

JAN 23 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY AF DEPUTY

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 2023-07

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; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Flying Spur Ranch**, Lot 1, Block 1, in Precinct 1 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 **Flying Spur Ranch**, Lot 1, 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 23RD DAY OF JANUARY 2023.

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

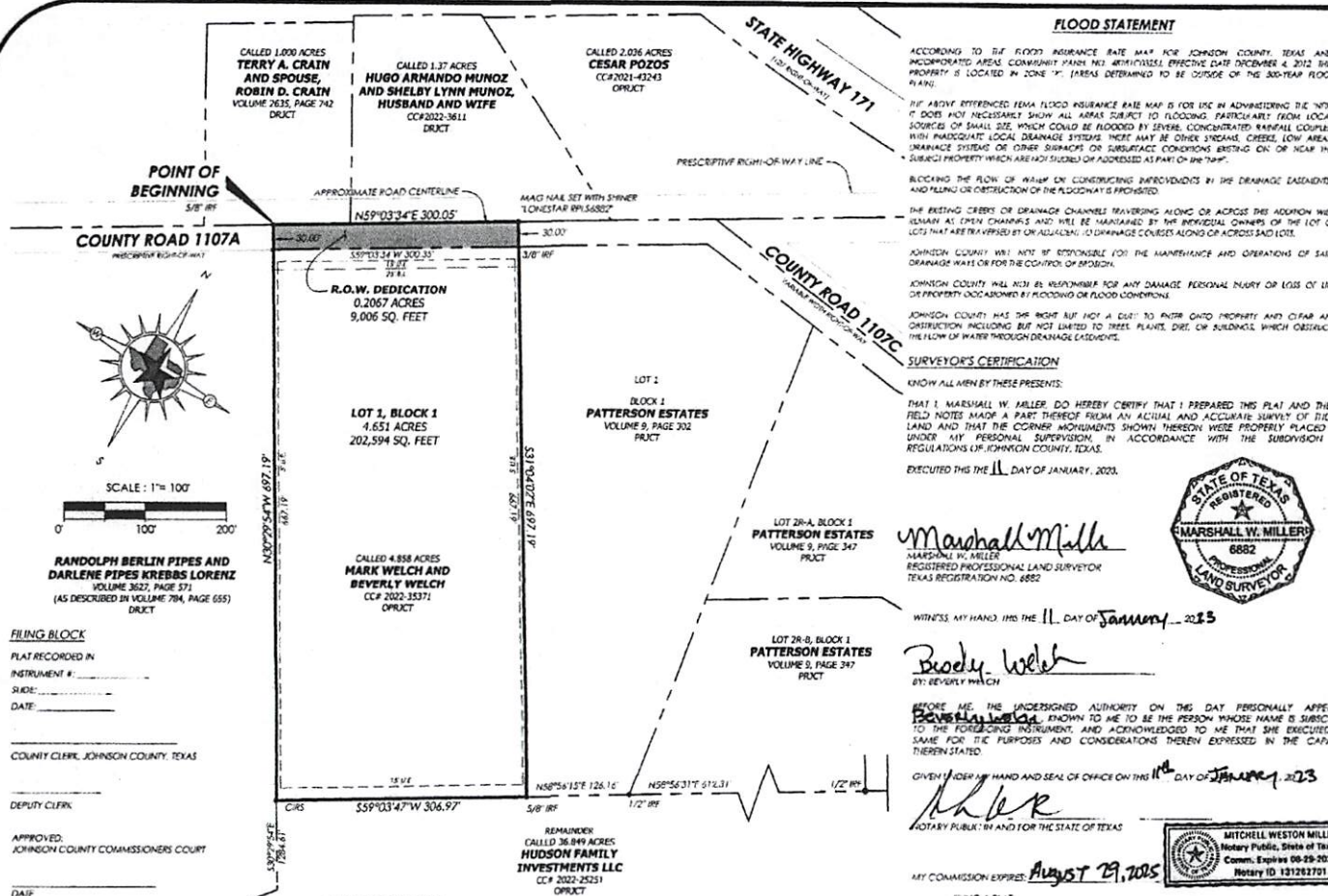
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk





FLING BLOCK
 PLAT RECORDED IN
 INSTRUMENT # _____
 SLIDE: _____
 DATE: _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK: _____
 APPROVED: _____
 JOHNSON COUNTY COMMISSIONERS COURT
 DAIR: _____
 COUNTY JUDGE: _____

- PLAT NOTES**
- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
 - EASEMENTS AND BUILDING SETBACKS:
 15' FROM LOT LINE IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES
BUILDING LINES
 30' FROM LOT LINE (STATE HIGHWAY & FM)
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
RIGHT-OF-WAY DEDICATION
 40' FROM CENTER OF ROAD ON F.M. OR STATE
 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
 - THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE DISCONTINUATION OF THE PROPOSED USE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVIDERS:
 WATER: PARKER WATER SUPPLY COMPANY (817) 373-2666
 ELECTRIC: UNITED COOPERATIVE SERVICES (817) 356-4000
 SEWIC: PRIVATE INDIVIDUAL SEWIC SYSTEM

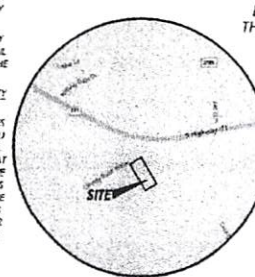
PRIVATE SEWAGE FACILITY
 ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
 INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE 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 RISK IF, IN NORMAL OPERATION OF THE FACILITY, RESULTS IN OBSERVABLE OCCURRENCE OF UNSATISFACTORY 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 MAINTAIN 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.
DUTIES OF DEVELOPER/PROPERTY OWNER
 THE APPROVAL AND FLING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR 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 FLING 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 OF IMPROPER IMPURIFICATION OF WATER 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 LOCATED 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 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 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 FLING 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 BUILDING, FENCES, TREES, SHRUBS, OTHER GROWING OR EMBODIEMENTS 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, PATROLS, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF AN OWNER.

FLOOD STATEMENT
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND MICROGRAPHIC AREAS COMMUNITY FLOOD MAPS, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 300-YEAR FLOOD PLAIN).
 IF ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "X" ZONE, 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 PROXIMATE LOCAL DRAINAGE SYSTEMS, THESE MAY BE OTHER CHANNELS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS, OR OTHER SOURCES OF SUBSTANTIAL CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN ON THE MAP.
 BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS BY THE DRAINAGE EASEMENTS AND PLACING AN OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED 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 WALES OR FOR THE CONTROL OF EROSION.
 JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED 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 SUBSIDALS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
SURVEYOR'S CERTIFICATION
 I 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.
 EXECUTED THIS 11TH DAY OF JANUARY, 2023.
 Marshall W. Miller
 MARSHALL W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6882
 WITNESS MY HAND AND SEAL OF OFFICE ON THIS 11TH DAY OF JANUARY, 2023
 Mitchell Weston Miller
 NOTARY PUBLIC, STATE OF TEXAS
 COM. EXPIRES 09-29-2025
 NOTARY ID 131267701
 MY COMMISSION EXPIRES August 29, 2025

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF JOHNSON
 WHEREAS, MARK AND BEVERLY WELCH, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE OWNER OF A 4.858 ACRE TRACT OF LAND SITUATED IN THE A.H. SEVIER SURVEY, ABSTRACT NO. 753, JOHNSON COUNTY, TEXAS, AND ALL OF A 4.858 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARK WELCH AND BEVERLY WELCH, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-33371, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:
BEGINNING AT 5/8" IRON ROD FOUND IN THE WESTERMOST CORNER OF SAID CALLED 4.858 ACRE TRACT OF LAND, AND BEING THE NORTHERMOST CORNER OF THAT CERTAIN TRACT OF LAND TRACTED BY DEED TO RANDOLPH BERLIN PIPES AND DARLENE PIPES KREBS LORENZ, RECORDED IN VOLUME 3627, PAGE 571, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1107A A PRESCRIPTIVE RIGHT-OF-WAY;
THENCE NORTH 59 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 4.858 ACRE TRACT, AND ALONG SAID CENTERLINE, A DISTANCE OF 300.05 FEET, TO A 1/4" IRON NAIL SET IN ASPHALT FOR THE NORTHERMOST CORNER OF SAID CALLED 4.858 ACRE TRACT;
THENCE SOUTH 31 DEGREES 03 MINUTES 02 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 4.858 ACRE TRACT, AT A DISTANCE OF 300.05 FEET, PASSING A 3/8" IRON ROD FOUND FOR THE WESTERMOST CORNER OF LOT 1, BLOCK 1, PATTERSON ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 302, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTHEAST LINE, BEING COMMON WITH THE SOUTHWEST LINE OF SAID LOT 1, A TOTAL DISTANCE OF 697.19 FEET, TO A 5/8" IRON ROD FOUND FOR THE EASTERMOST CORNER OF SAID CALLED 4.858 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 58 DEGREES 55 MINUTES 15 SECONDS EAST, A DISTANCE OF 124.61 FEET;
THENCE SOUTH 59 DEGREES 03 MINUTES 34 SECONDS WEST, OVER AND ACROSS SAID CALLED 36.849 ACRE TRACT OF LAND, A DISTANCE OF 306.87 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL58882" FOR THE SOUTHWEST CORNER OF SAID CALLED 4.858 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID PIPES TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 30 DEGREES 29 MINUTES 54 SECONDS EAST, A DISTANCE OF 124.61 FEET;
THENCE NORTH 30 DEGREES 29 MINUTES 54 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 697.19 FEET, TO THE POINT OF BEGINNING, 4.858 ACRES 1211.000 SQUARE FEET OF LAND, MORE OR LESS.
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT MARK WELCH AND BEVERLY WELCH, ACTING BY AND THROUGH THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, FLYING SPUR RANCH, 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 11TH DAY OF JANUARY, 2023
 Mark Welch
 Beverly Welch
 BY: MARK WELCH
 Mitchell Weston Miller
 NOTARY PUBLIC, STATE OF TEXAS
 COM. EXPIRES 09-29-2025
 NOTARY ID 131267701
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARK WELCH**, 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 11TH DAY OF JANUARY, 2023
 Mitchell Weston Miller
 NOTARY PUBLIC, STATE OF TEXAS
 COM. EXPIRES 09-29-2025
 NOTARY ID 131267701
 MY COMMISSION EXPIRES August 29, 2025

FLING 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 LIST THE SUBDIVISIONS DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPORT 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 CONVEYED UPON APPROVAL AND RECORDING OF THE PLAT, 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 BY A PLAT OR REPORT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
FLING A PLAT IS NOT ACQUITMENT OF LIABILITY FOR COUNTY MAINTENANCE
 THE APPROVAL AND FLING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROAD AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD STIFFEN OR PASSAGEWAY SET ASIDE IN THE 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 SAID ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
LEGEND
 DIRT = DIRT RECORDS JOHNSON COUNTY TEXAS
 FIRM = FIRM RECORDS JOHNSON COUNTY TEXAS
 OFFIC = OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
 LLS = COUNTY CLERK'S INSTRUMENT NUMBER
 IR = IRON ROD FOUND
 CRS = CRS CAPPED IRON ROD SET STAMPED "LONESTAR RPL 58882"



FINAL PLAT
LOT 1, BLOCK 1,
FLYING SPUR RANCH
 BEING 4.858 ACRES OF LAND SITUATED IN THE A.H. SEVIER SURVEY, ABSTRACT NO. 753, JOHNSON COUNTY, TEXAS
 JANUARY, 2023
 -LONESTAR-
 LAND SURVEYING, L.L.C.
 TBPELS FIRM# 10194700
 2813 COUNTY ROAD 400A,
 BURLESON, TX 76008
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM
 OWNER: MARK AND BEVERLY WELCH
 1604 CAPE PEARL TRAIL, JOSHUA, TX 76058 (817) 729-8734
 PROJECT NUMBER: 220928 DATE: JANUARY 10, 2023
 REVISED DATE: _____
 REVISION NOTES: _____
 SHEET 1 OF 1