



JOHNSON COUNTY COMMISSIONERS COURT

MAR 12 2024

April Long
County Clerk, Johnson County Texas
BY April Long 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 2024-16

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 Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **ASJ Addition**, Lot 1, 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 11th day of March 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

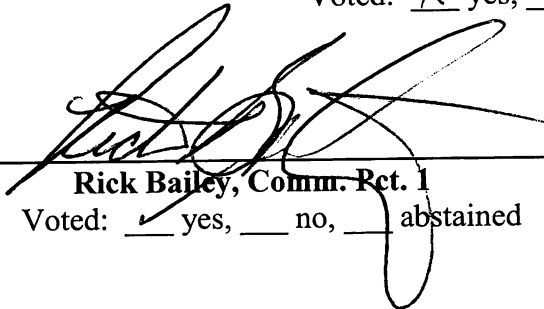
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **ASJ Addition**, Lot 1, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 11TH DAY OF MARCH 2024.



Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



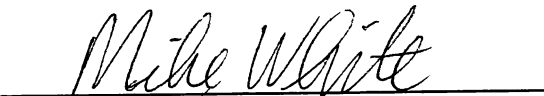
Rick Bailey, Comm. Pct. 1

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

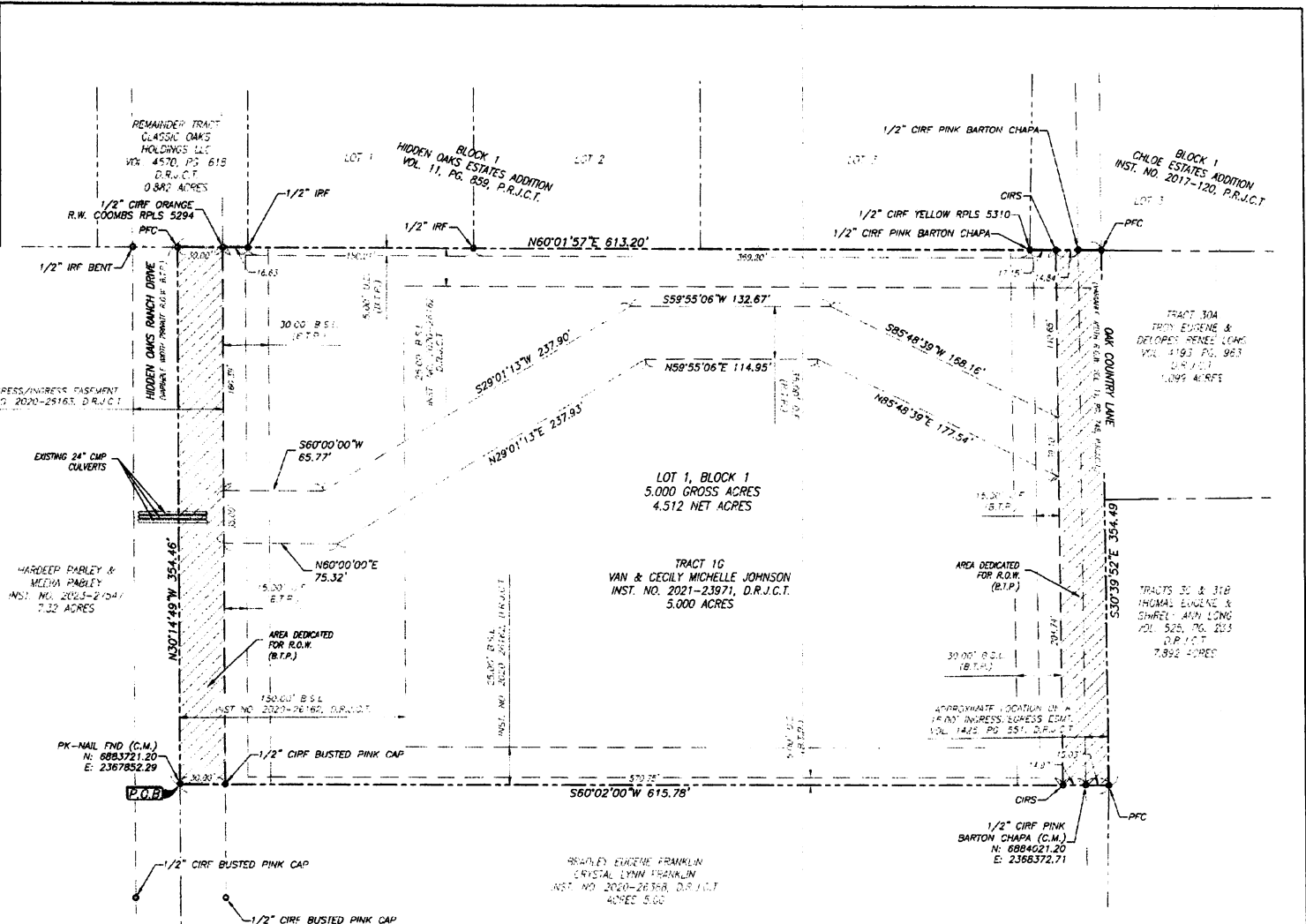

ATTEST: April Long, County Clerk



LEGEND

SUBJECT PROPERTY LINE
 ADJACENT PROPERTY LINE
 EASEMENT

DIRT
 CHAPPED IRON ROD FOUND
 CHAPPED IRON ROD SET
 IRON ROD FOUND
 IRON ROD SET
 CONTROL POINT
 POINT FOR CORNER
 POINT RECORDS, JOHNSON COUNTY, TEXAS
 POINT RECORDS, JOHNSON COUNTY, TEXAS
 INSTRUMENT NUMBER
 DATE
 NAME
 PARTY OR BEGINNING
 POINT OR END
 EASEMENT
 NOT TO SCALE
 BEARING SIBBY LINE
 BY THIS PLAT
 EASEMENT EASEMENT



CLIENT:
 VAN JOHNSON & CECILY JOHNSON 40
 3242 JOHNSON ROAD 212
 MARSHFIELD TX 75854
 (214) 875-0430
 COUNCREST@VANJOHNSON.COM

REGISTERED PROFESSIONAL ENGINEER:
 HANNA SURVEYING AND ENGINEERING, L.L.C.
 SAN ANTONIO
 17222 E. FM 1079
 SUITE 500 78047
 TEL: 214-481-3474
 FAX: 214-481-3474

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE OTHER INTERESTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

- * NOTES ***
- THE PURPOSE OF THIS SURVEY IS TO CREATE ONE (1) LOT.
 - MADE IN ACCORDANCE WITH THE SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) WITH ZONAL CORRECTION (S12) AS DESCRIBED ON THE ALLEGANA RICH NETWORK.
 - ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES. NO SCALE AND NO PROJECTIONS IN THIS SURVEY REPORT.
 - ALL CIRCLES ARE 5/8\"/>

HSE HANNA SURVEYING & ENGINEERING L.L.C.

FIELD SURVEY BY: J. HANNA DATE: 2/25/2024 PROJECT NO: 24-1066
 DRAWN BY: J. HANNA SCALE: 1\"/>

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 61412 DO HERBY

SAMUEL C. HANNA, P.L.S.

20 FEBRUARY 2024

THIS PLAT RECORDS IN INSTRUMENT # _____ SUBJ _____

DATE _____

COUNTY CLERK JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE _____

DATE _____

JERRY CLERK JOHNSON COUNTY, TEXAS

FINAL PLAT
LOT 1, BLOCK 1
ASJ ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS
 JOHN ELLIS SURVEY, ABSTRACT NO. 256
 5,000 ACRES
 FEBRUARY 2024

PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF JOHNSON
LEGAL DESCRIPTION

BEING A 5.000 ACRE TRACT OF LAND, OUT OF THE JOHN ELLIS SURVEY, ABSTRACT NUMBER 256, AND PART OF A CALLED 232.0 ACRE TRACT OF LAND, AS CONVEYED TO CLASSIC OAKS HOLDINGS LLC, IN A DEED RECORDED IN VOLUME 4570, PAGE 576, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.L.C.T.), AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 5.000 ACRE TRACT OF LAND, OUT OF THE JOHN ELLIS SURVEY, ABSTRACT NUMBER 256, AND PART OF A CALLED 232.0 ACRE TRACT OF LAND, AS CONVEYED TO CLASSIC OAKS HOLDINGS LLC, IN A DEED RECORDED IN VOLUME 4570, PAGE 576, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.L.C.T.), AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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STATE OF TEXAS
COUNTY OF JOHNSON
NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS

THAT IAN ALLAN JOHNSON JR. OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY APPROVE THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOT 1, BLOCK 1, ASJ 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

[Signature]
IAN ALLAN JOHNSON JR. (SIGNATURE OF OWNER)

DATE 12 / 01 / 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED IAN ALLAN JOHNSON JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF March 2024.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11-30-2024

STATE OF TEXAS
COUNTY OF JOHNSON
NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS

THAT GREGORY MICHELLE JOHNSON OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY APPROVE THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOT 1, BLOCK 1, ASJ 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

[Signature]
GREGORY MICHELLE JOHNSON (SIGNATURE OF OWNER)

DATE 03 / 01 / 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED GREGORY MICHELLE JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF March 2024.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11-30-2024

CLIENT: IAN JOHNSON & GREGORY MICHELLE JOHNSON / 614 COUNTY ROAD 410 / MANDALAY, TX 76248 / (817) 472-1000 / COMPLETION@HANNA.COM

DESIGNER: HANNA SURVEYING AND ENGINEERING, LLC / 548 HANNA / LITTLETON, CO 80120 / (303) 552-8474 / P.O. BOX 10744637

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE CURATIVE. THEREFORE, THERE MAY BE OTHER MATTERS THAT AFFECT THIS PARCELY THAT ARE NOT SHOWN.

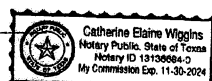
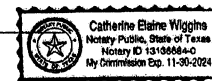
DATE: 2/29/24
SCALE: 1" = 40'

DATE: 2/29/24
SCALE: 1" = 40'

DATE: 2/29/24
SCALE: 1" = 40'

HANNA SURVEYING & ENGINEERING, LLC
548 HANNA / LITTLETON, CO 80120 / (303) 552-8474 / P.O. BOX 10744637

HANNA SURVEYING & ENGINEERING, LLC
548 HANNA / LITTLETON, CO 80120 / (303) 552-8474 / P.O. BOX 10744637



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6442, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE OTHER INFORMATION AS SHOWN. ALL CORNER ANGLES OF CURVED CORNERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED HEREON AND HAVE BEEN MARKED WITH STEEL RODS.

[Signature]
SAMUEL C. HANNA, P.E.
DATE: 28 FEBRUARY 2024

THIS PLAT RECORDED IN

INSTRUMENT / _____ DATE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT

COUNTY CLERK _____ DATE _____

* PLAT NOTES *

- GENERAL**
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE SINGLE-FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY FRAMEWORKS FOR THIS PROPERTY ARE AS FOLLOWS:
 - WATER - BETHEN WATER SUPPLY CORPORATION, (817) 285-2131
 - ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 559-4000
 - SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
 - THIS SUBDIVISION IS NOT LOCATED WITHIN AN ETJ.
- 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 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 OBJECTIONABLE ODORS, IF UNSATISFACTORY 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 STATEMENTS**
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 482510090K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - 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 SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THIS 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 TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE ORIGINAL PROPRIETOR OF 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.
- LIMITS OF DRAINAGE/DRAINAGE COURSE**
- 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, 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 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 OCCURRING ASSOCIATED THEREWITH.
- 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 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 POWER AND ACCESS 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.
- FILED A PLAT:**
- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBMOVES 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 REPEAT OF 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 CONDITIONED 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 REPEAT OF A PLAT OR SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- FILED 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.
- RIGHT-OF-WAY (ROW) 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 EASEMENTS**
- 15' FROM LOT LINE IN FRONT & BACK
 - 5' FROM LOT LINE ON THE SIDES
- BUILDING LINES**
- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
 - 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FINAL PLAT
LOT 1, BLOCK 1
ASJ ADDITION
IN ADDITION TO JOHNSON COUNTY, TEXAS
JOHN ELLIS SURVEY, ABSTRACT NO. 256
5.000 ACRES
FEBRUARY 2024
PAGE 2 OF 2