

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

NOW THEREFORE BE IT RESOLVED AND ORDERED:

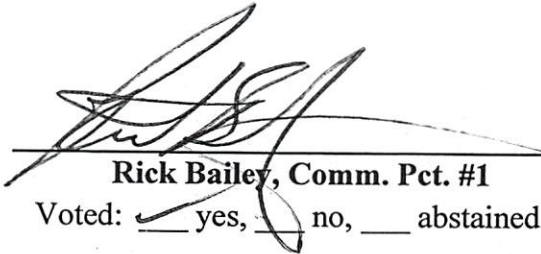
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Mesquite Creek Estates**, Lots 1 thru 10, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 28TH 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

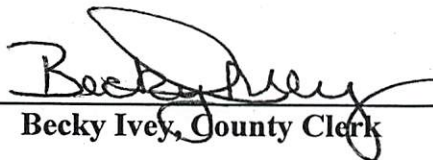
Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST:


Becky Ivey, County Clerk



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WILDCAT PROPERTIES, LLC & KAAD ENTERPRISES, L.P., ARE THE OWNERS OF A 19.986 ACRE TRACT OF LAND SITUATED IN THE C.B. SMITH SURVEY, ABSTRACT NUMBER 781, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 19.986 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S INTENT TO KAAD ENTERPRISES, L.P., A TEXAS LIMITED PARTNERSHIP, AND GOODYE WILDCAT PROPERTIES, LLC, A TEXAS FEEED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-25248 OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEGINNING AT A RAILROAD SPUR FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.986 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE AT A BEND IN COUNTY ROAD 912, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 90 DEGREES 24 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 19.986 ACRE TRACT, AND GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 916.91 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, BEING AT THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD 912 AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 913, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH BY LENGTHS 44 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, AND WITH THE CENTERLINE OF SAID COUNTY ROAD 913, A DISTANCE OF 1113.00 FEET, TO A 1/2" IRON ROD FOUND AT AN BELL CORNER IN SAID WEST LINE;

THENCE NORTH 00 DEGREES 27 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID WEST LINE AND ALONG SAID CENTERLINE, A DISTANCE OF 203.16 FEET, TO A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID CALLED 19.986 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 9.988 ACRE TRACT OF LAND DESCRIBED BY DEED TO BEE MORGAN, INCORPORATED IN VOLUNTARY 3694, PAGE 494, DATED MARCH 14, 1990 IN JOHNSON COUNTY, TEXAS;

THENCE NORTH 08 DEGREES 33 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 19.986 ACRE TRACT, AT A DISTANCE OF 23.28 FEET, PASSING A 5/8" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 688.85 FEET TO A 2" STEEL FENCE POST FOUND AT THE SOUTH END OF AN "H" BRACE FOR THE NORTHEAST CORNER OF SAID CALLED 19.986 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 16.809 ACRE TRACT OF LAND DESCRIBED BY DEED TO MATTHEW NOTHMAN, INCORPORATED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-20099, DEED RECORDED, JOHNSON COUNTY, TEXAS, FROM WHICH A 2" STEEL FENCE CORNER POST FOUND BEARS NORTH 00 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 630 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID CALLED 19.986 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 16.809 ACRE TRACT, AT A DISTANCE OF 1095.11 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 1117.21 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.986 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 16.809 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 912;

THENCE SOUTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 19.986 ACRE TRACT, AT A DISTANCE OF 478.84 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 799.94 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 19.986 ACRES OR 870,572 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

"**W**" **WILDCAT PROPERTIES, LLC & KAAD ENTERPRISES, L.P.**, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THE PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1 THRU 10, BLOCK 1, MESQUITE CREEK ESTATES** IN 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.

WITNESS MY HAND AND SEAL THIS 9th DAY OF November, 2022.
Boyle Roda
WILDCAT PROPERTIES, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Boyle Roda**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF November, 2022.
John Baldonado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND, THIS 9th DAY OF November, 2022.
Dawn Ska
KAAD ENTERPRISES, L.P.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Dawn Ska**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9th DAY OF November, 2022.
John Baldonado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 1022.

2. EASEMENTS AND BOUNDARY SURVEYS:
1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, BEING AT THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD 912 AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 913, A PRESCRIPTIVE RIGHT-OF-WAY;

3. BUILDING LINES:
50' FROM LOT LINE (STATE HIGHWAY 4) AND 20' FROM LOT LINE (COUNTY ROAD OF SUBDIVISION ROAD);

4. RIGHT-OF-WAY LINES:
1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, BEING AT THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD 912 AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 913, A PRESCRIPTIVE RIGHT-OF-WAY;

5. THE SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE 60' OF ANY CITY OR TOWN.

6. THE DEDICATION OF THE PROPOSED LEASE OF THE AREA SHOWN ON THIS PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.

7. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

8. UTILITY PROVIDERS:
WATER: JOHNSON COUNTY UTILITY UTILITY DIVISION (817) 754-8000
ELECTRIC: UNITED COOPERATIVE SERVICES (817) 354-0000
SEWER: MWH+R BAYLORVILLE SERVICE (121) 2400

9. ACCORDING TO THE FEMA ESTIMATED BASE FLOOD ELEVATION VENERY USING THE BASE FLOOD ELEVATION ANALYSIS, THE BASE FLOOD ELEVATION (FE) FOR THIS PROPERTY IS 7.98 FEET. THE MINIMUM FINISHED FLOOR (MFF) FOR THIS PROPERTY IS 7.92 FEET.

PRIVATE SEWAGE FACILITY

OWNER/STAKEHOLDER PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTION 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 COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, WHENEVER APPROVED AS NEEDED, VENDOR STAKEHOLDERS, MUST BE INFORMED BY THE OWNER AT THE OWNERS DISCRETION IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSTRUCTION OR OTHER UNDESIRABLE CONDITIONS ARE OBSERVED OR IF THE FACILITY, WHEN USED, DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.

A PROPERTY OWNERS AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN INSTANT USE, CAN MAINTAINANCE 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.

RULES 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 OR THE REGULATIONS IN WHICH THE PROPERTY IS LOCATED.

MY 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 USER, WHATEVER OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONER, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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 9th DAY OF NOVEMBER, 2022.



Marshall W. Miller
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

FILING BLOCK

PLAT FILED _____ / _____ / _____

INSTRUMENT #: 2022 - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE DRAINAGE CHANNELS, OR OTHER DRAINAGE STRUCTURES, CHANNELS OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THE PLAT. DO NOT VIOLATE THE STATUTES OF JOHNSON COUNTY, TEXAS, OR 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.

DISCLAIMER:
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT HAS HEREBY AGREED TO JOINTLY AND SEVERALLY, ADEQUATELY 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 OF FACILITIES ASSOCIATED HERewith.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUSINESS, RESIDENCE, TREE, SHRUB, OTHER GROWING OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER AND TRAVEL TO AND FROM SAID FACILITIES FOR THE PURPOSES OF CONSTRUCTION, PREVENTION, INSPECTION, PATROLLING, MAINTENANCE, AND ADDING TO OR REPAIRING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DISCLAIMER:

IT IS A CIVILIAN OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00 COMMITMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND COMMITMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION BY A DEED OR CONFERENCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OF OTHER EXECUTOR'S CONTRACT TO CONVEY THAT IS FURNISHED TO A PURCHASER UNDER THE PLAT OR BEYOND OF THE SUBDIVISION IS HINDERED AND IS HEREBY NOW RECORDED WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID PROVISION MAY BE USED IF THE PURCHASER'S INTEREST IS EVIDENCED BY AN 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 OF RECORD OF A SUBDIVISION UNLESS SUCH PLAT AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

PLACING A PLAT IS NOT A DEDICATION 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 PASADENAVAY OFFICER BY THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN HIS, HER OR ITS ASSISTANCE OR IN THE ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS' COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY EMPLOYING ANY SUCH ROAD, STREET OR PASADENAVAY AND SPECIFICALLY ALLOWING SUCH ROAD, STREET OR PASADENAVAY FOR COUNTY MAINTENANCE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48213C001E, EFFECTIVE DATE DECEMBER 1, 2012, THE PROPERTY IS LOCATED IN ZONE X-1 (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS ACKNOWLEDGING THE "MAP" IS 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 STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS ON OTHER SURFACES OR SUBSURFACE CONDITIONS, FLOODING OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "MAP".

FLOODING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENT IN THE DRAINAGE FACILITIES AND PREVENTS OR DESTRUCTS OF THE FLOODING IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION MAY REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OF LAND THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE AREAS OR FOR THE CONTROL OF FLOODING.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL PROPERTY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY A DRAINAGE OR FLOODING CONDITION.

JOHNSON COUNTY HAS THE BEST INTEREST TO PUT TO BEYOND OTHER PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, WALLS, TREES, ETC. OF BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.

**FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1
MESQUITE CREEK ESTATES**
19.986 ACRES OF LAND SITUATED IN THE
C.B. SMITH SURVEY, ABSTRACT NO. 781,
JOHNSON COUNTY, TEXAS
PREPARED: NOVEMBER, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 78058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

OWNER(S)
KAAD ENTERPRISES, L.P.
GOODYE WILDCAT PROPERTIES, LLC
10101 W FM 4 & GOODYE ST
PHONE: 817-935-8400
CONTACT: BOYLE RODA
RICKY.RODAS@GMAIL.COM

PROJECT NUMBER: 220551 DATE: NOVEMBER 1, 2022
REVISED DATE:
REVISION NOTES: