

JAN 23 2023

April Long
County Clerk, Johnson County Texas
BY AL DEPUTY



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 2023-03

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; and

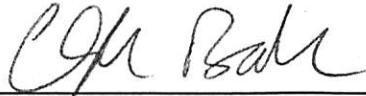
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Bailey, Pct. 1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Grand Country Addition**, Lots 1 and 2, Block 1, in Precinct 4 and clarify that the filing of the plat which dedicates 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 23rd day of January 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

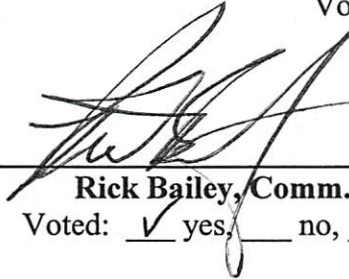
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Grand Country Addition**, Lots 1 and 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 23RD DAY OF JANUARY 2023.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



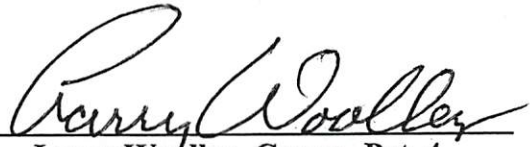
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



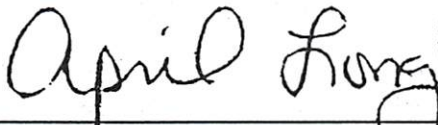
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



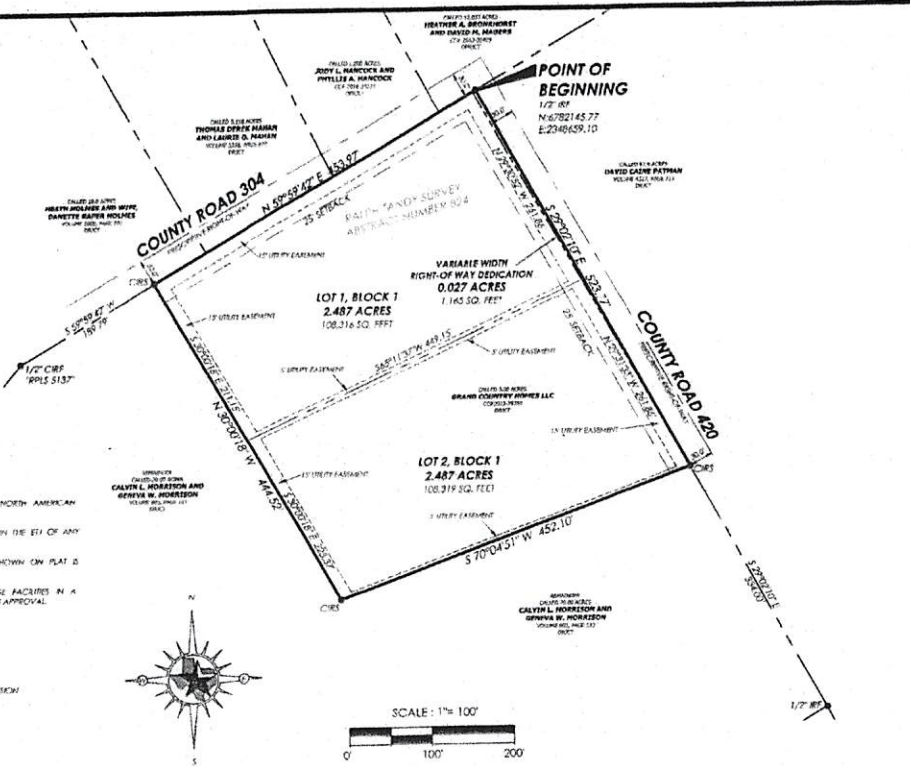
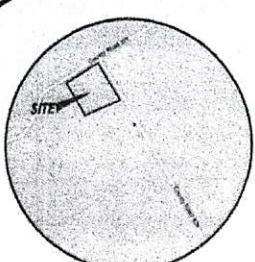
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS GRAND COUNTRY HOMES LLC, OWNER OF A 5,000 ACRE TRACT OF LAND SITUATED IN THE RALPH TANDY SURVEY ABSTRACT NUMBER 824, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 5,000 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRAND COUNTRY HOMES LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-36708, DEED RECORDS JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHERMOST CORNER OF SAID CALLED 5,000 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPARENT SOUTHWEST LINE OF COUNTY ROAD 304, A PRESCRIPTIVE RIGHT-OF-WAY, AND THE APPARENT SOUTHWEST LINE OF COUNTY ROAD 420, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 29 DEGREES 10 MINUTES 10 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 5,000 ACRE TRACT, A DISTANCE OF 223.7 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "LONESTAR 4882" FOR THE WESTERNMOST CORNER OF SAID CALLED 5,000 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 29 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 234.00 FEET;

THENCE SOUTH 70 DEGREES 04 MINUTES 51 SECONDS WEST, DEPARTING SAID NORTHEAST LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 5,000 ACRE TRACT, A DISTANCE OF 452.10 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 4882" FOR THE SOUTHERNMOST CORNER OF SAID CALLED 5,000 ACRE TRACT;

THENCE NORTH 30 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 5,000 ACRE TRACT, A DISTANCE OF 44.52 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 4882" FOR THE WESTERNMOST CORNER OF SAID CALLED 5,000 ACRE TRACT, AND BEING IN SAID COUNTY ROAD 304 FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "TLLS 5137" BEARS FOR REFERENCE SOUTH 49 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 189.70 FEET;

THENCE NORTH 59 DEGREES 59 MINUTES 42 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 5,000 ACRE TRACT, A DISTANCE OF 453.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5,000 ACRES OF 217,800 SQUARE FEET OF LAND MORE OR LESS.

HOW THESEORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT GRAND COUNTRY HOMES LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, GRAND COUNTRY ADDITION, 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.

WITNESS MY HAND THIS 11 DAY OF January, 2023

William Rivera
GRAND COUNTRY HOMES LLC
BY: WILLIAM RIVERA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William Rivera 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 11 DAY OF January, 2023

Marshall Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: Feb. 28, 2026



JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN INSTRUMENT # _____ APPROVED: _____
 SLIDE _____ JOHNSON COUNTY COMMISSIONER'S COURT
 DATE _____ DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS COUNTY JUDGE _____
 DEPUTY _____

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
GRAND COUNTRY ADDITION
BEING 5,000 ACRES OF LAND SITUATED IN THE RALPH TANDY SURVEY, ABSTRACT NUMBER 824, JOHNSON COUNTY, TEXAS.
PREPARED: JANUARY, 2023



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

- PLAT NOTES**
- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 NORTH CENTRAL ZONE 1000.
 - THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OF TEXAS.
 - THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THIS PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL EASEMENTS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN THIRTY (30) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

5. **UTILITY PROVISIONS:**
WATER: PARALLEL WITH 1877.570 2006
ELECTRIC: UNBUILT COOPERATIVE SERVICES, LLC (817) 354-4911
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
6. **RIGHT OF WAY DEDICATION:**
40' ROW FROM CENTER OF ROAD ON EAS OR STATE
30' ROW FROM CENTER OF COUNTY ROAD OF PLATS IN SUBDIVISION
STREET EASEMENT:
10' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
BUILDING LINE:
37' FROM LOT LINE (EAST HALF 1/2 A.C.)
25' FROM LOT LINE (WEST HALF 1/2 A.C.)

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.

INDENTURES 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 COMPLIING WITH COUNTY STATE AND FEDERAL REGULATIONS PRIVATE SEWAGE FACILITIES. APPROVAL APPROVED BY ISSUING AGRUMENT STANDARDS MUST BE OBTAINED BY THE OWNER AT THE DEVELOPER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY REQUIRES UNDESIRABLE CONDITIONS, IF UNDESIRABLE CONDITIONS ARE REGULATED OR IF THE FACILITY WITHIN 500' DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN ACCORDANCE WITH CITY REGULATIONS IS AN AGRUMENT OF WATER THAT IS REQUIRED TO OBTAIN A SUBDIVISION MAP. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

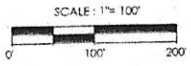
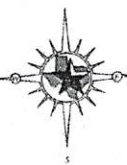
DUTY OF DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR ADJACENT OR DOWNSTREAM COUNTY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS 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 ADJACENT OR DOWNSTREAM COUNTY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, SERVICES OR FEATURES PORTRAYED HEREON ARE ACCURATE BECAUSE OF THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OF COMMON LAW OR AN INCORPORATING CITY JOHNSON COUNTY THE STATE OF TEXAS OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS APPEARED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

ACKNOWLEDGMENT:
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 JOINED AND SEVERALLY HEREBY AND HOLD HARRISS 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 APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.



FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND RALPH TANDY SURVEY ABSTRACT NUMBER 824, THERE IS NO FLOODING OF THE PROPERTY DESCRIBED IN THIS PLAT. THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 50-YEAR FLOOD PLAIN.

THE ABOVE REFERENCES FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NEP. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE CAUSED BY SEVERE UNCONFINED RAINFALL OCCURRING WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES ON SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE MAP.

NOTWITHSTANDING THE FLOW OF WATER OR CONSTRUCTIVE IMPROVEMENTS IN THE DRAINAGE BASIN, AND BEING OF OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ACROSS OR ACROSS THE 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 AN ADDRESS 340.10.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF SEASON.

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 WITHIN REASONABLE DUE DILIGENCE AND CARE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREE PLANTS, DIRT, OR RESIDUE, WHICH OBSTRUCTS THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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 ACCURATE AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MEASUREMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYOR'S REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 11 DAY OF January, 2023

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



OWNER:
GRAND COUNTRY HOMES LLC
5651 CR 401
GRANDVIEW, TX 76030
NO@GRANDCOUNTRYHOMES.COM
857-429-3412