND RECORDING OF THE FIRM, PLAT AND THE PUNICHMENT BY NOT SHEED ON COUNTY SHEED OR READ OF THE CONFINEMENT OF THE RECORDING OF THE FIRM, PLAT AND THE PUNICHMENT BY NOT SHEED OR COUNTY SHEED OR SHEED OR

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

THE APPROVAL AND FUND OF A PLAT WHICH DEDICATES ROUGH AND STREET SOCIETY OF MAKE THE ROUGH AND STREET SOCIETY ROUGH SMEDIC TO COUNTY MAINTENANCE MO ROUGH STREET OF REMOMENTARY STATEMENT HAVE BE ANTHANDED OF APPRICAD COUNTY. TRANS IN THE ABBRICE OF AN EXPORTING FOR THE ROUGHESOMERS COUNTY. ENTERED OF RECORDS IN THE MANUTES OF THE COMMISSIONERS COUNTY OF JOHNSON COUNTY. TEXAS SPECIFICALLY CREMT\*FIND ANY SUCH BOAD, STREET OF RASAGEWAY AND SPECIFICALLY ACCOUNTY INSECTION FOR A STREET OF RASAGEMENT FOR COUNTY THAN STREET ON STREET OR RESTORMED.

- 1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES
- 1. OH-SITE SERVICE PACKET THE CHARACTE CHARACTE CHARACTE SERVICE THE PRINCE WORKS DEPARTMENT SHALL RESCRIFT ONLY THAT THE PACKETY MEETS MERIBLIM RECORDMENTS.

  INSPECTIONS AND ON ACCOPIANCE OF A PRIVATE SERVICE FACILITY WEST MERIBLIM RECORDMENTS.

  AND DOIS NOT RECIEVE THE OWNERS OF THE PROPRIET FROM COMEY YES WITH COUNTY, THAT AND PREVIOUR RESOLATIONS PRIVATE SERVICE PACKETS. ALT TOUGH APPRICATED.

  AD DOIS NOT RECIEVE THE OWNERS OF THE PROPRIET FROM COMEY YES WITH COVERY THAT DESCRIPTIONS.

  AND DOIS NOT RECIEVE THE OWNERS OF THE PACKET FACILITY WARM USED DOIS NOT COMEY WITH GOVERNORTH, RESOLATION.

  LIMINATIANY CONDITIONS AND CREATED OR THE FACILITY WARM USED DOIS NOT COMEY WITH GOVERNORTH, RESOLATION.

  A PROPRIET DESCRIPTION AND CONSTRUCTION PROVIDED PRAVATE SERVICE PACKET SERVICE FACILITY SERVICE FACILITY WAS RECIEVED.

  DEPOSE OF IS NOT CONTROLLED IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SERVICE FACILITY HAS ANTISPACTORY MANNER.

- A ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHRBON COUNTY, TEXAS AND INCOPPOPATED AREAS, COMMUNITY PANEL NO. ASSISTENCE FEFETIME DATE SEPTEMBER 21 21 21 THIS PROPERTY IS LOCATED WITHIN YOUR ABUSED STORE. "A READ OF MINIMAR FLOOD HAZARD".

  THE ARROW BE PRESCRIPT THAN LOCATED WITHIN YOUR ABUSED STORE AS A READ OF THE PROPERTY AND ASSISTENCE AS A READ OF THE PROPERTY AND ASSISTENCE AS A READ OF THE PROPERTY AND ASSISTENCE AS A READ OF THE PROPERTY WHICH ASSISTENCE AS A READ OF THE PROPERTY AND ASSISTENCE AS A READ OF THE PROPERTY AS A READ OF THE PROPERTY AND ASSISTENCE AS A READ OF THE PROPERTY AND AS

- 1. THE, PHYRICAL AND FLAG OF THE PLAT BY JOHNSON COGNITY COSE NOT RELIEVE THE CREATED FIRST THE PROPERTY OF OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OF RECEIVELY, MONOT THE JURISDICTION BY WHICH THE PROPERTY OF ANY DUTY OF THE PROPERTY OF ANY DUTY TO ANY JULICIAN OF THE PROPERTY OF ANY DUTY OF ANY DUTY OF ANY JULICIAN OF DESCRIPTION OF ANY DUTY OF ANY DUTY OF ANY DUTY OF ANY DUTY TO ANY JULICIAN OF DUTY OF ANY DUTY.
- COUNTY

  3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, ORANAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR PRATURES PORTRAYED
  HERBON ARE ACTUALLY EXISTING ON THE RIPOPERTY PORTRAYED BY THIS PLAT DO NOT WOLATE THE STATUTES OR COMMICK LAW OF AN INCORPORATED CITY, JOHNSON COUNTY. THE
  STATE OF TEXAL OR THE WINTED STATES.

  4. JOHNSON COUNTY IS RELYING UPON THE SUPEYOR WHOSE NAME IS AFFIXED HERBON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN
  MAKE DETERMINATIONS REQUIRING THE APPROVAL OR DISAPPROVAL OF THIS PLAY.

THE PROPERTY DEVELOPER BUBINITHING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HERBEY AGREE TO JOHNLY AND SEVERALLY INDEBNIETY AND HALD THE SUBJECT OF THIS PLAT DO HERBEY AGREE TO JOHNLY AND SEVERALLY INDEBNIETY AND HALD THE SUBJECT OF THIS PLAT OF HERBEY AGREE TO JOHNLY AND SEVERALLY AGREE OF THE SUBJECT OF THIS PLAT OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

ANY PUBLIC LITELTY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REEP INOVED ALL OR PART OF ANY BULDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVIMENTS WHICH HAVE WAY WAY ENDANGED OR INTERPERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS AN ANY OF THE EASEMENTS SHOWN ON THE FLAT, AND ANY PUBLIC LITELTY INJUDIES, ONE-BROOK ON THE FLAT, AND ANY PUBLIC LITELTY INJUDIES, ONE-BROOK ON THE FLAT AND ANY PUBLIC LITELTY INJUDIES, SHEED CONSTRUCTION, RECONSTRUCTION, REPECTION, PARTICULAR MAINTAINNO AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE RECORDSTRUCTION, THE PUBLIC PROPERTY OF PROPERTY OF ANY OF THE PUBLIC PROPERTY OF PROPERTY OF PROPERTY OF ANY OF THE PUBLIC PROPERTY OF PROPERTY OF PROPERTY OF PROPERTY OF PROPERTY.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON DAY DF

INSTRUMENT #		SLIDE	
DATE		_	
COUNTY CLERK, JO	HNSON COUNTY	TEXAS	

FINAL PLAT PERLA ADDITION LOTS 1-12. BLOCK 1

BEING 154.63 ACRES OF LAND OUT OF THE JOHN M. ROSS SURVEY, ABSTRACT NO. 747 JOHNSON COUNTY, TEXAS

12 RESIDENTIAL LOTS

2204.056-03 DATE REVISION DRAWN BY



Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177



# **AGENDA PLACEMENT FORM**

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

Date: November 14, 2024	Court Decision: This section to be completed by County Judge's Office			
Meeting Date: November 25, 2024  Submitted By: Julie Edmiston  Department: Public Works  Signature of Elected Official/Department Head:	* APPROVED *  11-25-2024			
Description:  Consideration of Order 2024-127, Order A  Addition, Lots 1-12, Block 1, in Precinct 3.	pproving the Final Plat of Perla			
Served by private water we	11, GHC COTTYPIETED			
(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  Check All Departments That Have Been Notified: ☐ County Attorney ☐ IT ☐ Personnel ☑ Public World	☐ Purchasing ☐ Auditor			
Other Department/Official (list)	·			

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