

JAN 23 2023

April Long
County Clerk, Johnson County Texas

BY AK 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 2023-06

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

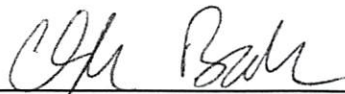
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Cariaga Estate**, Lot 1, Block A, in Precinct 4 and clarify that the filing of the plat which dedicates roads and streets 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:

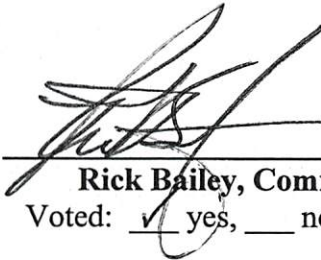
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Cariaga Estate**, Lot 1, Block A, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets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

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



Christopher Boedecker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



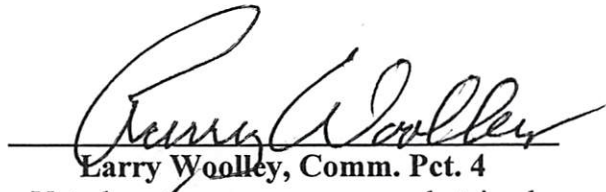
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



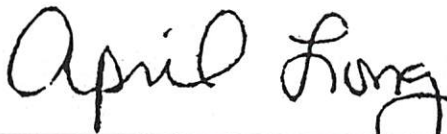
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



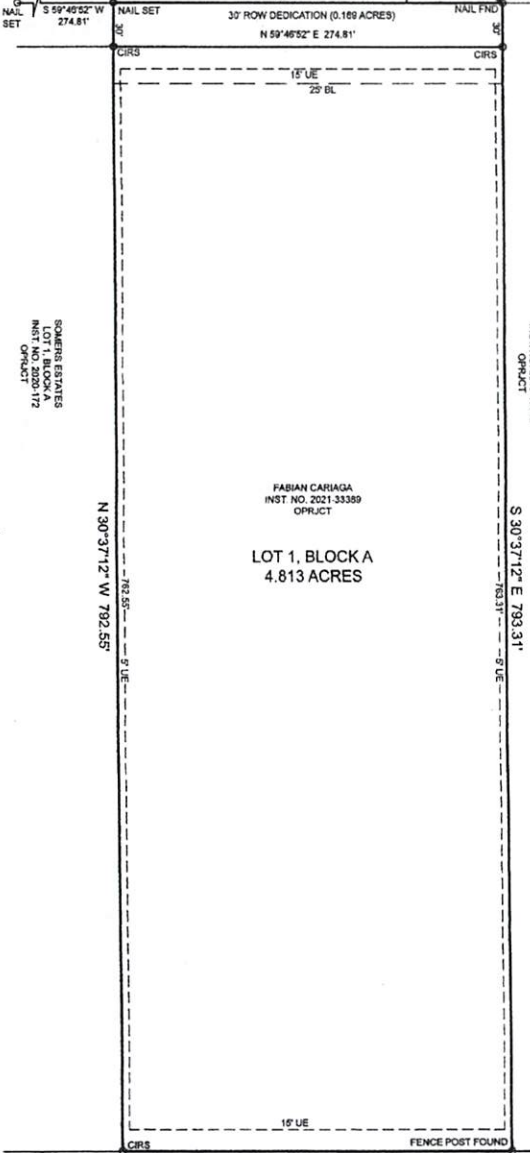


DEBORAH PARKER DOTY,
TRUSTEE OF THE DEBORAH PARKER DOTY TRUST
LINDI ANN PARKER JOHNSON,
TRUSTEE OF THE LINDI ANN PARKER JOHNSON TRUST
BRENDA KAY PADGETT,
TRUSTEE OF THE BRENDA KAY PADGETT TRUST &
LINDI ANN PARKER JOHNSON,
TRUSTEE OF THE DANNY PARKER, 1999 IRREVOCABLE TRUST
TRACT 1
INST. NO. 2012-2901
OP/RCT

COUNTY ROAD 206
(A VARIABLE WIDTH UNRECORDED ROW)

N 59°46'52" E 274.81'
3/4' ROW DEDICATION (0.169 ACRES)
N 59°46'52" E 274.81'

APPROXIMATE CENTERLINE OF ROAD



FABIAN CARIAGA
INST. NO. 2021-33389
OP/RCT

LOT 1, BLOCK A
4.813 ACRES

LOT 1, BLOCK A
WALDROP ACRES
CAB. E. PG. 291-292
OP/RCT

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4207, NAD 83, PER GPS OBSERVATIONS.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS SINGLE FAMILY RESIDENTIAL.

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

ELECTRIC COMPANY: UNITED COOPERATIVE SERVICES, 817-554-4000
PRIVATE WASTE WELL
PRIVATE INDUSTRIAL SEPTIC SYSTEM
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 UNOBTAINABLE COODS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SATURABLE 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. 482132972, DATED DECEMBER 4, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM". 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 "FIRM".

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 COURSE ALONG OR ACROSS SAID LOTS.

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

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCAIONED 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.

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 DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPART 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 ON 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 ENDSERGE 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 ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRING AND ADJUSTING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES

RIGHT-OF-WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
87' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FILING A PLAT

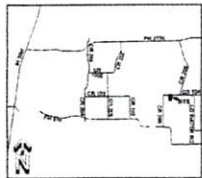
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH THE FINE AND CONFINEMENT FOR A PERSON WHOSE DUTY IS TO USE THE SUBDIVISION'S DESCRIPTION IN RECORDS IN THE MINUTES OF THE COMMISSIONERS COURT FOR A DEED, OR A CONTRACT OF SALE 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 CONTINUED 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.

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 BY THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OR RECORDED 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.

- LEGEND
- CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TARCS" SET
 - CIRF = CAPPED IRON ROD FOUND
 - IRF = IRON ROD FOUND
 - RR SPIKE FND = RAILROAD SPIKE FOUND
 - OP/RCT = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS
 - UE = UTILITY EASEMENT
 - BL = BUILDING LINE



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF JOHNSON

OWNER'S CERTIFICATE

WHEREAS FABIAN CARIAGA IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE L. MENEFEE SURVEY, ABSTRACT NO. 554, JOHNSON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2021-33389 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OP/RCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CONCORDANT OPPPOSITION LLC, RECORDED IN INSTRUMENT NO. 2018-19116, OP/RCT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DEBORAH PARKER DOTY, TRUSTEE OF THE DEBORAH PARKER DOTY TRUST, LINDI ANN PARKER JOHNSON, TRUSTEE OF THE LINDI ANN PARKER JOHNSON TRUST, BRENDA KAY PADGETT, TRUSTEE OF THE BRENDA KAY PADGETT TRUST AND LINDI ANN PARKER JOHNSON, TRUSTEE OF THE DANNY PARKER 1999 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 2012-2901, OP/RCT, IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 206 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE S 20°37'12" E ALONG THE EAST LINE OF SAID CARIAGA TRACT AND THE COMMON WEST LINE OF SAID CONCORDANT TRACT, PASSING AT A DISTANCE OF 33.85 FEET A 5/8" IRON ROD WITH CAP STAMPED "TARCS" SET FOR WITHIN A TOTAL DISTANCE OF 783.31 FEET A FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTHWEST CORNER OF SAID CONCORDANT TRACT;

THENCE S 59°46'52" W ALONG THE SOUTH LINE OF SAID CARIAGA TRACT AND THE COMMON NORTH LINE OF LOT 1, BLOCK A, WALDROP ACRES, RECORDED IN INSTRUMENT NO. 2020-172, OP/RCT, A DISTANCE OF 274.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TARCS" SET FOR THE SOUTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTHWEST CORNER OF SOMERS ESTATES, LOT 1, BLOCK A, RECORDED IN INSTRUMENT NO. 2020-172, OP/RCT;

THENCE N 20°37'12" W ALONG THE WEST LINE OF SAID CARIAGA TRACT AND THE COMMON EAST LINE OF SAID SOMERS ESTATES, PASSING AT A DISTANCE OF 782.85 FEET A 5/8" IRON ROD WITH CAP STAMPED "TARCS" SET FOR WITHIN A TOTAL DISTANCE OF 792.55 FEET A NAIL SET FOR THE NORTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTHEAST CORNER OF SAID SOMERS ESTATES AND IN THE SOUTH LINE OF SAID TRACT 1, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, FROM WHICH A NAIL SET FOR THE NORTHWEST CORNER OF SAID CONCORDANT TRACT BEARS S 89°45'00" W A DISTANCE OF 274.81 FEET;

THENCE N 59°46'52" E ALONG THE NORTH LINE OF SAID CARIAGA TRACT AND THE COMMON SOUTH LINE OF SAID TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A DISTANCE OF 274.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.022 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FABIAN CARIAGA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CARIAGA ESTATE, LOT 1, BLOCK A, 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, THIS THE 14th DAY OF January 2023

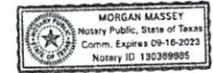
BY: *Fabian Cariaga*
FABIAN CARIAGA

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FABIAN CARIAGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SH/HE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL, THIS THE 14th DAY OF January 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Morgan Massey
09-16-2023



MY COMMISSION EXPIRES: 09-16-2023

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.



APPROVED BY THE JOHNSON COUNTY COMMISSIONERS COURT

THIS THE _____ DAY OF _____ 20__

BY: _____
COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT # _____

SLIDE _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT
CARIAGA ESTATE
LOT 1, BLOCK A
BEING A 5.002 ACRE TRACT
OF LAND SITUATED IN THE
L. MENEFEE SURVEY,
ABSTRACT NO. 554
JOHNSON COUNTY, TEXAS

OWNER:
FABIAN CARIAGA
P.O. BOX 305
MIDCOTTAHAN, TX 75065
214.356.7296

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TRFLS FIRMS NO 10184359