

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 2024-111

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 **Gutierrez Acres**, Lots 1, 2, 3 and 4, Block 1, in Precinct 4 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 1:26 pm

OCT 16 2024

April Long
County Clerk, Johnson County Texas

BY MA DEPUTY

WITNESS OUR HAND THIS, THE 15TH DAY OF OCTOBER 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long
ATTEST: April Long, County Clerk



NOTES

- 1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. EASEMENTS AND BUILDING SETBACKS:
UTILITY EASEMENT
15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
BUILDING LINES
50' FROM LOT LINE (STATE HWY & FM ROAD)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
RIGHT-OF-WAY DEDICATION
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
3. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
4. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

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 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 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.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0325J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN), AND ZONE "A" (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED).

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".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS THE 1 DAY OF October, 2024.

Signature of Marshall W. Miller, Registered Professional Land Surveyor, Texas Registration No. 6882.



PROJECT NUMBER: 230496 DATE: OCTOBER 1, 2024
REVISED DATE:
REVISION NOTES:

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

OWNER(S)
SOPHIA GUTIERREZ
1040 BROWN CREST RD.
BURLESON, TX 76028

OWNER(S)
ASHLEY DANNETTE RAIFSNIDER
& JOSE MANUEL LAMAS
4425 CR 423
GRANDVIEW, TEXAS 76050

OWNER(S)
ANDREA OWEN
210 LAKEAIRE DRIVE
JOSHUA, TEXAS 76058

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT SOPHIA GUTIERREZ (LOTS 1 & 4, BLOCK 1), ASHLEY DANNETTE RAIFSNIDER & JOSE MANUEL LAMAS (LOT 2, BLOCK 1) AND ANDREA OWEN (LOT 3, BLOCK 1), OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 THRU 4, BLOCK 1, GUTIERREZ ACRES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED BY THIS PLAT.

WITNESS, MY HAND, THIS THE 1 DAY OF October, 2024.

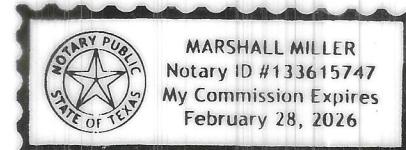
Signature of Sophia Gutierrez, Notary Public.

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Sophia Gutierrez, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1 DAY OF October, 2024.

Signature of Marshall Miller, Notary Public.



WITNESS, MY HAND, THIS THE 1 DAY OF October, 2024.

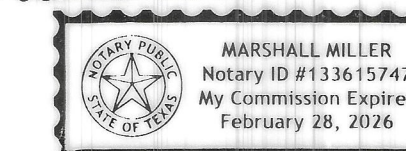
Signature of Ashley Dannelte Raifsnider, Ashley Dannelte Raifsnider (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Ashley Dannelte Raifsnider, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1 DAY OF October, 2024.

Signature of Marshall Miller, Notary Public.



WITNESS, MY HAND, THIS THE 1 DAY OF October, 2024.

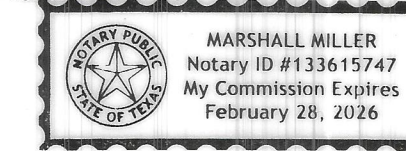
Signature of Jose Manuel Lamas, Jose Manuel Lamas (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Jose Manuel Lamas, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1 DAY OF October, 2024.

Signature of Marshall Miller, Notary Public.



WITNESS, MY HAND, THIS THE 3 DAY OF October, 2024.

Signature of Andrea Owen, Andrea Owen (LOT 3, BLOCK 1)

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Andrea Owen, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3 DAY OF October, 2024.

Signature of Notary Public.



FILING BLOCK

PLAT FILED ___ / ___ / ___
INSTRUMENT #: 2024 - ___
DRAWER ___ SLIDE ___
BY ___
JOHNSON COUNTY CLERK
BY ___
DEPUTY CLERK

APPROVAL BLOCK

APPROVED BY THE JOHNSON COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___, 2024
BY ___
COUNTY JUDGE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, SOPHIA GUTIERREZ, ASHLEY DANNETTE RAIFSNIDER, JOSE MANUEL LAMAS AND ANDREA OWEN, OWNERS OF A 46.636 ACRE TRACT OF LAND SITUATED IN THE URBANO MENDOZA SURVEY, ABSTRACT NUMBER 543, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 56.642 ACRE TRACT OF LAND DESCRIBED BY DEED TO SOPHIA GUTIERREZ (REMAINING PORTION), RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-37918, AND BEING ALL OF A CALLED 1,000 ACRE TRACT OF LAND DESCRIBED BY DEED TO ANDREA OWEN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-34582, AND BEING ALL OF A CALLED 1,000 ACRE TRACT OF LAND DESCRIBED BY DEED TO ASHLEY DANNETTE RAIFSNIDER AND JOSE MANUEL LAMAS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-9145, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ON THE SOUTHEAST LINE OF SAID CALLED 56.642 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 10,000 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY WAYNE HOLLOWAY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-26895, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 423, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A MAG NAIL SET AT THE SOUTHERNMOST CORNER OF SAID CALLED 10,000 ACRE TRACT BEARS SOUTH 58 DEGREES 39 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.05 FEET;

THENCE NORTH 32 DEGREES 46 MINUTES 27 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 10,000 ACRE TRACT, A DISTANCE OF 794.69 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID NORTHEAST LINE;

THENCE NORTH 57 DEGREES 13 MINUTES 33 SECONDS EAST, A DISTANCE OF 498.93 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID NORTHEAST LINE;

THENCE NORTH 32 DEGREES 46 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 477.51 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID CALLED 10,000 ACRE TRACT, BEING ON THE NORTHWEST LINE OF SAID CALLED 56.642 ACRE TRACT, AND BEING ON THE SOUTHEAST LINE OF A CALLED 11.147 ACRE TRACT OF LAND DESCRIBED BY DEED TO MICHAEL VAN ZANDT LANHAM AND SONIA LANHAM, RECORDED IN VOLUME 3540, PAGE 657, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 59 DEGREES 04 MINUTES 48 SECONDS EAST, DEPARTING SAID NORTHEAST LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 56.642 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINES OF SAID CALLED 11.147 ACRE TRACT, A CALLED 21.821 ACRE TRACT OF LAND DESCRIBED BY DEED TO JESSI LYNN MCFARLAND AND CRICKET RENYA MCFARLAND, RECORDED IN VOLUME 2341, PAGE 207, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 1009.38 FEET, TO A RAILROAD FENCE CORNER POST FOUND AT AN ANGLE POINT IN SAID NORTHWEST LINE, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 21.821 ACRE TRACT, AND BEING THE SOUTHERNMOST CORNER OF A CALLED 11.147 ACRE TRACT OF LAND DESCRIBED BY DEED TO LARRY PAYNE AND MARY PAYNE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-9003, DEED RECORDS, JOHNSON COUNTY, TEXAS;

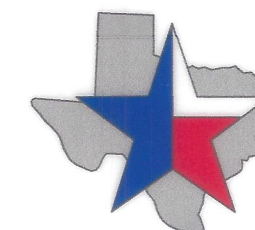
THENCE NORTH 58 DEGREES 25 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE BEING COMMON WITH THE SOUTHEAST LINE OF SAID PAYNE TRACT, A DISTANCE OF 301.14 FEET, TO A 1/2" IRON ROD FOUND AT A CALLED 4.951 ACRE TRACT OF LAND DESCRIBED BY DEED TO SARA ANN MEEK AND RICHARD ALLEN MEEK, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-17500, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 29 DEGREES 36 MINUTES 32 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 56.642 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINES OF SAID CALLED 4.951 ACRE TRACT, AND THE SOUTHWEST LINE OF A CALLED 4.996 ACRE TRACT OF LAND AS DESCRIBED IN SAID MEEK DEED, AT A DISTANCE OF 1261.85 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL 1278.59 FEET, TO A MAG NAIL FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 56.642 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 4.996 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 423, FROM WHICH A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 4.951 ACRE TRACT BEARS NORTH 58 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 340.16 FEET;

THENCE SOUTH 58 DEGREES 39 MINUTES 25 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 56.642 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 1738.80 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 46.636 ACRES OR 2,031,464 SQUARE FEET OF LAND, MORE OR LESS;

FINAL PLAT
LOTS 1, 2, 3 AND 4, BLOCK 1
GUTIERREZ ACRES

BEING 46.636 ACRES OF LAND SITUATED IN THE URBANO MENDOZA SURVEY, ABSTRACT NO. 543, JOHNSON COUNTY, TEXAS



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

AGENDA PLACEMENT FORM

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


Date: October 3, 2024

Meeting Date: October 15, 2024

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>
 10-15-24

Description:

Consideration of Order 2024-111, Order Approving the Final Plat of Gutierrez Acres, Lots 1,2,3 and 4, Block 1, in Precinct 4.

(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**