



# 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 2025-14

## 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 **Dominguez Addition**, Lots 1 & 2, 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.

Filed For Record

10:56 AM

WITNESS OUR HAND THIS, THE 24<sup>TH</sup> DAY OF MARCH 2025.


MAR 25 2025

  
Christopher Boedeker, Johnson County Judge

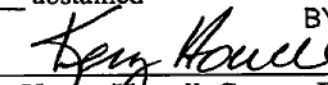
Voted: ☒ yes, ☐ no, ☐ abstained

April Long  
County Clerk, Johnson County Texas

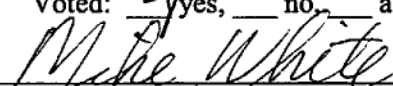
BY  DEPUTY

  
Rick Bailey, Comm. Pct. 1

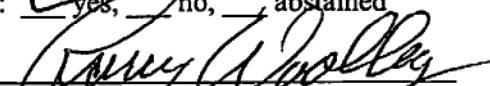
Voted: ☒ yes, ☐ no, ☐ abstained

  
Kenny Howell, Comm. Pct. 2

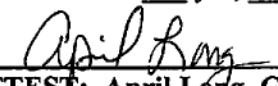
Voted: ☒ yes, ☐ no, ☐ abstained

  
Mike White, Comm. Pct. 3

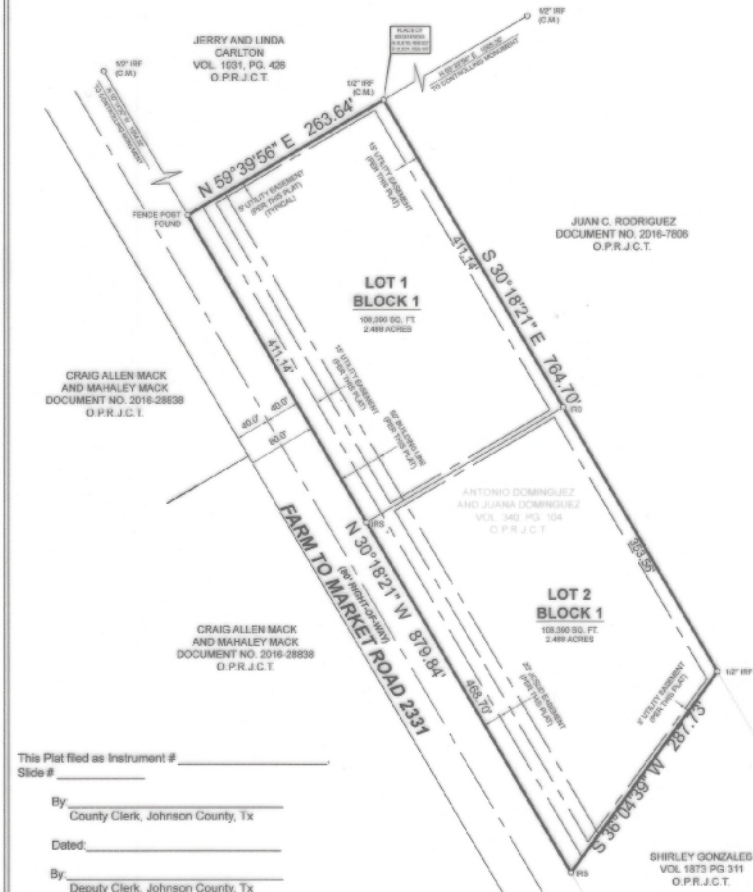
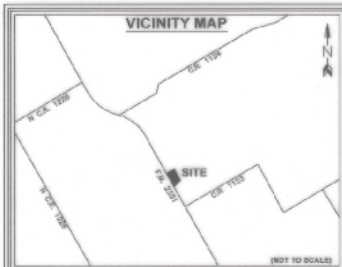
Voted: ☒ yes, ☐ no, ☐ abstained

  
Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained

  
ATTEST: April Long, County Clerk





This Plat filed as Instrument # \_\_\_\_\_  
Slide # \_\_\_\_\_  
By \_\_\_\_\_  
County Clerk, Johnson County, Tx  
Dated: \_\_\_\_\_  
By \_\_\_\_\_  
Deputy Clerk, Johnson County, Tx

#### NOTES

1. ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH-CENTRAL ZONE (4202), AND DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.
3. FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4821C0275 ZONE X DATED 04/09/2019.
4. THIS PROPERTY IS SUBJECT TO UTILITY EASEMENT AND RIGHT-OF-WAY RECORDED IN INST. NO. 2019-20668, O.P.R.J.C.T.

#### OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF JOHNSON:  
WHEREAS, Antonio Dominguez and Juana Dominguez, husband and wife, are the sole owners of all that tract of land situated in the JACKSON COUNTY SCHOOL LAND SURVEY, Abstract No. 435, Johnson County, Texas, and being the same tract of land described in deed to Antonio Dominguez and Juana Dominguez, recorded in Volume 340, Page 104, Johnson County Official Public Records (O.P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the Southeast line of a tract of land described in deed to Jerry and Linda Carlton, recorded in Volume 1591, Page 425 (O.P.R.J.C.T.), at the West corner of a tract of land described in deed to Juan C. Rodriguez, recorded under Document No. 2016-7608 (O.P.R.J.C.T.), at the North corner of said Dominguez tract;

Thence South 30 degrees 18 minutes 21 seconds East, a distance of 764.70 feet to a 1/2 inch iron rod found in the Southeast line of said Rodriguez tract, at the North corner of a tract of land described in deed to Shirley Gonzales, recorded in Volume 1671, Page 311 (O.P.R.J.C.T.);

Thence South 30 degrees 04 minutes 39 seconds West, a distance of 257.73 feet to a 1/2 inch yellow capped iron rod set in the Northeast line of Farm to Market Road 2331, at the West corner of a tract of land described in deed to Juan C. Rodriguez, recorded under Document No. 2016-7608 (O.P.R.J.C.T.), at the North corner of said Dominguez tract;

Thence North 30 degrees 18 minutes 21 seconds West, a distance of 675.04 feet to a fence post found in said Northeast line, at the South corner of said Carlton tract;

Thence North 59 degrees 39 minutes 56 seconds East, a distance of 263.64 feet to the PLACE OF BEGINNING and containing 21,676 square feet or 4.96 acres of land.

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Johnson County, Texas.

WITNESSED MY HAND AT Rockwall, TEXAS this 5th day of February, 2025

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 2091

STATE OF TEXAS:  
COUNTY OF ROCKWALL:  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the presence of me, a Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of February, 2025

Cristina M. Scott  
Notary Public in and for the State of Texas  
My commission expires:

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 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, 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.

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 subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory contract to convey that is delivered to a purchaser unless the plat or report 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 conditioned on approval and 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 report of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat in 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 specifically accepting such road, street or passageway for county maintenance.

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 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 operated 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 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.

#### JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: \_\_\_\_\_  
COUNTY JUDGE

DATE: \_\_\_\_\_

#### LEGEND

D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP
STAMPED "BURNS SURVEYING"	RAILROAD TIE POST FOUND
RRTPF	POINT FOR CORNER
PPC	POINT FOR CORNER



PROFESSIONAL LAND SURVEYORS  
OFFICE: 2701 SUNSET RIDGE, ROCKWALL, TEXAS 75087  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1980  
JOB NO.: 23230943 PREPARATION DATE: 05/01/2024 DRAWN BY: CS  
(REVISED 05/23/2024-CS)

#### OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Antonio Dominguez and Juana Dominguez, husband and wife, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as DOMINGUEZ ADDITION, LOTS 1 & 2, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way and any other public area shown hereon, unless otherwise designated by this plat.

Antonio Dominguez  
Juana Dominguez  
Title: Owner  
Date: 2-24-2025  
Date: 2-27-25

Before me, the undersigned authority, on this day personally appeared Antonio Dominguez and Juana Dominguez, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 24th day of February, 2025.

Barry S. Rhodes  
Notary  
My commission expires: 1/30/29  
Notary ID: 15523337

Before me, the undersigned authority, on this day personally appeared Juana Dominguez, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 27th day of February, 2025.

Notary  
My commission expires: August 11, 2026  
Notary ID: 15523337

#### NOTES

Utility Easement  
15' from lot line in front & back  
0' from lot line on the sides

Building Lines  
50' from lot line (State Hwy & FM.)  
25' from lot line (County Road or Subdivision Roads).

Right of Way Dedication:  
40' R.O.W. from center of road on FM. or State  
30' R.O.W. from center of County road or roads in a subdivision  
\*Unless otherwise required by Master Thoroughfare Plan

- (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) (Water) - JCBUD - (817) 760-0206
- (5) (Electric) - United Cooperative Services - (817) 762-0016
- (6) (Septic) - Private Individual Septic System

Flood Statement  
According to the Flood Insurance Rate Map for Johnson County, Texas, and incorporated Areas, Community Panel No. 4821C0275K, effective date 04/09/2019, this property is located in Zone "X" (Areas determined to be out of the flood plain).

The above referenced 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".

- (1) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodplain is prohibited.
- (2) The existing creeks or drainage channels traversing along or across this addition will 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.
- (3) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- (4) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- (5) Johnson County has a right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

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, require 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, ditches, 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 herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

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.

#### FINAL PLAT DOMINGUEZ ADDITION LOTS 1 & 2, BLOCK 1

BEING A 4.96 ACRE TRACT OF LAND  
SITUATED IN THE JACKSON COUNTY  
SCHOOL LAND SURVEY,  
ABSTRACT NO. 435, JOHNSON COUNTY, TEXAS  
OWNERS: ANTONIO DOMINGUEZ AND JUANA DOMINGUEZ  
ADDRESS: 737 LIBERTY ST., AURORA, IL, 60009  
PHONE: (312) 445-3277

## **AGENDA PLACEMENT FORM**

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

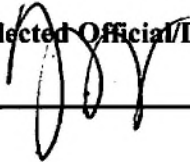
**Date:** March 6, 2025

**Meeting Date:** March 24, 2025

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>	
	<b>3-24-2025</b>

**Description:**

Consideration of Order 2025-14, Order Approving the Final Plat of Dominguez Addition, Lots 1 & 2, Block 1 in Precinct 1.

Water Source is Johnson County Special Utility District.

(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