

AGENDA PLACEMENT FORM

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

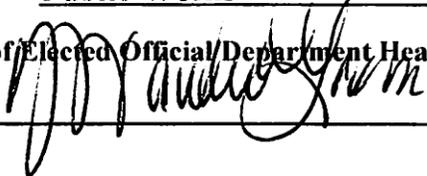
Date: July 30, 2025

Meeting Date: August 11, 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>
 8/11/25

Description:

Consideration of Variance to Allow Plat Revision and Permitting on a Proposed Lot With Less than the Required Road Frontage, in Precinct 3.

(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**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Drew Lonigro Date 7/24/2025

Phone Number 918-859-7241

Email Address drew@hanna-se.com

Property Information for Variance Request:

Property 911 address 10900 County Rd 528, Mansfield, TX 76063

Subdivision name Tyler Place Block 1 Lot 2R

Survey M.D. Dickey Abstract 195 Acreage 1.021

Request Variance for road frontage

Reason for request The preferred boundary line for the proposed Lots 2R & 3R would give 2R a road frontage total of 132.37 feet - 17.63 feet shy of 150. The preferred line currently

follows, generally, with an existing fence line which the current owners have been using as an agreed boundary of occupation. Adjusting the boundary line to meet the 150' minimum would cause

the boundary line to cross the existing fence, and at the front of the property, be 16+ feet east of the fence. Note the acreage of the proposed Lot 2R will remain >1 acre.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 15, 2011

Grantor: John W. Silvey and wife, Lanette M. Silvey

Grantor's Mailing Address: 7469 Bent Trail, Mansfield, Texas 76063

Grantee: Steven G. Mills and Toby B. Golson

Grantee's Mailing Address: c/o Steven G. Mills, P.O. Box 481, Mansfield, Texas 76063

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$64,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Raymond M. Meeks, Trustee.

Property (including any improvements): Surface only of Lot 2, Block 1, Tyler Place, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 9, Page 773, Plat Records, Johnson County, Texas

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any applicable governmental district, agency, or authority, etc.; and taxes for 2011, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the

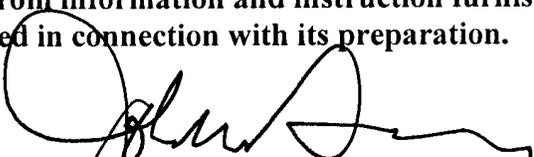
Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.

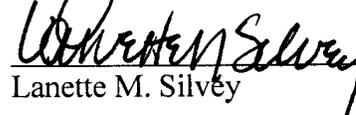
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

NOTICE: This instrument was prepared solely from information and instruction furnished by the parties hereto. No title opinion was obtained in connection with its preparation.



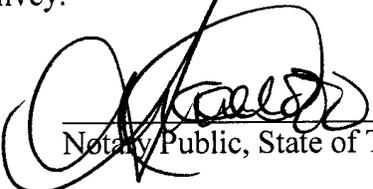
John W. Silvey



Lanette M. Silvey

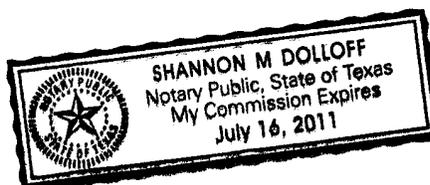
THE STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 15 day of February, 2011, by John W. Silvey and wife, Lanette M. Silvey.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Raymond M. Meeks, Attorney at Law
1000 N. Walnut Creek Drive, Suite C
Mansfield, TX 76063-1506





FILED FOR RECORD IN:

JOHNSON CO CLERK - RECORDING

ON: FEB 22, 2011 AT 01:56P

AS A(N) REAL PROPERTY

Becky Williams, COUNTY CLERK

CLERK NUMBER 4095 PAGES 3

AMOUNT: 20.00

RECEIPT NUMBER 11004327

BY NDAVIS
STATE OF TEXAS JOHNSON CO CLERK -
AS STAMPED HEREON BY ME. FEB 22, 2011

Becky Williams, COUNTY CLERK

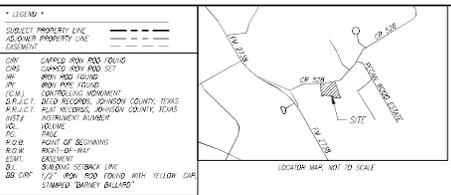
Recorded: _____

Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS,
COUNTY OF JOHNSON:
LEGAL DESCRIPTION
 BEING A TRACT OF LAND SITUATED IN THE M. B. CROCKEY SURVEY, ABSTRACT NUMBER 195, JOHNSON COUNTY, TEXAS, SAID BEING ALL OF LOT 3, BLOCK 1, TYLER PLACE ADDITION, AS DESCRIBED IN A PLAT THEREOF RECORDED AS VOLUME 9, PAGE 773 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.I.C.T.), AS CONVEYED TO TONY B. AND MELINDA COLSON, IN A DEED RECORDED IN INSTRUMENT NUMBER 2019-12879, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.I.C.T.), AND BEING ALL OF LOT 2, BLOCK 1, OF SAID TYLER PLACE ADDITION, AS CONVEYED TO STEVEN G. MILLS AND TONY B. AND MELINDA COLSON, IN A DEED RECORDED IN INSTRUMENT NUMBER 2011-4995, D.R.I.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGAINING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1; SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A BLOCK 1 OF SAID TYLER PLACE ADDITION, AS CONVEYED TO RONNIE C. WALL, IN A DEED RECORDED IN INSTRUMENT NUMBER 2018-17119, D.R.I.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 528, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 528, AND FOLLOWING THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4, SOUTH 20 DEGREES 57' MINUTES 31" SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED 'HANNA SURV PLS 6647', AT A DISTANCE OF 16.12 FEET, AND CONTINUING A TOTAL DISTANCE OF 472.28 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD', SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE POINT OF BEGINNING OF LOT 5, BLOCK 1 OF SAID TYLER PLACE ADDITION, AS CONVEYED TO ROBBY S. AND CARLE C. TYLER, IN A DEED RECORDED IN VOLUME 1489, PAGE 647, D.R.I.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4, AND FOLLOWING THE COMMON LINE OF SAID LOTS 2 AND 3 WITH SAID LOT 5, THE FOLLOWING COURSES:

SOUTH 86 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 49.91 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD';

NORTH 79 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 119.02 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD';

NORTH 63 DEGREES 09 MINUTES 07 SECONDS WEST, A DISTANCE OF 91.49 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD', SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2;

NORTH 60 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 108.74 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD';

NORTH 76 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 86.70 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD';

NORTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 105.51 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD';

SOUTH 62 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 68.78 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD', SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, TYLER PLACE ADDITION, AS CONVEYED TO STEVEN G. MILLS AND TONY B. AND MELINDA COLSON, IN A DEED RECORDED IN VOLUME 4261, PAGE 759, D.R.I.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 2 AND SAID LOT 5, AND FOLLOWING THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1, NORTH 03 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 316.53 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED 'HANNA SURV PLS 6647', SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1, TYLER PLACE ADDITION, AS CONVEYED TO STEVEN G. MILLS AND TONY B. AND MELINDA COLSON, IN A DEED RECORDED IN VOLUME 4261, PAGE 759, D.R.I.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1, AND FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 528, THE FOLLOWING COURSES:

NORTH 88 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 39.63 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD', SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 464.52 FEET, A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 22 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 83 DEGREES 10 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 92.59 FEET;

ALONG SAID TANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 92.74 FEET, TO A POINT FOR CORNER;

NORTH 77 DEGREES 23 MINUTES 40 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED 'BARNEY BALLARD', AT A DISTANCE OF 87.34 FEET, FOR THE MOST NORTHEASTERLY CORNER OF SAID LOT 2, AND THE MOST NORTHEASTERLY CORNER OF SAID LOT 3, AND CONTINUING A TOTAL DISTANCE OF 241.41 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 154,434.40 SQUARE FEET, OR 3.545 ACRES, MORE OR LESS.

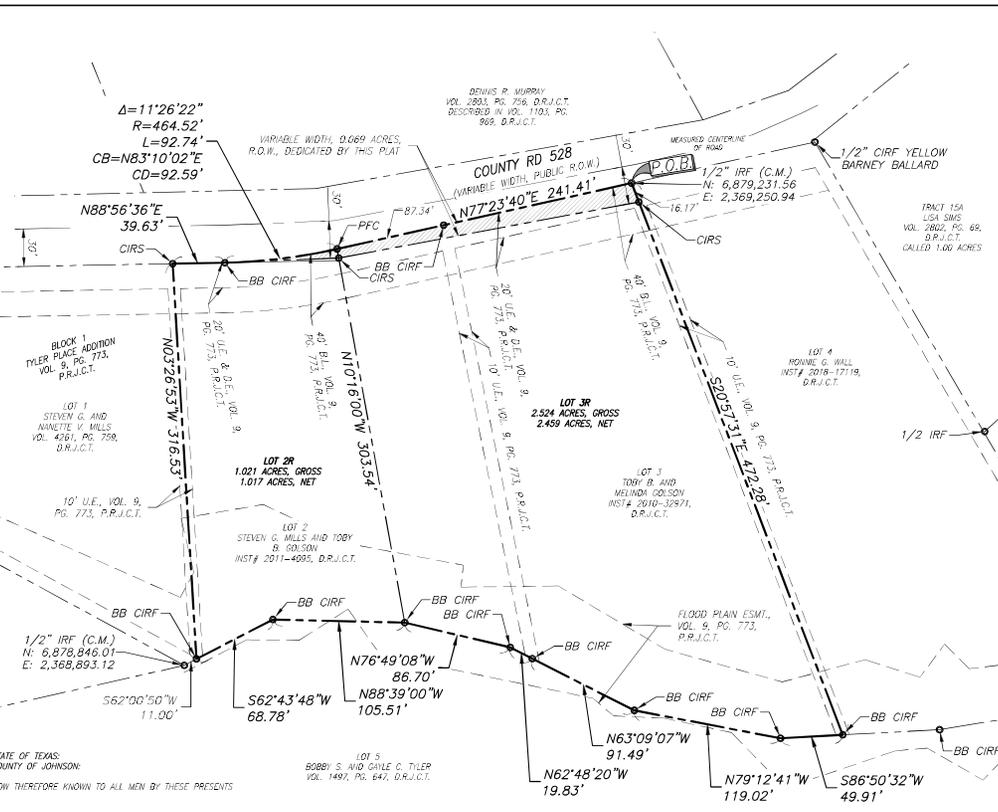
OWNER/CLIENT:
 STEVEN MILLS
 5826 W. 150th ST.
 WASHINGTON, TX 76783
 (714) 244-4544
 STEVEN@HANNA-SURVEYORS.COM

OWNER:
 MELINDA COLSON AND ENGINEERS, L.L.C.
 1300 US 287 FARMHOUSE RD., STE. 101
 WASHINGTON, TX 76783
 (817) 553-9474
 INFO@HANNA-SE.COM

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREIN. THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

NOTES:
 1. THE PURPOSE OF THIS SURVEY IS TO REPEAT LOTS 2 AND 3.
 2. BOUNDS OF BEARING FROM THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH COORDINATE, ZONE 1602, AS DERIVED ON THE NATIONAL GRID. ALL BOUNDS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION. U.S. SURVEY FOOT.
 3. ALL DOTS ARE 5/8 INCH IRON ROD SET WITH YELLOW CAP, STAMPED 'HANNA SURV PLS 6647'.
 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48253C0004R DATED 09/21/2023, JOHNSON COUNTY UNINCORPORATED AREAS, A PORTION OF THIS LOT IS WITHIN 'ZONE A', A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION.

FIELD SURVEY BY: KR & AV
 DRAWN BY: BZ
 DATE: 07/25/2025
 SCALE: 1" = 20'
 PROJECT NO. 25-1582
 SA@HANNA-SE.COM



STATE OF TEXAS,
COUNTY OF JOHNSON:
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT **STEVEN G. MILLS**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 2R, BLOCK 1, TYLER PLACE ADDITION**, 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.

STEVEN G. MILLS (SIGNATURE OF OWNER)
 DATE: / / 2025

STATE OF TEXAS,
COUNTY OF JOHNSON:
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT **TONY B. COLSON**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 2R & 3R, BLOCK 1, TYLER PLACE ADDITION**, 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.

TONY B. COLSON (SIGNATURE OF OWNER)
 DATE: / / 2025

STATE OF TEXAS,
COUNTY OF JOHNSON:
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT **MELINDA COLSON**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 3R, BLOCK 1, TYLER PLACE ADDITION**, 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.

MELINDA COLSON (SIGNATURE OF OWNER)
 DATE: / / 2025

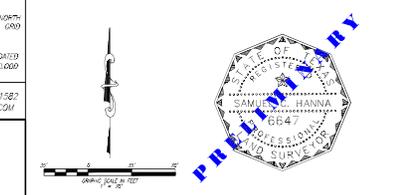
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE
 DATE: / /

THIS PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE: / /

COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK



*** PLAT NOTES ***

GENERAL:

- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT JUDICIAL ORDER.
- UTILITY PROVIDERS FOR THESE PROPERTIES ARE AS FOLLOWS:
 WATER - BETHEDA WATER SUPPLY COOP. (817) 295-2131
 ELECTRICITY - UNITED ENERGY SERVICES (817) 556-4000
 SEWER - PRIVATE INDIVIDUAL SEWER SYSTEMS
 THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE CITY OF FORT WORTH, TEXAS.

PRIVATE SEWER FACILITY:

- ON-SITE SEWER FACILITY PERFORMANCE SHALL BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.
- INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWER 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 SEWER FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE INSPECTED 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 PRIVATE SEWER 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 SEWER FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENT:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, UNINCORPORATED AREAS, COUNTY PANEL NO. 48253C0004R, EFFECTIVE DATE SEPTEMBER 21, 2023, A PORTION OF THESE PROPERTIES IS LOCATED IN ZONE "A", A SPECIAL FLOOD HAZARD AREA.
- THE EXISTING 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, COMBINED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STANDING CREEKS, CREEKS, OR OTHER DRAINAGE SYSTEMS OR OTHER SOURCES OF SUBSTANTIAL FLOODING 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 CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED 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 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.

FLOOD NOTES:

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED 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 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.

DUTY 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 LAWS 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 BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 HERETO 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 ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, STRUCTURES, UTILITIES, SHEDS, OR IMPROVEMENTS WRITTEN IN ANY WAY (INCLUDING 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 ACCESS AND EXPRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE 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 \$1,000.00, CONFINEMENT IN THE COUNTY JAIL 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 DEED OF CONVEYANCE, A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE PLAT IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONFIRMED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN NOTICE OF OCCURRENCE OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF BOUNDS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY PROPERTY SUBJECT TO COUNTY MAINTENANCE. THE 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.

RIGHT-OF-WAY (ROW) DEDICATION:

- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
- 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES:

- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FINAL PLAT
LOT 2R & 3R, BLOCK 1
TYLER PLACE ADDITION
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1,
 TYLER PLACE ADDITION, VOL. 9, PG. 773,
 P.R.I.C.T., AN ADDITION TO JOHNSON
 COUNTY, TEXAS
 JUNE 2025
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