



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 2025-72

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:

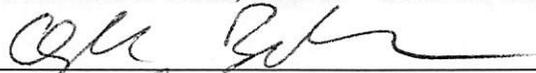
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Martinez Ranch**, Lot 1, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

2:22 PM

Filed For Record

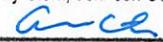
WITNESS OUR HAND THIS, THE 11TH DAY OF AUGUST 2025.

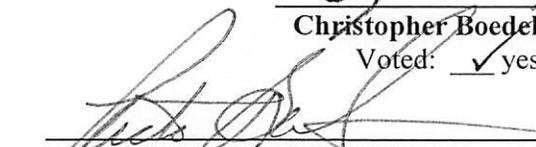
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Christopher Boedeker, Johnson County Judge

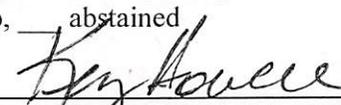
Voted: yes, ___ no, ___ abstained

April Long
County Clerk, Johnson County Texas

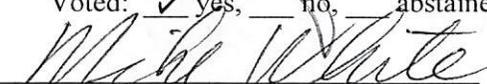
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

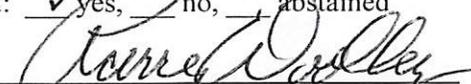
Voted: yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. 2

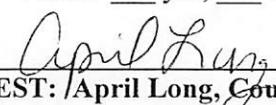
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained


ATTEST: April Long, County Clerk



- JOHNSON COUNTY, TEXAS NOTES:**
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
 - THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
 - UTILITY PROVIDERS:**
WATER SERVICE PROVIDED BY TEXAS WATER UTILITIES. PHONE 888-254-7892.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE 817-556-4000
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
 - FLOOD STATEMENT:**
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4825100101N, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN).
NOTE: LOTS DO HAVE BASE FLOOD ELEVATIONS FOR LETTER DATED MAY 18, 2023 BY SAMANTHA RENZ, PE, INCLUDING TEXAS STATEMENTS TO THE 1% ANNUAL CHANCE OF STORM (DATE FOR 100-YEAR STORM) AT THE SUBJECT LOCATION TO BE 693.0 FEET NAVD83. THIS WOULD REQUIRE THE STRUCTURE TO BE AT 686.0 FEET (3 FEET ABOVE BFE) PER THE REVISED JOHNSON COUNTY FLOOD DAMAGE PREVENTION ORDER OF 2019.
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 EXCESS, 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".

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 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.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP WAVED ALL OR PART OF ANY BUILDINGS, STRUCTURES, DEVICES OR FEATURES WHICH INTERFERE WITH THE INSTALLATION, MAINTENANCE OR OPERATION OF ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS 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.

UTILITY EASEMENTS:
15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES

RIGHT-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)

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 A FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS 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 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 REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

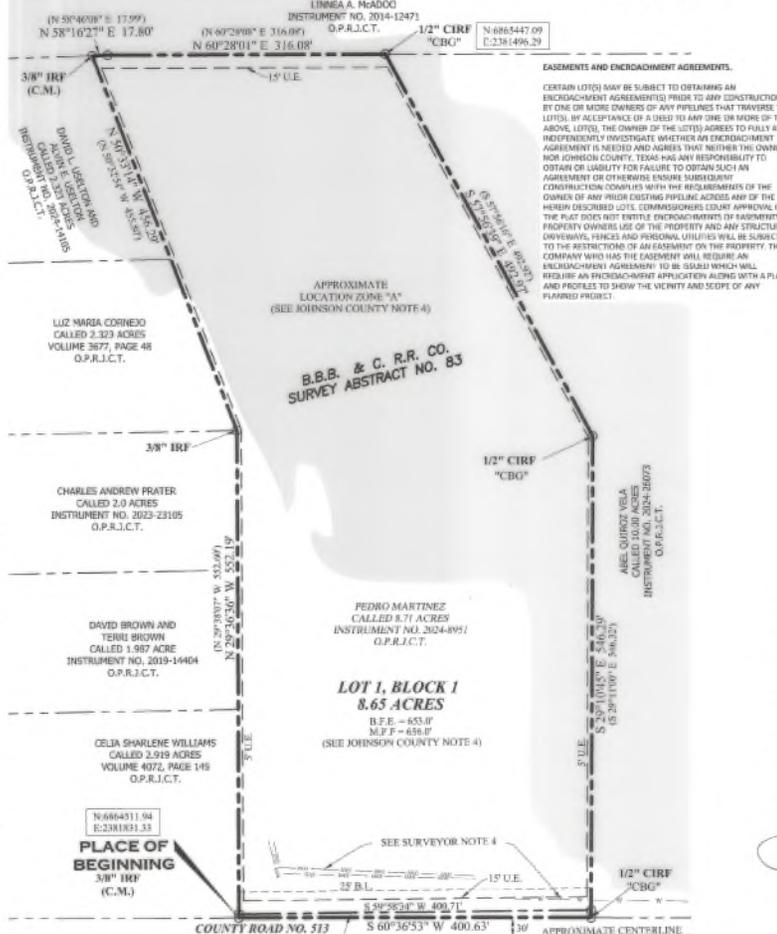
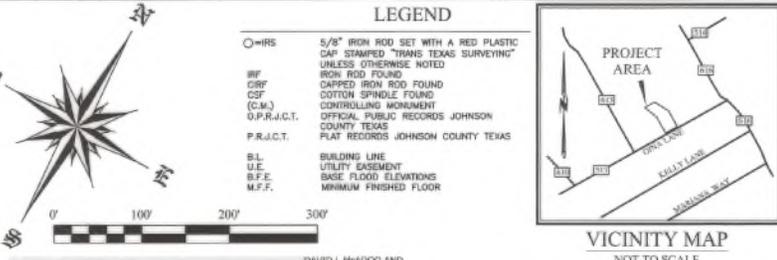
PRIVATE SEWAGE FACILITY:
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELONG TO 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 OBSCURABLE ODORS, IF UNDESIRABLE 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 MAINTAIN IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT MAY BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

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 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 ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR OFFICE, AGENCY 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 PORTRAINED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY CONTRAIVED BY THIS PLAT DO NOT VIOLATE THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

REMEDY:
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY SUBJECT OF THIS PLAT DO HEREBY ADVERTISE 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 ALLEGED TO BE ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

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 SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

PLAT RECORDED IN:
YEAR _____ INSTRUMENT # _____
SLINE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____



PROPERTY DESCRIPTION 8.71 ACRES

BEING A TRACT OF LAND LOCATED IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 83, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 8.71 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-23105, O.P.R.J.C.T., THE SOUTHWESTERLY CORNER OF A CALLED 2.919 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4072, PAGE 145, O.P.R.J.C.T.

BEING THAT A 3/8" IRON ROD (N 60°45'11.94" E 225'181.33") IN THE NORTHERLY LINE OF COUNTY ROAD NO. 513 (2NA LANE), FOR THE SOUTHWESTERLY CORNER OF SAID 8.71 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF A CALLED 2.919 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4072, PAGE 145, O.P.R.J.C.T.

THENCE, N 29°56'39" W, A DISTANCE OF 582.18 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF A CALLED 2.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-14105, O.P.R.J.C.T., THE SOUTHWESTERLY CORNER OF A CALLED 2.323 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3677, PAGE 48, O.P.R.J.C.T., AND AN ANGLE CORNER OF SAID 8.71 ACRE TRACT;

THENCE, N 50°33'14" W, A DISTANCE OF 495.28 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTHERLY LINE OF A TRACT OF LAND AS DESCRIBED IN A DEED TO DAVID L. MOORE AND ALFONSO J. MARTINEZ RANCHO, 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.

THENCE, WITH THE COMMON LINE BETWEEN SAID 8.71 ACRE TRACT AND SAID MCADOO TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
N 80°18'27" E, A DISTANCE OF 17.80 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING";
N 07°28'01" E, A DISTANCE OF 318.08 FEET TO A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "CB" FOR THE NORTHEASTERLY CORNER OF SAID 8.71 ACRE TRACT AND THE NORTHEASTERLY CORNER OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-28073, O.P.R.J.C.T.

THENCE, WITH THE COMMON LINE BETWEEN SAID 8.71 ACRE TRACT AND SAID 10.00 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
S 57°38'39" E, A DISTANCE OF 492.97 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CB" FOUND, FOR COMMON ANGLE CORNER;
S 29°10'45" E, A DISTANCE OF 346.24 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CB" FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 513 (2NA LANE), FOR THE SOUTHWESTERLY CORNER OF SAID 8.71 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 10.00 ACRE TRACT.

THENCE, S 67°38'53" W, WITH THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 513 (2NA LANE) AND WITH THE SOUTHERLY LINE OF SAID 8.71 ACRE TRACT, A DISTANCE OF 400.83 FEET TO THE PLACE OF BEGINNING.

EASEMENTS AND ENCROACHMENT AGREEMENTS.
CERTAIN LOTS MAY BE SUBJECT TO OBTAINING AN ENCROACHMENT AGREEMENT PRIOR TO ANY CONSTRUCTION BY ONE OR MORE OWNERS OF ANY PIPELINES THAT TRAVEL THE LOTS. IN ACCEPTANCE OF A DEED TO ANY ONE OR MORE OF THE ABOVE LOTS, THE OWNER OF THE LOTS AGREES TO FULLY AND INDEPENDENTLY INVESTIGATE WHETHER AN ENCROACHMENT AGREEMENT IS NEEDED AND AGREES THAT NEITHER THE OWNER NOR JOHNSON COUNTY, TEXAS HAS ANY RESPONSIBILITY TO OBTAIN OR LIABILITY FOR FAILURE TO OBTAIN SUCH AN AGREEMENT OR OTHERWISE ENSURE SUBSEQUENT CONSTRUCTION COMPLIES WITH THE REQUIREMENTS OF THE OWNER OF ANY PRIOR EXISTING PIPELINE ACROSS MAP OF THE HEIRN DESCRIBED LOTS. CONSTRUCTION SHALL BE APPROVED BY THE PLAT DOES NOT ENTITLE ENCROACHMENTS OF EASEMENTS, PROPERTY OWNERS USE OF THE PROPERTY AND ANY STRUCTURES, CONVEYANCES, FENCES AND PERSONAL UTILITIES WILL BE SUBJECT TO THE RESTRICTIONS OF AN EASEMENT ON THE PROPERTY. THE COMPANY WHO HAS THE EASEMENT WILL REQUIRE AN ENCROACHMENT AGREEMENT TO BE ISSUED WHICH WILL REQUIRE AN ENCROACHMENT APPLICATION ALONG WITH A PLAN AND PROFILE TO SHOW THE VICINITY AND SCOPE OF ANY PLANNED PROJECT.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (942011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- () DENOTES RECORD DATA.
- THE UNDERGROUND GAS PIPELINES AND WATER PIPELINES SHOWN HEREON ARE APPROXIMATE IN LOCATION AND ARE SHOWN PER SIGNS, OR BOLLARDS, AND MARKINGS FOUND ON THE GROUND AT THE TIME OF THIS SURVEY, FOR A MORE ACCURATE LOCATION OF THE PIPELINES, A UTILITY LOCATION SERVICE SHOULD BE CONTACTED. THIS SURVEYOR IS NOT RESPONSIBLE FOR THE ACTUAL LOCATION OF ANY UNDERGROUND PIPELINES, UNLESS MARKED BY AUTHORIZED UTILITY LOCATORS AND SURVEYED ON THE GROUND.
- THE MEMORANDUM OF OPTION TO PURCHASE PIPELINE EASEMENTS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 4025, PAGE 514, O.P.R.J.C.T., DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY, THE EASEMENT DESCRIBED IS A BLANKET EASEMENT AND CAN NOT BE PHYSICALLY PLOTTED IN ORDER TO SHOW ON THIS MAP.
- THE MEMORANDUM OF PIPELINE EASEMENT, AS DESCRIBED IN VOLUME 4103, PAGE 588, O.P.R.J.C.T., DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY, THE EASEMENT DESCRIBED IS A BLANKET EASEMENT AND CAN NOT BE PHYSICALLY PLOTTED IN ORDER TO SHOW ON THIS MAP.
- THE PAID UP OIL AND GAS LEASE, AS DESCRIBED IN A LEASE AGREEMENT BETWEEN MARCUS JIMENEZ, SR. AND ALFONSO JIMENEZ, AS LESSOR AND EDC RESOURCES, INC., AS LESSEE, RECORDED IN VOLUME 3898, PAGE 704, O.P.R.J.C.T., PERTAINING TO A CALLED 18.887 ACRES OUT OF THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 83, DESCRIBED AS TRACTS 1, 4, AND 14, IN WARRANTY DEED DATED OCTOBER 12, 2005, IN VOLUME 3671, PAGE 595, O.P.R.J.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT DOES INCLUDE THE SUBJECT PROPERTY, PARAGRAPH 10 OF THE ADDENDUM OF THE PAID UP OIL AND GAS LEASE STATES IN EXPLORING FOR DEVELOPING, PRODUCING AND MARKETED OIL, GAS AND OTHER SUBSTANCES COVERED HERETO ON THE LEASED PREMISES OR LANDS POOLED OR UNITIZED THEREWITH, IN PRIMARY AND/OR ENHANCED RECOVERY, LESSEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS ALONG WITH THE RIGHT TO CONDUCT SUCH OPERATIONS, ON THE LEASED PREMISES AS MAY BE REASONABLY NECESSARY FOR SUCH PURPOSES, INCLUDING BUT NOT LIMITED TO GEOLOGICAL OPERATIONS, THE DRILLING OF WELLS, AND THE CONSTRUCTION AND USE OF RIDGE, CANALS, PIPELINES, TANKS, WATER WELLS, DISPOSAL WELLS, INJECTION WELLS, PITS, ELECTRIC AND TELEPHONE LINES, POWER STATIONS, AND OTHER FACILITIES DEEMED NECESSARY BY LESSEE TO DISCOVER, PRODUCE, STORE, TRANSPORT AND/OR TRANSPORT PRODUCTION. LESSEE MAY USE IN SUCH OPERATIONS, FREE OF COST, ANY OIL, GAS, WATER AND/OR OTHER SUBSTANCES PRODUCED ON THE LEASED PREMISES, EXCEPT WATER FROM LESSOR'S WELLS OR POND.
- THE RIGHT-OF-WAY GRANTED TO SINGLAR REFINING COMPANY, AS DESCRIBED IN VOLUME 360, PAGE 214, O.P.R.J.C.T., IS A BLANKET EASEMENT AND DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE EASEMENT DESCRIBED THEREIN.

HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT PEDRO MARTINEZ IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, MARTINEZ RANCHO, 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.

BY: Pedro Martinez 8/1, 25
DATE
PEDRO MARTINEZ

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF August 2025 BY PEDRO MARTINEZ, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August 2025

Laura Grace Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES June 5, 2026

Laura Grace Brown
Notary ID #12419766
My Commission Expires June 5, 2026

FINAL PLAT SHOWING

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____.

COUNTY JUDGE _____

LOT 1, BLOCK 1, MARTINEZ RANCH
AN ADDITION TO JOHNSON COUNTY, TEXAS, BEING 8.71 ACRES OF LAND LOCATED IN THE B.B.B. & C. R.R. CO. SURVEY ABSTRACT NO. 83, JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION
THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 05, 2025 AND THAT THE MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400



TRANS TEXAS SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.transsta.com
info@transsta.com

OWNER: PEDRO MARTINEZ
1203 ROSEWOOD LN
ARLINGTON, TEXAS, 76010
PHONE: 682-521-2925

Scale: 1"=100' Date: 07/31/2025 DWG: 20250063-FINAL PLAT
Drawn: JDD Checked: LGB Job: 20250063

AGENDA PLACEMENT FORM

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

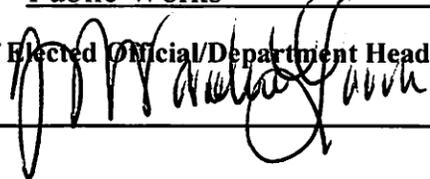
Date: August 1, 2025

Meeting Date: August 16, 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>
 8/11/2025

Description:
Consideration of Order 2025-72, Order Approving the Final Plat of Martinez Ranch, Lot 1, Block 1, in Precinct 3.

Water Source is Texas Water Utilities.

(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**