

FEB 27 2023

April Long
County Clerk, Johnson County Texas

BY AF 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

COUNTY OF JOHNSON

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§
§

ORDER 2023-18

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 Green Oaks Addition, Lot 60R-1 and Lot 60R-2, Block 1, in Precinct 3 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:

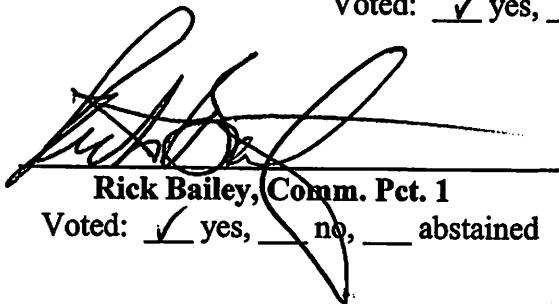
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Green Oaks Addition**, Lot 60R-1 and Lot 60R-2, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public does not make 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



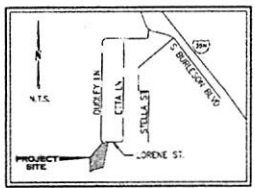
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





LEGEND

RS	5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
D.P.R.A.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
M.F.F.	MINIMUM FINISHED FLOOR ELEVATION
B.F.E.	BASE FLOOD ELEVATION

BEING A TRACT OF LAND LOCATED IN THE S. E. JOHNSON SURVEY, ABSTRACT NO. 451, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-0806, D.P.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 872, PAGE 26, D.P.R.A.C.T., FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "RLS 2044" FOUND BEING 8' 00" N. 1/2" E. A DISTANCE OF 79.13 FEET.

BEING A TRACT OF LAND LOCATED IN THE S. E. JOHNSON SURVEY, ABSTRACT NO. 451, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-0806, D.P.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 872, PAGE 26, D.P.R.A.C.T., FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "RLS 2044" FOUND BEING 8' 00" N. 1/2" E. A DISTANCE OF 79.13 FEET.

BEING 8' 00" N. 1/2" E. WITH THE SOUTH LINE OF SAID 3.03 ACRE TRACT AND SAID LORENE STREET, A DISTANCE OF 117.13 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 872, PAGE 26, D.P.R.A.C.T., FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "RLS 2044" FOUND BEING 8' 00" N. 1/2" E. A DISTANCE OF 79.13 FEET.

BEING 8' 00" N. 1/2" E. WITH THE COMMON LINE BETWEEN SAID 3.03 ACRE TRACT AND SAID 3.03 ACRE TRACT, A DISTANCE OF 117.13 FEET TO A 1/2" IRON ROD FOUND (INSTRUMENT NO. 2019-0806, D.P.R.A.C.T.) IN THE NORTH LINE OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1261, PAGE 35A, D.P.R.A.C.T., FOR THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT.

BEING THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT AND WITH THE NORTHERN LINE OF SAID 16.1118 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

1. 77°28' N. A DISTANCE OF 162.11 FEET TO A 1/2" IRON ROD FOUND.

2. 85°27' N. A DISTANCE OF 127.41 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 872, PAGE 26, D.P.R.A.C.T., FOR THE SOUTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 16.1118 ACRE TRACT.

BEING 8' 00" N. 1/2" E. WITH THE WEST LINE OF SAID 3.03 ACRE TRACT AND WITH THE EAST LINE OF SAID 3.03 ACRE TRACT, A DISTANCE OF 77.07 FEET TO A 1/2" IRON ROD FOUND FOR A WESTERN NORTHWEST CORNER OF SAID 3.03 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 0.899 ACRE TRACT.

BEING 8' 00" N. 1/2" E. WITH THE COMMON LINE BETWEEN SAID 3.03 ACRE TRACT AND SAID 3.03 ACRE TRACT, A DISTANCE OF 77.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.075 ACRES OF LAND.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011).
- THE SURVEY REFERENCED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A PORTION OF THE RESULTS THEREOF ON THIS FINAL PLAT WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD NOT BE SHOWN.
- () DENOTES SECOND DATA.
- THE BASE FLOOD ELEVATION AND MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED BY EXISTING ENGINEERING AND PLANNING SAMANTHA G. RENZ, P.E., LETTER DATED NOVEMBER 8TH, 2022.

HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT KELLY PARKINS AND FARRAH PARKINS ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 60R-1 AND LOT 60R-2, BLOCK 1, GREEN OAKS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DELEGATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

THIS 16th DAY OF February 20 23

BY: *Kelly Parkins*
KELLY PARKINS

THIS 16th DAY OF February 20 23

BY: *Farah Parkins*
FARRAH PARKINS

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

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

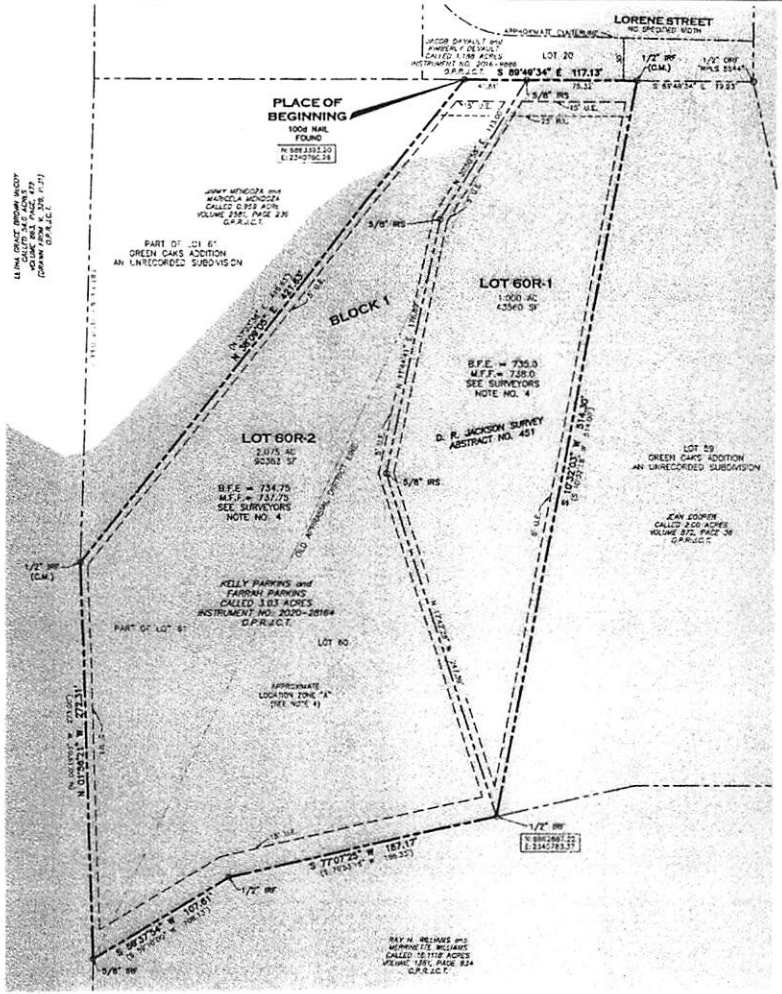
STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF February 2023 BY KELLY PARKINS, OWNER UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF February 2023.

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF February 2023 BY FARRAH PARKINS, OWNER UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF February 2023.

STATE OF TEXAS
COUNTY OF JOHNSON



JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BRIARWOODS (EJ) AND PLATTED THROUGH JOHNSON COUNTY.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY METRO AREA WATER, PHONE 817-285-2131
ELECTRIC SERVICE IS TO BE PROVIDED BY UCA, PHONE 817-554-4000
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48210200-1, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS LOCATED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREAS LOCATED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OR SMALL SIZES WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREETS, CHANNELS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "FIRM".
- FLOOD NOTES:
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FAILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING DRENCH 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 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 COURSES OR FOR THE CONTROL OF EROSION.
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER SAID PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING 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 OBSTRUCTIONS OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT 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 TO ENTER AND CROSS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF 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 EASEMENTS:
15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES
- RIGHT-OF-WAY DECEDATION:
40' ROW FROM CENTER OF ROAD ON F.H. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR RAILS IN A SUBDIVISION.
- BUILDING LINES:
50' FROM LOT LINE (STATE HWY. & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS).
- 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 USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTION CONTRACT TO CONVEY THAT IS OBLIGATED 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 DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONFIDENT 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 JOHNSON COUNTY CLERK.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- 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 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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS. IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.
- PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEMS 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 AT A SATISFACTORY MANNER.
- DUTIES OF DEVELOPER/PROSPECTIVE 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 ADJUST OR CORRECT REAL PROPERTY OWNER OR IMPOSE, IMPUTE 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 HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
- IDENTITY:
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.
- FLING A PLAT IS NOT ACCEPTANCE OF BONDS 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 MAY BE MADE 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 WRITINGS 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.

FINAL PLAT SHOWING

LOT 60R-1 AND LOT 60R-2, BLOCK 1, GREEN OAKS ADDITION

AN ADDITION LOCATED IN THE ETJ OF BRIARWOODS IN JOHNSON COUNTY, TEXAS.

BEING 3.075 ACRES OF LAND LOCATED IN THE D.R. JACKSON SURVEY, ABSTRACT NO. 451, ALSO BEING KNOWN AS LOT 60 AND BEING PART OF LOT 61, GREEN OAKS ADDITION, AN UNRECORDED SUBDIVISION, JOHNSON COUNTY, TEXAS.

OWNER:
KELLY AND FARRAH PARKINS
325 LORENE ST.
BRIARWOODS, TX, 76033
PHONE: 817-713-2818

DEVELOPER:
Parker Z. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5402

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-596-3440
FAX: 817-596-3845
www.trans-texas-surveying.com

Scale: 1"=40' Date: 02/13/2023 DWG: 20220232-REPLAT
Drawn: LGP Checked: RLY Job#: 20220232