

FEB 27 2023

April Long
County Clerk, Johnson County Texas

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

§
§
§

ORDER 2023-17

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 **Calderon Addition**, Lot 1 and Lot 2, Block 1, in Precinct 2 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:

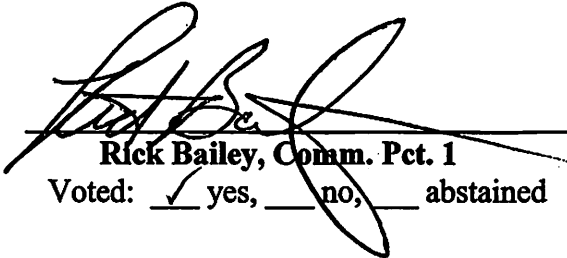
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Calderon Addition**, Lot 1 and Lot 2, Block 1, in Precinct 2 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those 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



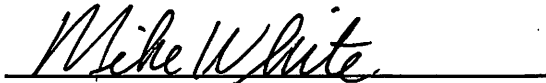
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



Mike White, Comm. Pct. 3

Voted: yes, no, abstained



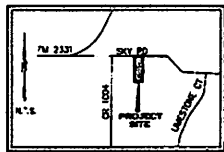
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





LEGEND

- RS 5/8" IRON ROD SET WITH A PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- RF IRON ROD FOUND
- RF CAPPED IRON ROD FOUND
- CM (CAL) CONTROLLING MONUMENT
- O.P.A.L.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE NORTH CENTRAL ZONE (4302), TRANS MGRAND, ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BEARINGS OBTAINED ON THE BEINGS OF THE SUBJECT PROPERTY AND THE DISTANCES OF A PORTION OF THE BOUNDARY ON THIS FINAL PLAT AND PROPERTY HEREON WERE OBTAINED BY MEASUREMENT OF AN INSTRUMENT OF STEEL TAPEWORK WHICH MAY BE SUBJECT TO OTHER METHODS THAT COULD EXIST AND ARE NOT SHOWN.
- () SHOWS MISSING DATA.

GENERAL NOTES

- BEING A TRACT OF LAND LAYING OUT THE JOHNSON COUNTY TEXAS LAND SURVEY ABSTRACT NO. 437, JOHNSON COUNTY TEXAS BEING PART OF THE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 206, PAGE 103, O.P.A.L.C.T.
- BEING A TRACT OF LAND LAYING OUT THE JOHNSON COUNTY TEXAS LAND SURVEY ABSTRACT NO. 437, JOHNSON COUNTY TEXAS BEING PART OF THE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 206, PAGE 103, O.P.A.L.C.T.
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NOT WITHSTANDING TO ALL MEN BY THESE PRESENTS

THAT ERN CALDERON HARGIS IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY NOTIFY THE PLAT GRANTEE THE NEIGHBORHOOD PROPERTY AS SHOWN IN BLOCK 1, CALDERON ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY OBTAINS THE PUBLIC GOOD, WITHOUT RESERVATION OF THE RIGHTS, EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

WITNESSE MY HAND AND SEAL OF OFFICE THIS 14th DAY OF February 2023
 Ern Calderon Hargis
 ERN CALDERON HARGIS

STATE OF TEXAS
 COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 14th DAY OF February 2023 BY ERN CALDERON HARGIS, CURED UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF February 2023.

_____ Janna Gomez Brown
 COUNTY CLERK JOHNSON COUNTY TEXAS

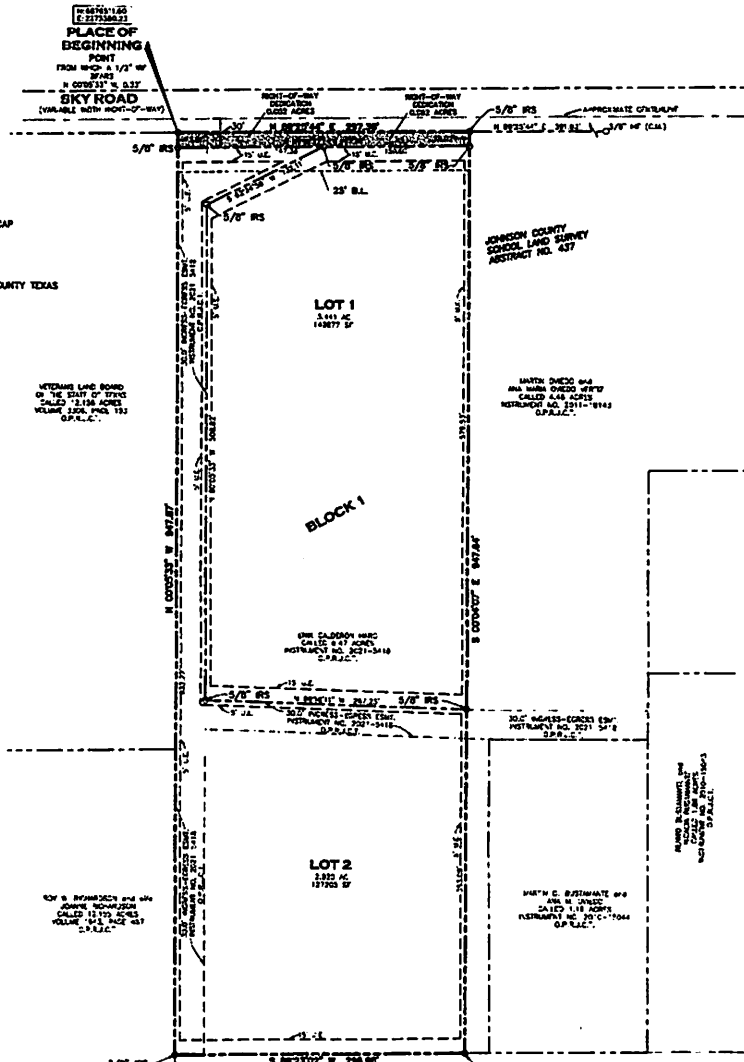
BY COMMISSION OFFICER



PLAT RECORDED IN
 YEAR _____ INSTRUMENT # _____
 SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

APPROVED BY JOHNSON COUNTY
 COMMISSIONER'S COURT ON THE
 DAY OF _____, 20____
 COUNTY JUDGE _____

*NO UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN THE 20 YEAR OF THE DATE OF APPROVAL BY THE COMMISSIONER'S COURT.



JOHNSON COUNTY, TEXAS NOTES

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- UTILITY PROVIDERS:
 WATER SERVICE WILL BE PROVIDED BY PRIVATE WELL.
 ELECTRIC SERVICE IS TO BE PROVIDED BY UGZ PHONE 817-688-0200.
 SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- FLOOD STATEMENTS:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY PANEL NO. 46283-004-1, EFFECTIVE DATE DECEMBER 04, 2015, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DEEMED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN).
 THE BEING REPRODUCED FROM FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE "FIRM". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF RAINFALL, BUT SHOULD BE USED IN CONJUNCTION WITH APPLICABLE LOCAL DAMAGE PREVENTION AND CONTROL MEASURES THAT MAY BE OTHER STRONGS, CHANNELS, LEAK AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR INDICATED AS PART OF THE "FIRM".

- FLOOD NOTES:
 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 BRANCHING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE HOODWARD JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOOD CONTROL.
 JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOOD CONTROL.
 JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO OVERSICD PROPERTY AND CLEAR ANY OBSTRUCTION HOLDINGS BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
- UTILITY EASEMENTS:
 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 OBSTACLES OR IMPROVEMENTS WHICH IN ANY MANNER OR OTHERWISE WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO ACCESS AND CROSS ALL OF THE AREAS AND EASEMENTS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRING TO OR REPAIRING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF APPLICABLE.

- UTILITY EASEMENTS:
 15' FROM LOT LINE ON FRONT
 15' FROM LOT LINE ON BACK
 5' FROM LOT LINE ON THE SIDES
- RIGHT-OF-WAY EASEMENT:
 45' FROM CENTER OF ROAD ON PAL OR STATE
 20' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- BUILDING LINES:
 50' FROM LOT LINE (STATE HWY. A P.A.)
 25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)

- PLAT AS 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 PROVIDES A PLAT TO USE THE SUBDIVISION DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT TO CONVEY AN INTEREST IN REAL PROPERTY UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK, HERETOFORE, AND THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY, TEXAS. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNLESS THE PLAT IS APPROVED AND FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY, TEXAS.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- PRIVATE SEWERAGE FACILITY:
 THE SEWERAGE PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWERAGE FACILITIES ARE COMPLIED WITH.
 INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWERAGE 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 COMPLIING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWERAGE FACILITIES, ALSO KNOWN AS SEPTIC TANKS, WHICH ARE SUBJECT TO REGULATION BY THE COUNTY AT THE OWNER'S DISCRETION. IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSTRUCTIVE CONDITIONS, IF NECESSARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS, A PURCHASER WHOSE OWNERSHIP OF THE REAL PROPERTY OCCURRED BEFORE THE RECORDING OF THIS PLAT, OR WHOSE OWNERSHIP OF THE REAL PROPERTY OCCURRED AFTER THE RECORDING OF THIS PLAT, SHALL BE RESPONSIBLE FOR THE COST OF MAINTAINING AND OPERATING THE PRIVATE SEWERAGE FACILITY IN A SATISFACTORY MANNER.

- SCOPE OF DEVELOPER'S/OWNER'S DUTY:
 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 DUTY TO ANY MANNER OF CONSTRUCTION PROPERTY OWNER OR BUILDER, CONTRACTOR, TRANSPORTATION OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONER, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
 JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DITCHES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY DESCRIBED BY THIS PLAT DO NOT RELIEVE THE STATEMENTS OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

- JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR RECORDED OF THIS PLAT.
 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 COMMISSIONER, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
 THIS PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE.

THE APPROVAL AND FILING OF THIS 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 BY THE MEDDICE OF AN EXPRESS ORDER OF THE COMMISSIONER'S COURT DATED OF RECORD IN THE OFFICES OF THE COMMISSIONER'S COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY EXCEPT ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FINAL PLAT SHOWING

**LOT 1 AND LOT 2, BLOCK 1,
 CALDERON ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS.
 BEING 6.468 ACRES OF LAND LOCATED IN THE
 JOHNSON COUNTY SCHOOL LAND SURVEY,
 ABSTRACT NO. 437,
 JOHNSON COUNTY, TEXAS.**

Scale: 1"=60' Date: 02/13/2023 DWG: 20220701-FINAL_PLA
 Drawn: M4 Checked: RLY Job: 20220181

TRANS TEXAS SURVEYING & MAPPING
 401 N. NOLAN RIVER ROAD
 CLEBURNE, TEXAS 76009
 OFFICE: 817-256-3640
 FAX: 817-256-3245
 www.trans-texas-surveying.com



Robert L. Young
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 1400

ERN CALDERON HARGIS
 7900 BAY ROAD
 CANTON, TEXAS 76024
 PHONE: 867-234-2277