

FEB 27 2023

April Long
County Clerk, Johnson County Texas

BY [Signature] 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

§
§
§

ORDER 2023-16

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 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 Victor's Place, 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 27th day of February 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

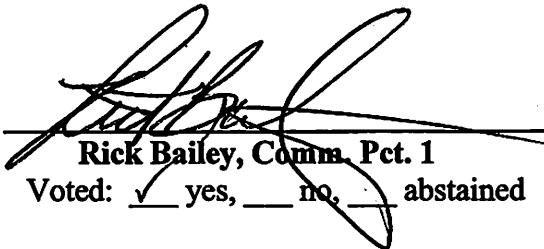
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Victor's Place, Lot 1, Block A, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county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

WITNESS OUR HAND THIS, THE 27TH DAY OF FEBRUARY 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



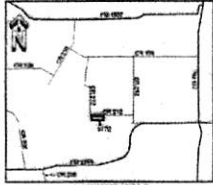
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

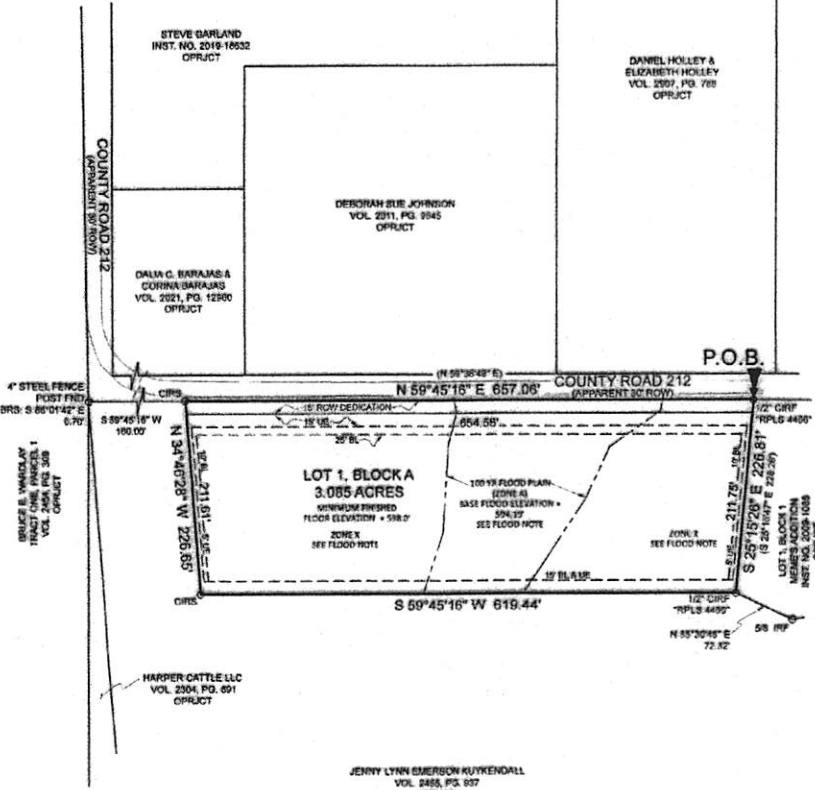


ATTEST: April Long, County Clerk





VICINITY MAP NOT TO SCALE



NOTES:

HEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 49N, NAD 83, PER GPS OBSERVATIONS.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETI 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 TWENTY (20) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

ELECTRIC COMPANY: UNITED COOPERATIVE SERVICES, 821-558-8000

PRIVATE WATER WELL

PRIVATE INDIVIDUAL SEPTIC SYSTEM

PRIVATE SEWAGE FACILITY

ON-SITE WASTEWATER 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, HOWEVER APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSCURANTION CONDITIONS. IF UNUSUAL 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 SUITABLE SOIL, CAN MAINTAIN/FUNCTION IN 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. 48230G01 DATED DECEMBER 4, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, "ZONE "A", DEFINED AS "THE RAISED FLOOD ELEVATIONS DETERMINED BY ZONE A OR B OR THE FLOOD PLAIN ELEVATIONS AS FLOOD ELEVATION AND MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE FROM FLOOD SURVEY PERFORMED BY JAMES H. MCDILL WITH DAVIS & MCDILL, INC., DATED 1/13/2013.

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, BUT SUBDIVIDES REAL PROPERTY TO BE SMALL SIZE, WHICH WOULD BE "LOADED BY SEVERAL, CONCENTRATED RAINFALL EQUIPPED WITH ADEQUATE 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 "NFIP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE DRAINAGE SYSTEMS IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS AREA WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT ON LOTS THAT ARE TRAVELING 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 FLOODING.

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.

OUTS 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 LAWS 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 LIABILITY TO ANY CITY, STATE OR FEDERAL AGENCIES OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTAHEARD HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT. IT DOES NOT WARRANT 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 ITS 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 ENDSOR 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 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.

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

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES:

60' FROM LOT LINE (EXCEPT HWY & S.M.)

20' FROM LOT LINE (COUNTY HIGHWAY OR SUBDIVISION RIGHTS)

15' FROM LOT LINE CAN BEAR

10' FROM LOT LINE OF SIDES

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$2000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO PROVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OR CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER DEED OR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID CONVEYANCE 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.

IN THE EVENT OF RECORDS IN THE AMMUNITIONS OF THE CLERK'S OFFICE OF JOHNSON COUNTY, TEXAS SPECIALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS VICTOR LUCIO PEREZ AND JUANA ARVIZU VELAZQUEZ ARE THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE R. RHODES SURVEY, ABSTRACT NO. 715, AND BEING A ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO VICTOR LUCIO PEREZ AND JUANA ARVIZU VELAZQUEZ, RECORDED IN INSTRUMENT NO. 2025-1832, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRC); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 12" IRON ROD WITH CAP STAMPED "19918 488" FOUND FOR THE NORTHEAST CORNER OF SAID PEREZ TRACT AND THE COMMON NORTHWEST CORNER OF LOT 1, BLOCK 1, MENES ADDITION, AN ANGLE OF 101° 10' 00" IN THE APPARENT SOUTH RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 212 AN APPARENT 30' ROW (CR 212);

THENCE S 75° 15' 00" E. ALONG THE EAST LINE OF SAID PEREZ TRACT AND THE COMMON WEST LINE OF SAID LOT 1, A DISTANCE OF 229.81 FEET TO A 12" IRON ROD WITH CAP STAMPED "RPL6 4466" FOUND FOR THE SOUTHEAST CORNER OF SAID PEREZ TRACT AND A COMMON ANGLE CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JENNY LYNN EMERSON KUYKENDALL, RECORDED IN VOLUME 2451, PAGE 697, OF THE COMMON SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH A 60" IRON ROD FOUND FOR AN ANGLE POINT IN THE COMMON SOUTH LINE OF SAID LOT 1 BEARS N 85° 24' 42" E. A DISTANCE OF 72.33 FEET.

THENCE S 89° 45' 16" W. ALONG THE SOUTH LINE OF SAID PEREZ TRACT, A DISTANCE OF 616.44 FEET TO A 50" IRON ROD WITH CAP STAMPED "1793C3" SET FOR THE SOUTHWEST CORNER OF SAID PEREZ TRACT.

THENCE N 34° 42' 20" W. ALONG THE WEST LINE OF SAID PEREZ TRACT, A DISTANCE OF 229.81 FEET TO A 60" IRON ROD WITH CAP STAMPED "1793C3" SET FOR THE NORTHWEST CORNER OF SAID PEREZ TRACT AND IN THE APPARENT SOUTH ROW LINE OF SAID CR 212, FROM WHICH THE NORTHWEST CORNER OF SAID KUYKENDALL TRACT AND THE COMMON NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HARPER CATTLE LLC, RECORDED IN VOLUME 2504, PAGE 691, OF THE COMMON ANGLE POINT IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE, PARCEL 1 IN DEED TO BRUCE E. WARDLAW, RECORDED IN VOLUME 2451, PAGE 576, OF THE COMMON SOUTH LINE OF SAID LOT 1 BEARS S 64° 45' 15" W. A DISTANCE OF 153.00 FEET.

THENCE N 89° 45' 16" E. ALONG THE NORTH LINE OF SAID PEREZ TRACT AND THE COMMON APPARENT SOUTH ROW LINE OF SAID CR 212, A DISTANCE OF 667.06 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.311 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT VICTOR LUCIO PEREZ AND JUANA ARVIZU VELAZQUEZ, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY APPROVE THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS VICTOR PEREZ TRACT, 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 9th DAY OF February, 2023.

BY Victor Lucio Perez
VICTOR LUCIO PEREZ

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 VICTOR LUCIO PEREZ, 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 HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE 9th DAY OF Feb, 2023.

Rita M. Esquivel
RITA M. ESQUIVEL
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
Notary ID: 124001465

WITNESS MY HAND, THIS 9th DAY OF February, 2023.

BY Juana Arvizu Velazquez
JUANA ARVIZU VELAZQUEZ

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 JUANA ARVIZU VELAZQUEZ, 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 HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE 9th DAY OF Feb, 2023.

Rita M. Esquivel
RITA M. ESQUIVEL
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
Notary ID: 124001465

J. JEREMY D. RUCKENBAUM, 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.

J. J. Ruckenaum
J. JEREMY D. RUCKENBAUM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 124001465



LEGEND:

CRS = 8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1793C3" SET

CRF = CAPPED IRON ROD FOUND

IRF = IRON ROD FOUND

OPRC = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

UE = UTILITY EASEMENT

BL = BUILDING LINE

PLAT RECORDED BY INSTRUMENT NO. _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

UTILITY CLERK _____

APPROVED BY THE JOHNSON COUNTY COMMISSIONERS COURT

THIS _____ DAY OF _____, 2023.

BY _____

BY _____

BY _____

BY _____

FINAL PLAT

LOT 1, BLOCK A
VICTOR'S PLACE

BEING A 3.311 ACRES TRACT OF LAND SITUATED IN THE R. RHODES SURVEY ABSTRACT NO. 715 JOHNSON COUNTY TEXAS

OWNER:
VICTOR LUCIO PEREZ &
JUANA ARVIZU VELAZQUEZ
1745 CR 212
GRANDVIEW, TX 75055
469 716 9938

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 282
WAXAHAMIE, TEXAS 75165
809 518 0338
TEPL6 FIRMS NO. 10194360