MAY 23 2023

April Long



JOHNSON COUNTY

DEPUTY

COMMISSIONERS COURT

Rick Bailey Kenny Howell Christopher Boedeker

Commissioner

Mike White Commissioner Commissioner Larry Woolley Commissioner Precinct 4

County Judge Precinct 1 Precinct 2 Precinct 3 THE STATE OF TEXAS § § § **ORDER 2023-36 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

White, Pct. 3 WHEREAS, a motion was made by Commissioner and Woolley, Pct. 4 seconded by Commissioner that stated: make the motion to approve for filing purposes only, a Plat of Wilson 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 22nd day of May 2023.

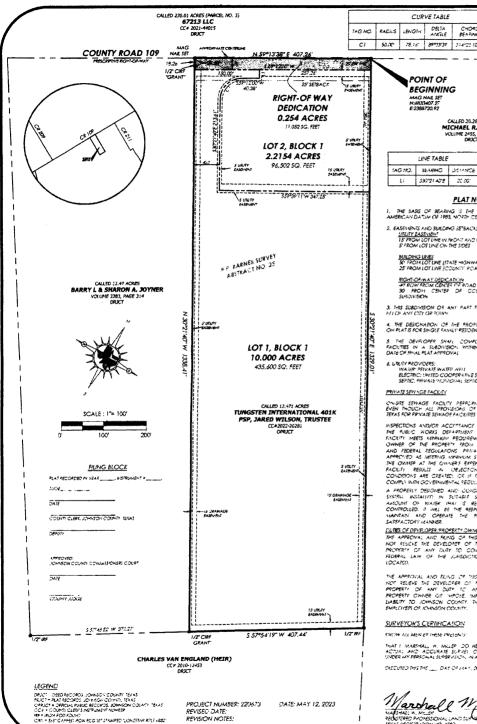
NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Wilson 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 22ND DAY OF MAY 2023.

Of Bole	
Christopher Boedeker, Johnson County Judge	
Voted: <u>√</u> yes, no, abstained	
The Deal	Len Houele
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted: ves, po, abstained	Voted: yes, no, abstained
Mike White	Lany Woolley
Mike White, Comm. Pct. 3	Larry Wootley, Comm. Pct. 4
Voted: yes, no, abstained	Voted: <u>\(\frac{1}{2}\)</u> yes, no, abstained
ATTEST: April Long, County Clerk	

Approving Plat Page 2



FLOOD STATEMENT

ACCOPDING TO THE RUDD INSUBANCE BATE HAP FOR XHMSON COUNTY TEXAS AND INCURPORATE AREA COMMINENT PARIE NO. 43512 COUNTY ENTER DRESHER AREA SECTIONS.

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THE SADY FREEDRICK SHIP THE PLOY SOLENCE AND THE SADY IS TO THE ENGINEER WHITE SADY IN THE SADY IN THE

BLOCKING THE FLOW OF WATER OF CONSTRUCTING IMPROVEMENTS IN THE DRAMAGE EXPENSIVE AMERICANS OR OBSTRUCTION OF THE FLOODWAY'S PROMBIED.

THE EYERING CREEKS OR DRAFFLAGE CHARMES TRAVERSING ALONG OR ACROSS THIS ADDITION WILL FRANKIN AS DIFFE CHARMES AND WILL BE WANDARDED ST THE PROVIDENCE OWNERS OF THE LOT OR COST THAT RETRAVERSED ST ADMINISTRATION DRAFFLAGE ALONG OR ACROSS SAND ACROSS SAND OR DRAFFLAGE ALONG OR ACROSS SAND ACROS

JOHNSON COUNTY WILL NOT BE FESPONSBLE FOR ANY DAMAGE. PEPSONAL BUJURY OR LOSS OF LIFE OR RECEETS COCCASIONED BY FLOODING OR FLOOD CONDITIONS.

ICHMANN COUNTY HAS THE RIGHT BUT NOT A DURY TO ENTER CARD PROPERTY AND CLEAR MAY DESIRICATION MICLIONING BUT NOT DURIED TO TREES, PLANTS, DRT. OR BULDWASS, WHICH OBSTRUCT THE RIGHT OF MUTULE HENCY ON DEMANGE FLORINGS.

EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATS THE STATUTES OR COMMON LAW OF AN INCORPORATED DITY JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE MAKE IS

AFFIXED HEREON TO MAKE ACCURATE AND TRUTHRIL REPRESENTATIONS
WHON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY

THE PROPERTY DRIVE ORES SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF FIS PLAT DIG HERESY AGREE TO JOHNLY AND SEVERALLY INDEMNEY AND HOLD HARMESS JOHNSON COUNTY AND THE COMMISSIONES, OFFICIAL AND EMPLOYEE OF JOHNSON COUNTY REOM ANY AND ALL CLAMS OF DAMAGES RESIDENCE FROM OF ALECGEURY ARTING ALL CLAMS OF DAMAGES RESIDENCE FROM OF ALECGEURY ARTING

FROM JOHNSON COUNTI'S APPROVAL OR FILING OF THIS PLAT OR

ANY PUBLIC LIBERY INCLUDING TOWNSON COUNTY SHALL HAVE THE

TOGRES AND EGRESS TO AND FROM SAID BASEMENTS FOR THE PURPOSE OF CONSTPUCION, PSCOLARACTION, HISPECTON, FATROLLING, MAINTARING AND ADDING TO DO REMOVING ALL OF PART OF HIS RESPICTIVE STREETS WITHOUT THE "RECESSIT" AT ANY TIME

APPROVED AND IS HELD FOR RECORDS WITH THE FORMAGE COUNTY CURRY, HOWEVER, SUB-DESCRIPTION MAY BE USED IF THE CONVENIENCE IS EXPESSED CONTINGENT ON APPROVIA, AND RECORDING OF THE FINAL PLAT AND THE PURCHASES IS NOT GIVEN USE OF OCCUPANCY OF THE PIRAL PROPRIETY CONNEYED BEFORE ME

A PURCHASES MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN

HUNG, A. PLAI, S. MOY, ACCEPTANCE, ON ROADS, FOR COUNTY MANTENANCE

PLAT OR REPLAT OF A SUBDILISION UNTIL SUCH TIME AS THE PLAT IS

REGARDING THE APPROVAL OF DISAPPROVAL OF THIS PLAT.

CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH

OF PROCURING THE PERMISSION OF ANYONE

NOCVINIY

UTILITY EASEMENT

FILING A PLAT

RECORDING OF THE PLAT.

SOF COUNTY MAINTENANCE

PLAT NOTES

CALLED 20,261 ACRES

MICHAEL R. NOACK

VOLUME 2455, PAGE 380 DRJCT

1. THE BASE OF BEARING S THE TEXAS COORDINATE SYSTEM, MORTH JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, AMERICAN DATUM OF PERS, NOTE: CREATE, COME ACC.

STREAMS, THESE DRAINES OF BEARINES OF THE PROPERTY OF THE

2. EASEMENTS AND BUILDING SETBACKS: UTELTY EASEMENT 15 FROM LOT LINE IN FRONT AND BACK 5' FROM LOT LINE ON THE SIDES

CHRVETARIE

POINT OF

MAG NAIL SE

BEGINNING

LINE TABLE

LENGTH

28.16"

DELTA ANGLE

CHORD

39°23'39 514'25 10'W 70.44

CHORD

BUILDING LINES
SO FROM LOT LINE ISTATE HIGHWA: A FM: 25 FROM LOT LINE (COUNTY FOAD OF SUSDIVISION ROADS)

RIGHT-OF-WAY DEDICATE IN JP. ROW FROM CRITES OF ROAD ON EM OR STATE SOFROM CRITER OF COUNTY POADS OF ROADS IN A SUBDIVISION

THIS SUBDIVISION OR ANY PAPT THEREOF IS NOT LOCATED WITHIN THE

4. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY PESIDENTIAL.

5 THE DEVFLOPER SHALL COMPLETE ALL ROADS AND DRAMAGE FACILITIES IN A SUBDIVISION. WITHIN TWELVE (12, MONTHS AFTER THE DATE OF SHALL PLAT APPROVAL.

6. UNLIV PROVIDERS: WATER PRIVATE WHIP WHI BECTROL WHIED COOPER IN E SERVICES (\$17, 556-KCO SEPIC. PRIVATE NUIVIDIAL SEPIC SYSTEMS

PRIVATE SEVINGE FACILITY

ONISITE SEWAGE FACILITY PEFFURNANCE CANNOT SE GUARANTESE EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY TRASFOR FRYATE SEWAGE FACILITIES ASE COMPUED WITH.

INSPECTIONS AND/OR ACCOMMENCE OF A PRIVATE SEMAGE FACKED BY THE SUBJECT WORK DEPARTMENT SHALL ADDICATE ONLY THAT EXCITED MEET MEMBRUM PROVIDENCES AND DOES NOT RELEVE THE OWNER OF THE PROVIETY FROM CONSTRUCT STATE AND FEDERAL REQUIRED. SPANTE SEMAGE FACILIES, ALTHOUGH AND FEDERAL REQUIRED. APPROVED AS MEETING ASSAURANCE STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE CONNERS EXPENSE S NORMAL OPERATION OF THE FACILITY RESULTS IN OPJECTIONABLE ODORS IF UNSAMILARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERT DESCRIPE AND CONSTRUCTED PRIVATE SENAGE FACULTY SYSTEM, INSTAILING NE SUFFERE SOOL CAN MARRIAGION IF THE AROUND ON WARRE MAY BE RECORDED TO DEPOSE OF IS HOLD CONTROLLED. If was the THE RESPONSIBILITY OF THE LOT OWNER THAT WARREST AND COPERATE THE PRIVATE SENAGE FACULTY IN A SATISFACTORY MANUER.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVED AND FRING OF THE PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OF OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL JOCAL STATE OF PEDERAL LAW OF THE JUNGDICTIONS AN WHICH THE PROPERTY IS

THE APPROVAL AND FRING OF THE PHAT BY HOMISSON COUNTY DOES THE APPROVAL AND TRUG OF THE THAT BY JOHNSON COUNTY DOES NOT RESERVE THE DEVELORE OF THE RECEPTION OF DIMER OF THE PROPERTY OF ANY DUTY TO ANY ADVICEM OR DOWNSTREAM PROPERTY OWNER OF WORSE INSPIRE OF PRANSES ANY DUTY OF LABOUT TO JOHNSON COUNTY THE COMMISSIONERS OFFICIALS OR EMPLOYERS OF INSPIRED COUNTY THE COMMISSIONERS OFFICIALS OR EMPLOYERS OF INSPIRED COUNTY.

SURVEYOR'S CERTIFICATION

THAT I MARMALL IN MILES DO HESSE CESTES THAT PREPARED THE PLAT AND THE PELE NOTES MADE A PART THESE OF FROM AN ACCUSE, AND ACCUSED SEVERS OF THE LAND AND HAT THE CONDER MICROSPESS SHOWN THESE IN WEST PROPERTY IN ACCOUNT UNDER MY PERSONAL SUPERATOR, A ACCORDANCE WITH THE SUBJECTION PEGLATIONS OF LITHINGTON COUNTS TEXAS.

EXECUTED THIS THE ___ DAY OF 1444, 2023.



OWNER JUNGSIEN INJERNATIONAL 401K PSP JARED WILSON, TRUSTEE F.O. 9OX 2396 BURLESON, TX 75097 PHONE: 214-374-3672

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, TUNGSTEN INTERNATIONAL 401% PSP. ACTING BY AND THROUGH FIRE UNDESIGNED IS THE OWNER OF A 12.469 ACTS IRACT OF LAND STUATED IN THE UNDERSONED AS THE STREAM STREAM AND BEING DOWNERS OF A STREAM STREAM AND OF A CALLED 12.471 ACTS IRACT OF LAND DISCIPLED BY DEED TO TUNGSTEN INTERNATIONAL JOIK PSP. LARED WILSON, TRUSTEE RECORDED IN COUNTY CLERKS INTERNATION OF DESIGNATIONS OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE FATICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAIG MAY SET AT THE HOPINGENHOUST CORNER OF SAID CALLED 1247. ACRE TEACH SAME BEING THE WESTERMICST CORNER OF A CALLED 1237 ACRE TEACH SAME BEING THE WESTERMICST CORNER OF A CALLED 1237 ACRE MICROSOFT AND DESCRIPTED AT DEED OF MICHAEL PLANCE RECORDED AN VICIME 2455 FAGE 385, DEED RECORDS JOHNSON COUNTY TEAS, AND BEING ME APPROVAMENT CORNERS OF COUNTY TEAS, AND BEING ME APPROVAMENT COUNTY TEAS, AND BEING THE APPROVAMENT TEAS, AND BEING THE APPROVAMENT TEAS, AND BEING THE APPROVA RIGHT OF WAY

REGISTORANT.

HERICE SOUTH 30 DEGREES 21 MINNIES 40 SECONDS BAST ALONG THE MORTHANS.

UNE OF SAID CALED 12471 ACRE TEACT, SERNG COMMON WITH 15 SOUTHWEST.

INFO OF SAID CALED 12461 ACRE TEACT, SERNG COMMON WITH 15 SOUTHWEST.

REON ROD POUND AT THE EASTERMOST CORNER OF SAID CALED 12471 ACRE

TEACT, SAINE BERNG THE SOUTHERMOST CORNER OF SAID CALED 12471 ACRE

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OF LICET JAMANE MOMENTA, RECORDED AN COUNTY CLEEKY INFORMATION MANUER. 2015-12453, DEED RECORDS, JOHNSON COUNTY TEXAS:

THEN THE NORTH SO DEGREES 21 MINUTES NO SECONDS WEST, DEPARTING SAID COMMON TIME AND ALONG THE SOUTHWEST TIME OF SAID CALLED 1247 ACRE TRACT BEING COMMON WITH THE MORTPHAST THE OF SAID CALLED 1247 ACRE TRACT BY A PRIMARY OF LEGAL THE MORTHMAN OF ALL THE TRACT BEING SAID OF LEGAL THE ACRE TRACT AT A DISTANCE OF LEGAL THE ACRE TRACT COMMON THE ACRE TRACT CALLED 1247 ACRE TRACT, SAINS BEING THE MORTHMANHOUS OF LAND CALLED 1247 ACRE TRACT, AND BEING THE MORTHMANHOUS COMMON OF AND CALLED 1247 ACRE TRACT, AND BEING THE MORTHMANHOUS COMMON OF AND CALLED 1247 ACRE TRACT, AND BEING THE MORTHMANHOUS COMMON OF AND CALLED 1247 ACRE TRACT, AND BEING THE APPROXIMATE CHARGE OF SAID COMMON FOLLOWS.

DEFICE FORTH ST DEGREES 13 ANNUTE 18 SECONDS EAST DEPARTING SAD COMMON LINE AND ALONG THE MORTHWEST LINE OF SAIC CALED 124T ACRE TRACE A DISTANCE OF WILLS FEEL TO THE POINT OF BEGINNING, AND CONTAINING 1248 ACRES OF 343-153 SQUAREFEET OF LAND, MORE OF LESS.

NOW THEREPORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT TUNGSTEN INTERNATIONAL ADIE REF ACTING BY AND THEOLOGY. THE UNDERSOUND OWNER OF THE ABOVE DESCRIBED TRACE OF LAND, DOES HEREBY ACCORDING THE DESCRIBATION THE HERBY DESCRIBED PROPERTY AS LODE, AS EACH THE STATE DESCRIBATION THE HERBY DESCRIBED PROPERTY AS LODE, AS EACH TO ADDITION FOR LIGHTED COUNTY, SENSE AND HEREBY DEDICATE TO THE VISIES AS HIMPOUT RESERVANTS WHAT STATES THE STREETS PASSIBLETS ROBIT OF HARMAND ANY CITIES PUBLIC ARE SHOWN HEREBY. ART MERC STREET, MICLOURGE CHANNING COUNTY SHALL HAVE MISH IN MOST ID ART OF ART OF ART BUILDINGS.
FENCES TREES SHIPJER DIVINE SHOWNES, OR REPRODUCED TO WHICH HAVE MANY MAY EXAMINED ON THEFERER WITH ME CONSTRUCTION OR MAININFHANCE OR REPROACY OF ITS REPRETURE STREETS IN ANY OR MAININFHANCE OR REPLACED OF ITS REPRETURE STREETS IN ANY OR THE LAST MERC SHOWN OF THE THAT AND ANY PROED JUST MICLIOTIC JOHNSON COUNTY SHALL HAVE THE MICH AT ALL TIMES OF

WINESS MY HAND THIS THE 12 DAY OF May 2003

land Wilow JARED WILSON, TRUSTEE

THE A CREMAN OFFERSE PUNCHASIES Y A PINE OF UP TO \$1000.00 SEPORE ME THE MYDESHONED AUTHORITY ON THE DAY PERSONALLY APPEARED COMPRESENT IN THE COUNTY MA FIRST UP TO BY DAYS OR BY SOTH HE AND CONSEMENT OF A PERSON WHOSE YEAR. SECTION OF THE PERSON WHOSE FIRST WAS A PERSONALLY AS A PERSONAL WAS A PERSONALLY AS A PER

CONFIDENCE IN THE COUNTY MALE FOR UP TO BY DAYS OR BY BOTH MEET AND CONFIDENCE FEAT.
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FINAL PLAT LOTS 1 & 2, BLOCK 1, WILSON ADDITION

BEING 12.469ACRES OF LAND SITUATED IN THE PHILIP P. BARNES SURVEY. ABSTRACT NO. 25, JOHNSON COUNTY, TEXAS

MAY, 2023



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707 2813 COUNTY ROAD 804A. BURLESON, TX 76028 MARSHALL MILLER@LONESTARLANDSURVEYING COM