

NOV 28 2022

JOHNSON COUNTY COMMISSIONERS COURT

Becky Ivey, County Clerk  
Johnson County Texas

By *[Signature]* Deputy



RICK BAILEY  
Commissioner Pct. #1  
  
KENNY HOWELL  
Commissioner Pct. #2

ROGER HARMON  
County Judge  
  
PAULA REID  
Assistant to Commissioners Court

MIKE WHITE  
Commissioner Pct. #3  
  
LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER 2022-92

COUNTY OF JOHNSON

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ORDER APPROVING PLAT

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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; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Biram Addition**, Lot 1 and Lot 2, Block 1, in Precinct 4 and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 28<sup>th</sup> day of November 2022.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Biram Addition**, Lot 1 and Lot 2, 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.

**WITNESS OUR HAND THIS, THE 28<sup>TH</sup> DAY OF NOVEMBER 2022.**



**Roger Harmon, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**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:



**Becky Ivey, County Clerk**



(PLAT CALL 829°41'57"E 243.87)  
S 30°38'28" E 243.67'

(PLAT CALL 829°41'57"E 30.00)  
S 30°21'37" E 30.16'

### COUNTY ROAD 422

S 30°16'22" E 694.43'

(PLAT CALL 530°18'05"E 1138.70)

S 30°13'31" E 1153.80'

COTTON

LOT 2, BLOCK 1  
DOAKS ACRES  
VOL 9, PG 448  
P.R.J.C.T.

DONALD S. MOORE & ANGELA K. MOORE  
VOL 3842, PG 102  
D.R.J.C.T.

(PLAT CALL S81°04'49"W 467.41')  
N 50°43'37" E 468.70'

LOT 3, BLOCK 1  
DOAKS ACRES  
VOL 9, PG 448  
P.R.J.C.T.

LOT 1, BLOCK 1  
85,600 SQ. FT. OR  
1.965 ACRES

TRACT 1 OF 2  
DENNIS RAY BIRAH  
DOC NO 2014-10161  
D.R.J.C.T.

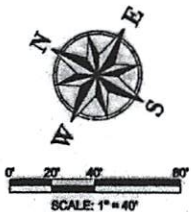
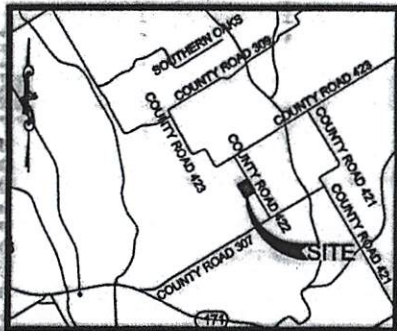
URBANO MENDOZA SURVEY  
ABSTRACT NO. 543

LOT 2, BLOCK 1  
174,240 SQ. FT. OR  
4.000 ACRES

TRACT 2 OF 2  
DENNIS RAY BIRAH  
DOC NO 2014-10161  
D.R.J.C.T.

ESTHER R. AGUIRRE  
DOC NO 2019-32121  
D.R.J.C.T.  
  
LOT 1, BLOCK 1  
ELIZABETH A GEORGE ADDITION  
VOL 10, PG 330  
P.R.J.C.T.

VICINITY MAP  
NTS



Plat Recorded in \_\_\_\_\_  
Instrument # \_\_\_\_\_  
Slide, \_\_\_\_\_  
Date \_\_\_\_\_  
  
County Clerk, Johnson County, Texas  
  
"Deputy Clerk" \_\_\_\_\_

DONALD S. MOORE & ANGELA K. MOORE  
VOL 3842, PG 102  
D.R.J.C.T.

LOT 3, BLOCK 1  
DOAKS ACRES  
VOL 9, PG 448  
P.R.J.C.T.

**FINAL PLAT**  
**BIRAH ADDITION**  
**LOT 1 AND LOT 2, BLOCK 1**  
**BEING A**  
**6.375 ACRES**  
**SITUATED IN THE**  
**URBANO MENDOZA SURVEY, ABSTRACT NO. 543**  
**JOHNSON COUNTY, TEXAS**  
**SEPTEMBER 29, 2022**

P.O.B. N 30°19'48" W 1132.48'  
(PLAT CALL N30°19'36"W 1132.36')

KORY CALK & EMILY CALK, ETUX  
DOC NO 2017-08770  
D.R.J.C.T.

OWNER:  
Dennis Ray Biram  
7248 County Road 422  
Grandview, Texas 76050  
Phone # 239-248-3483

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147300  
1814 ARKLA DRIVE, SUITE 100  
DALLAS, TEXAS 75246  
WWW.BLUESTARSURVEYING.COM  
JN 22-233-P SHEET 1 OF 2 DATE: 9/29/22

**OWNER'S CERTIFICATE**

WHEREAS DENNIS RAY BIRAM, is the sole owner of a tract of land situated in the URBANO MENDOZA SURVEY, ABSTRACT NO. 543, in the City of Grandview, Johnson County, Texas, being that same tract of land described as Tract 1 of 2 and Tract 2 of 2, to Dennis Ray Biram, recorded in Document Number 2014-10161, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 iron rod found for the common corner of said Tract 2 of 2, and Lot 1, Block 1, Elizabeth A. George Addition, an addition in the City of Grandview, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 330, Plat Records, Johnson County, Texas, and Lot 3, Block 1, Dolas Acres, an addition in the City of Grandview, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 448, Plat Records, Johnson County, Texas, and a tract of land described in a deed to Kory Calk and Emily Calk, et al, Recorded in Document Number 2017-05770, Deed Records, Johnson County, Texas;

**THENCE** N 30°14'32" W, along the common line of said Tract 2 of 2, and said Lot 3, Block 1, passing the common corner of said Tract 2 of 2, and said Tract 1 of 2, and continuing a total distance of 595.11 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Tract 1 of 2, and said Lot 3, Block 1;

**THENCE** N 69°43'37" E, along the common line of said Tract 1 of 2, and said Lot 3, Block 1, passing the southeast corner of said Lot 3, Block 1, and continuing a total distance of 469.70 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1 of 2, said point being in the centerline of County Road 422, more or less;

**THENCE** S 30°16'22" E, along the east line of said Tract 1 of 2, and along the centerline of said County Road 422, more or less, passing the common corner of said Tract 1 of 2, and said Tract 2 of 2, and continuing a total distance of 594.43 feet to a rail road spike found for the southeast corner of said Tract 2 of 2;

**THENCE** S 60°38'34" W, along the common line of said Tract 2 of 2, passing the northeast corner of said Lot 1, Block 1, and continuing a total distance of 467.02 feet to the POINT OF BEGINNING and containing 277,674 square feet or 6.375 acres of land more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Dennis Ray Biram, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BIRAM ADDITION, LOT 1 AND LOT 2 BLOCK 1, an addition to Johnson County, Texas, and hereby dedicates to the public use, without reservation, the streets, easements, right-of-ways and any other public use shown hereon.

WITNESS OUR HAND this the 12 day of NOVEMBER, 2022.

By: *[Signature]*  
Dennis Ray Biram

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Ray Biram, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12 day of NOVEMBER, 2022.

*[Signature]*  
Notary Public in and for  
the State of Texas  
My Commission expires: 9/14/2024



**GENERAL NOTES:**

This subdivision or any part thereof is located within the Unincorporated Area of Johnson County, Texas.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 817-760-5200  
Electricity: United Co-Op 817-565-4000  
Septic: Private Individual Septic Systems.

**Private Sewerage Facility**

On-site sewerage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are complied with.

Inspections and acceptance of a private sewerage 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 Sewerage Facilities, although approved as meeting minimum standards, must be approved 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 sewerage 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 sewerage facility in a satisfactory manner.

**Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Parcel No. 48251C03264, effective date December 04, 2012, 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".

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 lot.

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.

**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.

This 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, impair 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.

**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.

**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 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 ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, painting, 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 instrument intended to convey that is delivered to a purchaser unless the plat or reprint 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 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 reprint 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 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.

**SURVEYOR'S NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORRS9).
- THE FLOOD WAY DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL, MAP NUMBER 48251C03264, REVISED DATE OF DECEMBER 04, 2012. THE 100 YEAR FLOOD PLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN BASED ON INFORMATION STATED ABOVE.
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- EASEMENTS TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 812, PAGE 703, VOLUME 504, PAGE 180, AND DOCUMENT NUMBER 2014-16965, CAN NOT BE LOCATED, AND ARE BLANKET IN NATURE.

**NOTES:**

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.

Utility Easement: 15' from lot line in front and back  
5' from lot line on the sides

Building Lines: 50' from lot line (State Highway & F.M.)  
25' from lot line (County Road or Subdivision Roads)  
10' from lot line on sides  
15' from lot line on rear

Plat Recorded in

Instrument # \_\_\_\_\_

Side, \_\_\_\_\_

Date \_\_\_\_\_

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

County JUDGE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on September 29, 2022. The subdivision boundary corners are marked with iron pins as noted.

Signature: *[Signature]*  
Date: 11/11/2022



**FINAL PLAT**  
**BIRAM ADDITION**  
**LOT 1 AND LOT 2, BLOCK 1**  
BEING A  
8.375 ACRES  
SITUATED IN THE  
URBANO MENDOZA SURVEY, ABSTRACT NO. 543  
JOHNSON COUNTY, TEXAS  
SEPTEMBER 29, 2022

COPYRIGHT © BLUESTAR SURVEYING. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTE: The book of bearings for this survey is in the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum 1983.

(2) CAD - Checkable instrument.

(3) Unless otherwise noted, all platting is intended by day and all dates, initials, measurements and other matters that are shown on or as part of the drawing are not part of the file computer-generated.

**OWNER:**  
Dennis Ray Biram  
7248 County Road 422  
Grandview, Texas 76050  
Phone # 239-246-3483

**BLUESTAR SURVEYING**

FIRM NUMBER 10147300  
10147300-0001  
10147300-0002  
10147300-0003  
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10147300-0028  
10147300-0029  
10147300-0030

JN 22-233-P SHEET 2 OF 2 DATE: 9/29/22