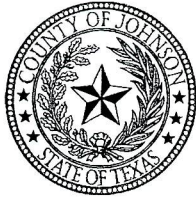


JUN 13 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY AL 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

COUNTY OF JOHNSON

§
§
§

ORDER 2023-39

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 **Barker Addition**, Lot 1 & Lot 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 12th day of June 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Barker Addition**, Lot 1 & Lot 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 12TH DAY OF JUNE 2023.

Ch Boede

Christopher Boedecker, 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



**SAMUEL P HUNTER SURVEY
ABSTRACT NO. 336**

**TRACT I
(CALLED 6.768 ACRES)
JUSTIN GREG FRIESEN & MORGAN RYLEE FRIESEN
DOC 2022-04348
D.R.J.C.T.**

**TRACT II
(CALLED 6.384 ACRES)
JUSTIN GREG FRIESEN & MORGAN RYLEE FRIESEN
DOC 2022-04348
D.R.J.C.T.**

**(DEED CALL S 59°35'24" W 587.17'
S 59°34'08" W 586.84'**

**LOT 1, BLOCK 1
210,670 SQ. FT. OR
4.836 ACRES**

**(CALLED 19,000 ACRES)
LYNN WALL MARTIN, BETHANY BARKER JONES & BLAKE GERALD BARKER
LYNN WALL MARTIN LIFE ESTATE
DOC NO 2021-32273
D.R.J.C.T.**

**LOT 2, BLOCK 1
213,190 SQ. FT. OR
4.894 ACRES**

**TRACT 1
CINDY A. MILSAP & MONNIE BIGHAM
DOC NO 2010-21340
D.R.J.C.T.**

**(CALLED 1,496 ACRES)
DAVID NARRIN
DOC NO 2018-28380
D.R.J.C.T.**

**(CALLED 3,000 ACRES)
THOMAS GLENN JONES & PAULA J. JONES
DOC NO 2013-7515
D.R.J.C.T.**

**(CALLED 3,007 ACRES)
THOMAS GLENN JONES & PAULA J. JONES
VOL 1009, PG 33
D.R.J.C.T.**

**TRACT ONE
(CALLED 6,000 ACRES)
DORIS MARIE CONWAY, LIFE ESTATE
DOC NO 2021-34109
D.R.J.C.T.**

**JUDY APPLE
DOC NO 2017-09018
D.R.J.C.T.**

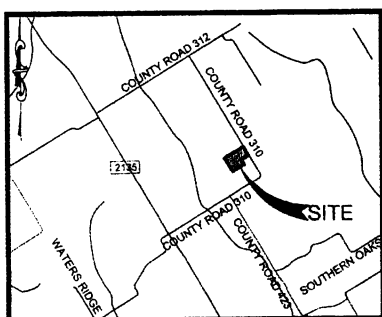
**LOT 1, BLOCK 1
BLUE BIRD WOODS
VOL 11, PG 818
P.R.J.C.T.**

**LOT 2, BLOCK 1
BLUE BIRD WOODS
VOL 11, PG 818
P.R.J.C.T.**

**LOT 3R, BLOCK 1
BLUE BIRD WOODS
DOC NO 2020-231
P.R.J.C.T.**

**LOT 4R, BLOCK 1
BLUE BIRD WOODS
DOC NO 2020-231
P.R.J.C.T.**

**VICINITY MAP
NTS**



Plat Recorded in
Instrument # _____
Slide, _____
Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk"

**OWNER:
LYNN WALL MARTIN
4185 COUNTY ROAD 310
CLEBURNE, TEXAS 76031
817-648-2152**

**BETHANY BARKER JONES
3305 S 6TH STREET
ABILENE, TEXAS 79605
832-326-8215**

**BLAKE GERALD BARKER
10300 WALLEY WAY
WACO, TEXAS 76708
817-648-6362**

**FINAL PLAT
BARKER ADDITION
LOT 1 & LOT 2, BLOCK 1
BEING
10.000 ACRES
SITUATED IN THE
SAMUEL P. HUNTER SURVEY, ABSTRACT NO. 336
JOHNSON COUNTY, TEXAS
MARCH 17, 2023**

COMMENT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTES: The limits of bearings for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum 1983 are:
(2) CAD = Controlling measurement.
(3) Unless otherwise noted, all real property is affected by any and all notes, details, amendments and other matters that are shown on or a part of the recorded plat and/or any part of the file concerning this survey.

BLUESTAR SURVEYING

1014 20th St
Cleburne, TX 76031
817-648-2152
www.bluestarsurveying.com

FIRM NUMBER 10147000
10147000
10147000
10147000

JN 23-054 SHEET 1 OF 2 DATE: 6/18/23

OWNER'S CERTIFICATE

WHEREAS LYNN WALL MARTIN, BETHANY BARKER JONES & BLAKE GERALD BARKER, are the sole owner of a 10,000 acre tract of land situated in the SAMUEL P. HUNTER SURVEY, ABSTRACT NO. 336, Johnson County, Texas, being that certain tract of land described in a deed to Lynn Wall Martin, Bethany Barker Jones and Blake Gerald Barker, Life Estate, recorded in Document Number 2021-32273, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Barker tract, and a called 1.496 acre tract of land described in a deed to David Martin, recorded in Document Number 2018-26380, Deed Records, Johnson County, Texas, said point being the centerline of County Road 310, more or less;

THENCE S 59°33'47" W, along the common line of said Barker, and said called 1.496 acre tract, a distance of 312.54 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Barker tract, and said called 1.496 acre tract;

THENCE S 30°46'40" E, along the common line of said Barker tract, and said called 1.496 acre tract, a distance of 208.11 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Barker tract, and said called 1.496 acre tract, and being in the north line of Tract One, a called 6.00 acre tract of land described in a deed to Doris Marie Conway Life Estate, recorded in Document Number 2021-34109, Deed Records, Johnson County, Texas;

THENCE S 59°40'13" W, along the common line of said Barker tract, and said called 5,000 acre tract, passing the common corner of said called 5,000 acre tract, and a called 3,007 acre tract of land described in a deed to Thomas Glenn Jones and Paula J. Jones, recorded in Volume 1009, Page 33, Deed Records, Johnson County, Texas, passing the common corner of said called 3,007 acre tract, and a called 3,000 acre tract of land described in a deed to Thomas Glenn Jones and Paula J. Jones, recorded in Document Number 2013-7519, Deed Records, Johnson County, Texas, and continuing a total distance of 523.81 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Barker tract, and said called 3,000 acre tract, and being in the east line of Tract I, described in a deed to Cindy A. Milasp and Monnie Bligham, recorded in Document Number 2010-21340, Deed Records, Johnson County, Texas;

THENCE N 30°31'49" W, along the common line of said Barker tract, and said Tract I, passing a 1/2 inch iron rod with cap stamped "RPLS 5614" found for the common corner of said Tract I, and a separate tract of land described as Tract II, a called 6.384 acre tract of land to Justin Greg Friesen and Morgan Rylee Friesen, et ux, recorded in Document Number 2022-04348, Deed Records, Johnson County, Texas, and continuing a total distance of 598.45 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Tract II, and said Barker tract;

THENCE N 59°33'47" E, along the common line of said Barker tract, and said Tract II, a distance of 835.54 feet to a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Barker tract, and said Tract II, said point being in the centerline of said County Road 310, more or less;

THENCE S 30°31'00" E, along the east line of said Barker tract, and along the centerline of said County Road 310, more or less, a distance of 391.32 feet to the POINT OF BEGINNING and containing 435,600 square feet or 10,000 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Lynn Wall Martin as Grantor and Life Tenant under an Enhanced Life Estate Deed, Instrument No. 2021-32273; AND Bethany Barker Jones as Remainderman, Grantee and Beneficiary under an Enhanced Life Estate Deed, Instrument No. 2021-32273; AND Blake Gerald Barker as Remainderman, Grantee and Beneficiary under an Enhanced Life Estate Deed, Instrument No. 2021-32273 as owners of the stated interests in the above described tract of land, do hereby adopt this plat designating the herein described property as BARKER ADDITION, LOT 1 & LOT 2, BLOCK 1, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way, and any other public area shown hereon.

WITNESS OUR HAND, this the 19th day of May, 2023.

By: Lynn Wall Martin, Lynn Wall Martin

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Lynn Wall Martin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of May, 2023. Notary Public in and for The State of Texas. My Commission expires: 8/6/2023. MARY BULLOCK, Notary Public, State of Texas, Notary ID 13211836-8, My Commission Exp. 08-06-2023.

WITNESS OUR HAND, this the 19th day of May, 2023.

By: Bethany Barker Jones, Bethany Barker Jones

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Bethany Barker Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of May, 2023. Notary Public in and for The State of Texas. My Commission expires: 8/6/2023. MARY BULLOCK, Notary Public, State of Texas, Notary ID 13211836-8, My Commission Exp. 08-06-2023.

WITNESS OUR HAND, this the 19th day of May, 2023.

By: Blake Gerald Barker, Blake Gerald Barker

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Blake Gerald Barker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of May, 2023. Notary Public in and for The State of Texas. My Commission expires: 8/6/2023. MARY BULLOCK, Notary Public, State of Texas, Notary ID 13211836-8, My Commission Exp. 08-06-2023.

GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any city or town.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 817-760-5200
Electricity: United Co-Op 817-556-4000
Septic: Private Individual Septic Systems.

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 make 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's expense if normal operation of the facility results in objectionable odors, if unsanitary 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 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. 48251C0325J, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

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 courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

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 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 or downstream property owner or impose, input 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 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 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 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, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$100,000, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description 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 replat, if 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 contingent 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 replat 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 in this 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 such road, street or passageway for county maintenance.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (#202), NAD83 (CORSS96).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. THIS PROPERTY IS SUBJECT TO EASEMENT RECORDED IN INSTRUMENT NUMBER 2017-20511, DEED RECORDS, JOHNSON COUNTY TEXAS

NOTES:

Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State
30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement: 15' from lot line in front and back
5' from lot line on the sides
Building Lines: 50' from lot line (State Highway & F.M.)
25' from lot line (County Road or Subdivision Roads)

Plat Recorded in

Instrument # _____
Slide, _____
Date _____ DAY OF _____, 2023

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

County Clerk, Johnson County, Texas

County Judge

"Deputy Clerk"

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, March 17, 2023. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 05/15/2023



OWNER: LYNN WALL MARTIN
4185 COUNTY ROAD 310
CLEBURNE, TEXAS 76031
817-648-2152

BETHANY BARKER JONES
3305 S 6TH STREET
ABILENE, TEXAS 79605
832-326-8215

BLAKE GERALD BARKER
10300 WALLEY WAY
WACO, TEXAS 76708
817-648-8362

FINAL PLAT
BARKER ADDITION
LOT 1 & LOT 2, BLOCK 1
BEING
10,000 ACRES
SITUATED IN THE

SAMUEL P. HUNTER SURVEY, ABSTRACT NO. 336
JOHNSON COUNTY, TEXAS
MARCH 17, 2023

BLUESTAR SURVEYING logo and contact information. Includes copyright notice for Bluestar Surveying LLC and firm number 18147330.