

Filed For Record 1:35pm



JOHNSON COUNTY COMMISSIONERS COURT

SEP 25 2023

April Long
County Clerk - Johnson County Texas
BY ma DEPUTY

Christopher Boedecker
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 2023-80

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 White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Circle F Estates**, Lots 1 and 2, Block 1, in Precinct 1 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 25th day of September 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

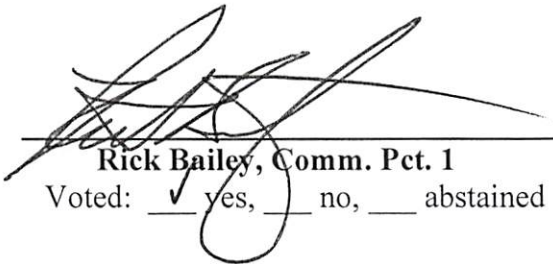
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Circle F Estates**, Lots 1 and 2, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 25TH DAY OF SEPTEMBER 2023.



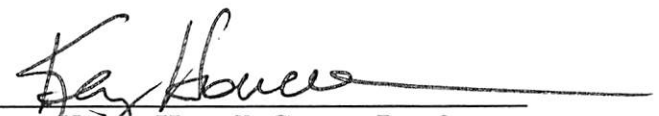
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



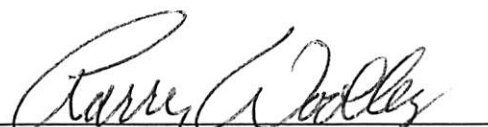
Kerry Howell, Comm. Pct. 2

Voted: yes, no, abstained



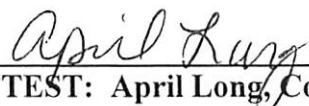
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



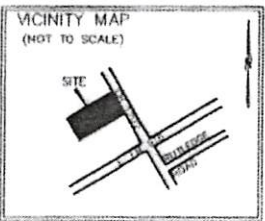
JOHNSON COUNTY, TEXAS NOTES:

- 1. THIS SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN...
2. THE PROPOSED PLAT FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL...
3. THE LOTS THEREON SHALL COMPLETE ALL RESINS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN...
4. UTILITY PROVISIONS...
5. WATER SERVICES TO BE PROVIDED BY PUBLIC WORKS...
6. ELECTRIC SERVICE TO BE PROVIDED BY UNITED COOPERATIVE SERVICES...
7. SEPTIC, PRIVATE INDIVIDUAL SEPTIC SYSTEMS...
8. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL...
9. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS...
10. PROTECTING AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS...
11. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED BY...
12. FLOOD STATEMENTS...
13. ACCESS TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND...
14. THE AREAS INDICATED ON FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING...
15. TRACKING THE FLOW OF WATER OR CONSTRUCTIVE IMPROVEMENTS IN THE DRAINAGE...
16. THE EXISTING CREEKS OR DRAINAGE CHANNELS TO BE MAINTAINED ALONG OR ABOVE THE...
17. JOHNSON COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF...
18. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS...
19. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR...
20. UTILITY EASEMENTS...
21. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND...
22. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS,...

PLATING A PLAT. IT IS A CRIMINAL OFFENSE VIOLABLE BY A FINE OF UP TO \$5000.00 CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SURRENDERS REAL PROPERTY TO USE THE SUBDIVISION DESCRIPTION IN A DEED OF CONVEYANCE...



- LEGEND
IRF IRON ROD FORM
CRS CAMPED IRON ROD SET
STAMPED "GSI SURVEYING" CONTROLLING MONUMENT
C.M. UTILITY EASEMENT
U.E. BUILDING SETBACK LINE



DEVELOPER NOTE: A VARIANCE OF 120' ROAD FRONTAGE FOR EACH LOT WAS APPROVED BY COURT ON JUNE 20, 2023.

JERRY W. TRUCKER VOLUME 584, PAGE 285 O.P.B.L.C.T.

DAVID ROSS AND TRACE ROSS INSTRUMENT NO. 2017-2556 O.P.B.L.C.T.



PROPERTY DESCRIPTION: BEING A 2.897 ACRE TRACT OF LAND, IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, JOHNSON COUNTY, TEXAS, CONVEYED TO KEVIN B. FRERMOOD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-0368, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.B.L.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAMPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING S 89°17'17" W, A DISTANCE OF 15.00 FEET, FROM AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID FERRISMOOD TRACT IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO JERRY W. TRUCKER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 481, PAGE 285, O.P.B.L.C.T., IN THE NEW WESTERLY LINE OF COUNTY ROAD NO. 1262.

THENCE, WITH THE NEW WESTERLY LINE OF SAID COUNTY ROAD NO. 1262, S 30°42'14" E, A DISTANCE OF 250.01 FEET, TO A CAMPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO DAVID AND TRACE ROSS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2017-2556, O.P.B.L.C.T.

THENCE, WITH THE COMMON LINE BETWEEN SAID FERRISMOOD TRACT AND WITH SAID ROSS TRACT, THE FOLLOWING (F80) COURSE AND DISTANCE: 1. S 89°17'17" W, A DISTANCE OF 80.11 FEET, TO A CAMPED IRON ROD SET, STAMPED "GSI SURVEYING";

2. W 1°07'37" W, A DISTANCE OF 30.99 FEET, TO A CAMPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID FERRISMOOD TRACT.

THENCE, WITH THE COMMON LINE BETWEEN SAID FERRISMOOD TRACT AND WITH SAID TRUCKER TRACT, N 30°19'27" E, A DISTANCE OF 366.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING LEFT ANGLE OF 1.446 ACRES AS SUBDIVIDED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, P.L.S., ON MAY 17, 2021.

HOWEVER KNOWN TO ALL MEN BY THESE PRESENTS: THAT KEVIN B. FRERMOOD, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADMIT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, CIRCLE F ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEEDS TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

STATE OF TEXAS COUNTY OF JOHNSON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN STATE, ON THIS DAY PERSONALLY APPEARED KEVIN B. FRERMOOD, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANIED LEFT ANGLE OF 1.446 ACRES AS SUBDIVIDED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, P.L.S., ON MAY 17, 2021. KEVIN UNKED AT HAND AND SEAL OF OFFICE THIS 18th day of September, 2023. NOTARY PUBLIC

FILED A PLAT IS NOT ACCEPTANCE OF ROADS FOR CO. THE APPROVAL AND FILING OF A PLAT OVER THE PROPERTY OF AN INDIVIDUAL OR ENTITY DOES NOT MAKE THE ROADS AND SUBDIVISION RIGHTS SUBJECT TO COUNTY MAINTENANCE. ROAD STREET OR PARALLELWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OR SET FORTH IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS AND HEREBY ACCEPTING ANY SUCH ROAD, STREET OR PARALLELWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARALLELWAY FOR COUNTY MAINTENANCE.

SURVEYOR'S NOTES: 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLATE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), HANDED (NAD 2011). 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE. 3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DETECTION OF THE RESULTS THEREOF ON THIS SURVEY EXEMPT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN. 4. () DENOTES RECORD DATA.

FINAL PLAT SHOWING LOTS 1 AND 2, BLOCK 1 CIRCLE F ESTATES A 2.897 ACRE TRACT OF LAND, IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

- 23. 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 JURISDICTION IN WHICH THE PROPERTY IS LOCATED.
24. 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 OTHERWISE ADJACENT PROPERTY OWNER OR OWNER, HEIR, OR ESTATE. ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
25. 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 OR NOT VIOLATE THE STATUTE OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
26. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ATTACHED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE EASEMENTS OR AGREEMENTS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
27. 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 WAIVE, AND SURRENDER INDIVIDUALLY AND JOINTLY TO 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 CONSENTING TO THE SAME AS ASSOCIATED THEREWITH.

PLAT RECORDED: DATE: INSTRUMENT # SLIDE: COUNTY CLERK, JOHNSON COUNTY, TEXAS

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

OWNER: KEVIN B. FRERMOOD PO BOX 601 RIO VISTA TEXAS 76093 PHONE NO. 817-240-4255

SURVEYOR'S CERTIFICATION: I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 17, 2021 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. 9/14/23 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6054



YOU'LL NEVER RECORD IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE COUNTY

GEOMATIC SOLUTIONS, INC. 3000 S. HULEN ST., SUITE 124-236, FORT WORTH, TEXAS 76109 OFFICE: 817-487-8916 PELS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM Scale 1"=80' Date: 09/14/23 DWG: 2021-367-FINAL PLAT Drawn: Of Checked: SJH Job: 2021-367