



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 2025-04

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 **Greenfield Grove**, Lot 1, Block 1, 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.

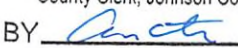
WITNESS OUR HAND THIS, THE 27TH DAY OF JANUARY 2025.


Filed For Record 2:18 PM

JAN 27 2025

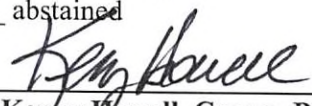

Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained

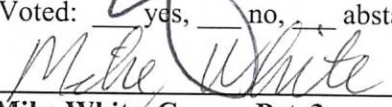
April Long
County Clerk, Johnson County Texas
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

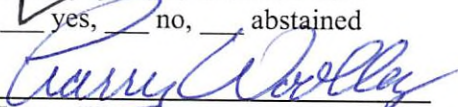
Voted: ☐ yes, ☐ no, ☒ abstained


Kenny Howell, Comm. Pct. 2

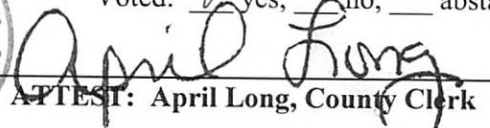
Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

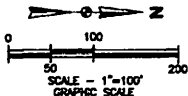
Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk





NOTES:

1. C.M. ~ Denotes Controlling Monuments.
2. The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, realization 2011, based upon GPS measurements, according to the Smartnet GPS Reference Network. Coordinates shown are grid.
3. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
4. The purpose of this plat is to create one lot out of two unplatted tracts of land.
5. Property subject to Easement to Parker Water Supply Corp. in Volume 1103, Page 853, D.R./J.C.T.
6. A variance was approved in Commissioner's Court on September 9, 2024 for a 80' road frontage.

LEGEND:

JSCUD ~ JOHNSON COUNTY SPECIAL
UTILITY DISTRICT
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
FIR ~ FOUND IRON ROD
FND. ~ FOUND
SIR ~ SET IRON ROD
P.O.B. ~ POINT OF BEGINNING

CALLED 15 ACRE TRACT
THE STEPHEN T. DAKES AND
ELVA JEAN DAKES
REVOCABLE LIVING TRUST
VOL. 3699, PG. 198
O.P.R./J.C.T.

TRACT 1 ~ 22.31 ACRES
JASON DEAN GREENFIELD
AND MELISA ANN GREENFIELD
TRUSTEES OF THE GREENFIELD
FAMILY TRUST
INST. NO. 2024-11100
O.P.R./J.C.T.

**LOT 1
BLOCK 1**
1,054,156 SQ. FT. ~ 24.200 ACRES (GROSS)
-1,800 SQ. FT. ~ 0.041 ACRES
(DEDICATED FOR RIGHT-OF-WAY)
1,052,356 SQ. FT. ~ 24.159 ACRES (NET)

CALLED 13.360 ACRE TRACT
EDUARDO SIERRA,
A SINGLE PERSON
AND CRASIA SIERRA,
A MARRIED PERSON
INST. NO. 2023-29093
O.P.R./J.C.T.

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT
ON THE ____ DAY
OF ____ 20__.

COUNTY JUDGE

PLAT FILED ____ 20__

INST. # ____ SLIDE ____

DATE ____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT
LOT 1, BLOCK 1
GREENFIELD GROVE
AN ADDITION TO
JOHNSON COUNTY, TEXAS
BEING A PLAT OF
A 24.200 ACRE TRACT IN THE
ISAAC BATTERSON SURVEY
ABSTRACT NO. 21
JOHNSON COUNTY, TEXAS

DATE: NOVEMBER 5, 2024
REVISED: NOVEMBER 21, 2024 & DECEMBER 17, 2024

CASE NO. D-24-01607 PAGE 1 OF 2

OWNERS:
JASON DEAN GREENFIELD
MELISA ANN GREENFIELD
210 ARTHUR DRIVE
KENNEDELE, TEXAS 78060
PH# 817-228-8878
PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL: ksc4019@bcbglobal.net
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500

OWNER'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF JOHNSON:

WHEREAS, Jason Dean Greenfield and Melissa Ann Greenfield, Trustees of the Greenfield Family Trust, are the sole owners of a 24.200 acre tract of land out of the Isaac Batterson Survey, Abstract No. 21, being composed of two tracts of land, (1) a called 1.891 acre tract described in Special Warranty Deed to Jason Dean Greenfield and Melissa Ann Greenfield Trustees of the Greenfield Family Trust, recorded in Inst. No. 2024-30293, of the Official Public Records of Johnson County, Texas, and (2) a called 22.31 acre tract called Tract 1 described in Warranty Deed to Jason Dean Greenfield and Melissa Ann Greenfield Trustees of the Greenfield Family Trust, recorded in Inst. No. 2024-11160, of the Official Public Records of Johnson County, Texas said tract being more particularly described as follows;

BEGINNING at a 60-D nail set in the approximate center of County Road 1102, and being the most east corner of said 1.891 acre tract, same being the southwest corner of a tract of land called Tract 1 described in Partition Deed to Linda Kay Thomas Kiker, recorded in Inst. No. 2014-20684, of the Official Public Records of Johnson County, Texas;

THENCE S 60°18'15" W, with said County Road 1102 and the south line of said 1.891 acre tract, a distance of 60.00 feet to a P.K. nail with shiner marked KSC-4125 set for corner;

THENCE with a westerly line of said 1.891 acre tract, the following four calls;

-N 29°33'18" W, a distance of 211.52 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 25°11'36" W, a distance of 150.23 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 30°46'54" W, a distance of 57.17 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 29°23'45" W, a distance of 211.23 feet to a 5/8 inch iron rod found for the most east corner of a tract described in deed to Sammy Cisneros and Robin Cisneros, recorded in Inst. No. 2023-4855, of the Official Public Records of Johnson County, Texas;

THENCE N 29°31'00" W, with the easterly line of said Cisneros tract passing at a distance of 208.69 feet a 5/8 inch iron rod found for the most north corner of said Cisneros tract and continuing with a westerly line of said 1.891 acre tract, a total distance of 418.58 feet to 1/2 inch iron rod set with cap marked KSC-4125, being in a southerly line of said 22.31 acre tract, from which a found 4 inch metal fence post bears S. 81°10'46" W., a distance of 0.65 feet;

THENCE S. 53°01'15" W., with said southerly line of said 22.31 acre tract, a distance of 0.89 feet to an angle point for corner;

THENCE S. 55°52'10" W., with said southerly line of 22.31 acre tract, a distance of 229.19 feet to a 1/2 inch iron rod with cap marked "CBG" found for the southwest corner of said 22.31 acre tract and being in the east line of a called 15 acre tract of land described in deed to The Stephen T. Oakes and Elva Jean Oakes Revocable Living Trust, in Volume 3699, Page 198, of the Official Public Records of Johnson County, Texas;

THENCE N. 29°34'17" W., with the common line of said 15 acre tract and said 22.31 acre tract, a distance of 1321.44 feet to a 1/2 inch iron rod with cap marked "CBG" found for the northwest corner of said 22.31 acre tract, the northeast corner of said 15 acre tract, and in a south line of a called 149.3187 acre tract of land described in deed to Kevin Bradley Friermood, in Inst. No. 2012-28469, of the Official Public Records of Johnson County, Texas;

THENCE with the common line of said 22.31 acre tract and said 149.3187 acre tract, the following two calls:
N. 60°06'47" E., 442.64 feet to a 5/8 inch iron rod found for angle point;
N. 60°01'14" E., 237.01 feet to a 1/2 inch iron rod found for the northeast corner of said 22.31 acre tract and the northwest corner of called 13.360 acre tract to Eduardo Sierra, a single person and Erasmo Sierra, a married person, in Inst. No. 2023-29093, of the Official Public Records of Johnson County, Texas;

THENCE with the common line of said 22.31 acre tract and said 13.360 acre tract the following two calls:
S. 31°58'46" E., a distance of 1152.87 feet to a 1/2 inch iron rod found for angle point;
S. 29°25'00" E., a distance of 277.67 feet to a 1/2 inch iron rod with cap marked GSI found for southeast corner of said 22.31 acre tract and being the northeast corner of a called 8 acre tract to Kerry Greenfield and wife, Lisa Greenfield, called Tract 2, in Inst. No. 2024-27053, of the Official Public Records of Johnson County, Texas;

THENCE S. 59°36'17" W., with the common line of said 22.31 acre tract and said 8 acre tract, a distance of 394.22 feet to a 1/2 inch iron rod with cap marked GSI found for corner;

THENCE S. 25°11'36" E., along the common line of said 1.891 acre tract and said 8 acre tract, a distance of 713.15 feet to a 4 inch metal fence post found for angle point and being the common corner of said 8 acre tract and said Kiker tract;

THENCE S. 29°33'18" E., along the common line of said 1.891 acre tract and said Kiker tract, passing at a distance of 188.42 feet a found 3/8 inch iron rod and continuing in all a total distance of 209.09 feet to the POINT OF BEGINNING and CONTAINING an area of 1,054,156 square feet, or 24.200 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, Kurtis R. Webb, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of Johnson County, Texas.

Kurtis R. Webb
Registered Professional Land Surveyor
Texas Registration No. 4125



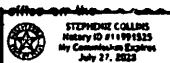
ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared Kurtis R. Webb, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the
10 day of January, 2025.

NOTARY PUBLIC
My Commission Expires 11/11/27



DEDICATION:

STATE OF TEXAS:
COUNTY OF JOHNSON:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JASON DEAN GREENFIELD AND MELISA ANN GREENFIELD, TRUSTEES OF THE GREENFIELD FAMILY TRUST, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, GREENFIELD GROVE, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon unless otherwise designated on this plat.

Witness my hand at Johnson County, Texas this 10 day of January, 2025.

Jason Dean Greenfield
(OWNER)

Melisa Ann Greenfield
(OWNER)

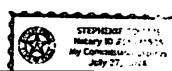
ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF JOHNSON:

Before me the undersigned authority, a Notary Public, on this day personally appeared Jason Dean Greenfield, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the
10 day of January, 2025.

NOTARY PUBLIC
My Commission Expires



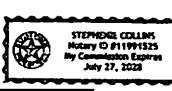
ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF JOHNSON:

Before me the undersigned authority, a Notary Public, on this day personally appeared Melissa Ann Greenfield, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the
10 day of January, 2025.

NOTARY PUBLIC
My Commission Expires



APPROVED BY JOHNSON COUNTY
COMMISSIONER'S DAY
ON THE _____ DAY

OF _____ 20____.

COUNTY JUDGE

PLAT FILED _____, 20____

INST. # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

NOTES:

1. This subdivision or any part thereof is not located within the ETJ of any city or town.
2. The designation of the proposed usage of the area shown on plat is for single family residential.
3. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
4. Utility Providers: Water is Parker Water Supply Corporation - Phone # 817-373-2666, Electricity is United Cooperative Services - Phone # 817-556-4000, and Septic is Private Individual Septic System.

5. Private Sewage Facilities:

- 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 relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- A property designed and constructed 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.

6. Flood Insurance:

- According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4825104501, Map Effective Date: 12/4/2012, this property is located in Zone "X". (Areas aforementioned to be outside the floodplain).
- The above FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show 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 areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodplain is prohibited.
- The existing grade or drainage channels traversing along or across this addition shall remain as open channels and shall be maintained by the individual owners of the lot 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 ways or for the control of erosion.
- 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 a 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.

7. Duties of Developer/Property Owner:

- The approval and filing of this plat 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 relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impact or transfer 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, drainage channels or other drainage structures, devices, or features portrayed hereon 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 of Texas, or the United States.
- Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

8. 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 resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

9. Utility Easements:

- 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 in any way endanger or interfere with the construction or maintenance, or efficiency 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 easements 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 procuring the permission of anyone.

10. Filing a plat:

- It is a criminal offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subverts real property to use the subdivision's description in a deed, or a contract of conveyance, a contract for a deed, or other security contract to convey that is delivered to a purchaser unless the plat or replat 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 recording of the final plat, and the purchaser is not given use or occupancy of the real property conveyed before 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.

11. Filing a plat is not acceptance of roads for county maintenance:

- The approval and filing of a plat which dedicates 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 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 specially accepting such road, street or passageway for county maintenance.

12. Utility Easements:

- 15' from lot line in front & back ~ 5' from lot line on the sides

13. Right of Way Dedication:

- 40' ROW from center of road on F.M. or State ~ 30' ROW from center County roads or roads in subdivision

14. Building Lines:

- 50' from lot line (State Hwy & F.M.) ~ 25' from lot line (County Road or Subdivision Roads)

FINAL PLAT
LOT 1, BLOCK 1

GREENFIELD GROVE
AN ADDITION TO
JOHNSON COUNTY, TEXAS
BEING A PLAT OF
A 24.200 ACRE TRACT IN THE
ISAAC BATTERSON SURVEY
ABSTRACT NO. 21
JOHNSON COUNTY, TEXAS

DATE: NOVEMBER 5, 2024
REVISED: NOVEMBER 21, 2024 & DECEMBER 17, 2024

CASE NO. D-24-01607 PAGE 2 OF 2

AGENDA PLACEMENT FORM

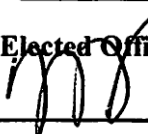
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: January 15, 2025

Meeting Date: January 27, 2025

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>
 <div style="color: red; font-weight: bold;">1-27-2025</div>

Description:

Consideration of Order 2025-04, Order Approving the Final Plat of Greenfield Grove, Lot 1, Block 1, in Precinct 1.

Parker Water Supply

(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**

Approved in CC on 9/11/2023