



# JOHNSON COUNTY COMMISSIONERS COURT

MAR 12 2024

April Long  
County Clerk, Johnson County Texas  
BY [Signature] 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

§  
§  
§

ORDER 2024-17

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

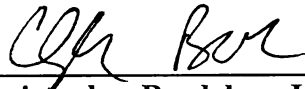
**WHEREAS**, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Vista Hermosa**, Lots 1, 2 & 3, Block 1, in Precinct 4 and clarify that the filing of the plat which dedicates roads 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 11<sup>th</sup> day of March 2024.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

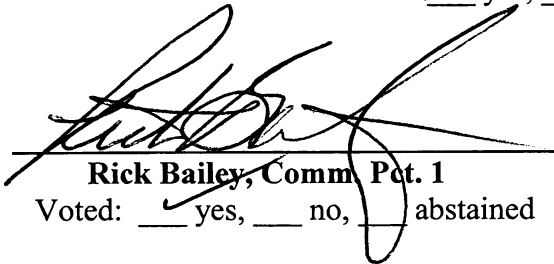
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Vista Hermosa**, Lots 1, 2 & 3, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

**WITNESS OUR HAND THIS, THE 11<sup>TH</sup> DAY OF MARCH 2024.**



**Christopher Boedeker, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**Rick Bailey, Comm. Pct. 1**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained



**Benny Howell, Comm. Pct. 2**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



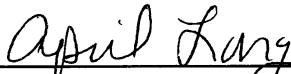
**Mike White, Comm. Pct. 3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



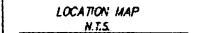
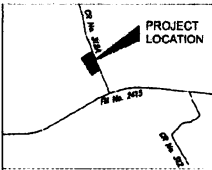
**Larry Woolley, Comm. Pct. 4**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**ATTEST: April Long, County Clerk**





**OWNERS:**  
GERARDO ARTEAGA &  
JEANETTE ARTEAGA  
3312 N. G.M. ST.  
FORT WORTH, TEXAS 76104  
(817)602-1187

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF JOHNSON

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.  
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.  
NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

- NOTES:**
- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4002, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTR NETWORK.
  - 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1, 2 & 3 FROM A 4.12 ACRE TRACT.
  - 3) THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
  - 4) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENCE. THE DEVELOPER SHALL COMPLETE ALL ROAD AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
  - 5) The 2014-2030 Easement is recorded under Volume 512, Page 835, Record Records, Johnson County, Texas.

- Flood Statement**
- 1) According to the Flood Insurance Rate Map for Johnson County, Texas and Reciprocity Plan No. 422030302L, effective date December 04, 2012, this property is located in zone "X". (Areas determined to be outside the flood plain).
  - 2) 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 of small size, which could be flooded by sewers, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low area, 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 "FIRM".
  - 3) Blocking the flow of water or constructing improvements in the drainage easements and filling or obstruction of the roadway is prohibited.
  - 4) The existing creeks or drainage channels flowing along or across this subdivision will remain an open channel and will be maintained by the individual owners of the lot or lots that are fronted by or adjacent to drainage courses along or across said lots.
  - 5) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
  - 6) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
  - 7) 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.

- Private Sewage Facility**
- 1) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are controlled with.
  - 2) Inspections and/or compliance 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 approved by the owner of the owner's expense if normal operation of the facility results in objectionable odors, if sanitary conditions are created, or if the facility when used does not comply with governmental regulations.
  - 3) A property designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dilute it is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

- Filing a Plat**
- 1) It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 30 days or by both the 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 ancillary contract to convey that is different to a purchaser unless the plat or report 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 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.
  - 2) A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for records with the county clerk's office of the Johnson County Clerk.

**Notice 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 duty to any adjacent or downstream property owner or impose, impede 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 and 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 herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

**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 entered in 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.

WHEREAS, GERARDO ARTEAGA & JEANETTE ARTEAGA, ARE THE OWNERS OF THE ORIGINAL 4.12 ACRE TRACT OF LAND SITUATED OUT OF THE MARIA TURNER SURVEY ABSTRACT No. 825, JOHNSON COUNTY, TEXAS AND DESCRIBED IN DEED RECORDED IN INSTRUMENT No. 2022-10014, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND IN THE INTERSECTION OF COUNTY ROAD No. 3124 AND FARM-TO-MARKET No. 2415 AND BEING THE SOUTHWEST CORNER DEED TO MARIANNA DAWN HARRIS RECORDED IN VOLUME 2080, PAGE 673, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 22°14'00" WEST ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID COUNTY ROAD No. 3124 A DISTANCE OF 670.69 FEET TO A 3/8" IRON ROD FOUND AND BEING THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF HEREM DESCRIBED TRACT DESCRIBED IN DEED TO GERARDO ARTEAGA & JEANETTE ARTEAGA RECORDED IN INSTRUMENT No. 2022-10014, DEED RECORDS, JOHNSON COUNTY, TEXAS. SAID IRON ROD BEING THE NORTHEAST CORNER DEED TO SAID HARRIS TRACT;

THENCE SOUTH 80°13'00" WEST ALONG THE COMMON LINE OF SAID HEREM DESCRIBED TRACT AND SAID HARRIS TRACT A DISTANCE OF 267.67 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER. SAID IRON ROD SET BEING A POINT FOR CORNER DEED TO ROBERT S. MASTERTSON RECORDED IN VOLUME 1121, PAGE 725, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 31°42'56" WEST ALONG THE COMMON LINE OF SAID HEREM DESCRIBED TRACT AND SAID MASTERTSON TRACT A DISTANCE OF 572.66 FEET TO A 1/2" IRON ROD WITH A RPLS No. 5144 CAP AND BEING THE NORTHWEST CORNER OF HEREM DESCRIBED TRACT. SAID CAPPED IRON ROD BEING A POINT FOR CORNER DEED TO SAID MASTERTSON TRACT;

THENCE NORTH 58°17'04" EAST CONTINUING ALONG THE COMMON LINE OF SAID HEREM DESCRIBED TRACT AND SAID LEMONS & HOWARD TRACT A DISTANCE OF 354.82 FEET TO A 1/2" IRON ROD WITH A RPLS No. 5144 CAP AND BEING THE NORTHEAST CORNER OF HEREM DESCRIBED TRACT. SAID CAPPED IRON ROD BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. 3124;

THENCE SOUTH 23°10'46" EAST ALONG THE COMMON LINE OF SAID HEREM DESCRIBED TRACT AND SAID COUNTY ROAD No. 3124 A DISTANCE OF 588.20 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 178,793.09 SQUARE FEET OR 4.12 ACRES MORE OR LESS.

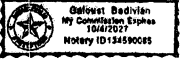
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That GERARDO ARTEAGA & JEANETTE ARTEAGA, do hereby adopt this plat designating the herein above-described property as LOTS 1, 2 & 3 OF VISTA HERMOSA, in addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public uses shown hereon.

WITNESS, my hand, this 5<sup>th</sup> day of JANUARY 2024.  
By: Gerardo Arteaga, Owner  
Jeannette Arteaga, Owner

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared GERARDO ARTEAGA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 5<sup>th</sup> day of JANUARY 2024.

By: Gerardo Arteaga, Owner  
Jeannette Arteaga, Owner  
NOTARY PUBLIC in and for the STATE OF TEXAS

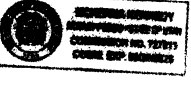


MY COMMISSION EXPIRES: 10/14/2027

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared JEANETTE ARTEAGA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 11<sup>th</sup> day of January 2024.

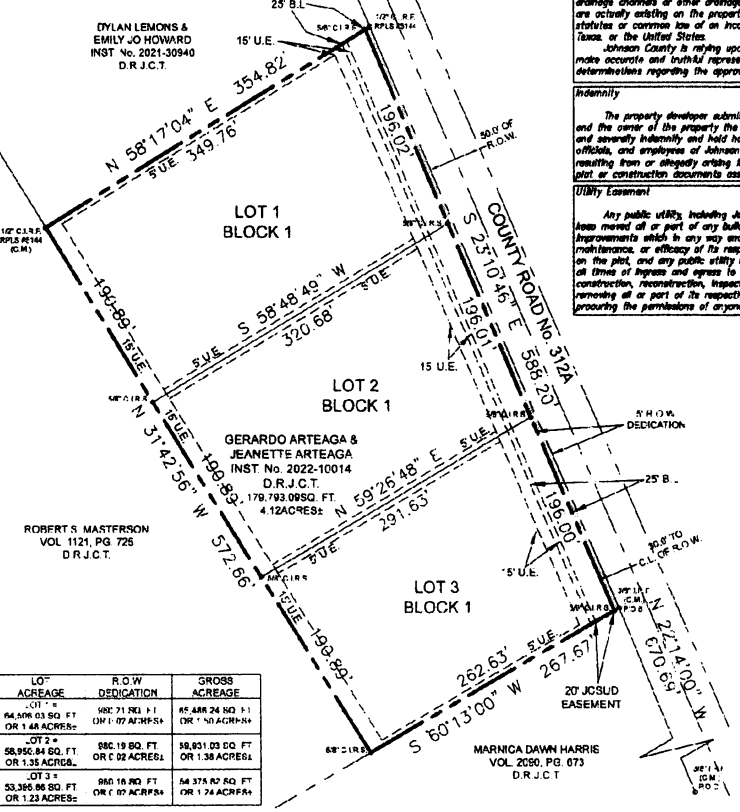
By: Jeannette Arteaga, Owner  
NOTARY PUBLIC in and for the STATE OF TEXAS



MY COMMISSION EXPIRES: 09/30/2026

8253 BOAT CLUB RD., FORT WORTH TX 76179  
TEL: 817-696-7265 FAX: 817-10184207

© 2019 M&P Global Data Products, Inc. All Rights Reserved. S&L & S&L Surveying, P.C. 01/11/2024



LOT#	ACREAGE	R.O.W DEDICATION	GROSS ACREAGE
LOT 1	1.24 ACRES	0.00	1.24 ACRES
LOT 2	1.24 ACRES	0.00	1.24 ACRES
LOT 3	1.64 ACRES	0.00	1.64 ACRES

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers, R.P.L.S.  
Texas Registration No. 5803  
Surveyed on the ground: 07/27/22



- 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 documents associated therewith.
- Utility Easement**
- Any public utility, including Johnson County, shall have the right to move and have moved all or part of any building, fence, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right of all lines of pipes and gases 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 of any time of procuring the permission of anyone.

- Utility Easement:**
- 15' from the front and rear lot lines
  - 5' from the side lot line.
- Right of Way Dedication:**
- 10' Right-of-Way from center of road on F.M. or State.
  - 30' Right-of-Way from center of County roads or roads in a subdivision.
- Building Lines:**
- 50' from the front lot line (State Hwy & F.M.)
  - 25' from the front lot line (County Road or Subdivision Road)

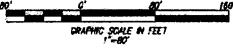
**Water:** Johnson County Special Utility District (817)780-5200  
**Electricity:** United Cooperative Services (817)256-4000  
**Septic:** Private Individual Septic Systems

- LEGEND**
- BM: BENCHMARK
  - CRF: CAPPED IRON ROD FOUND
  - CUR: CURB
  - RF: IRON ROD FOUND
  - RF: IRON PIPE FOUND
  - X-CUT: X-CUT ON CONCRETE
  - (CM): CONTOURING VOLUMENET
  - D.R.I.C.T: DEED RECORDS, JOHNSON COUNTY, TEXAS
  - P.R.I.C.T: PLAT RECORDS, JOHNSON COUNTY, TEXAS
  - INS: INSTRUMENT NUMBER
  - VOL: VOLUME
  - PG: PAGE
  - NO: NUMBER
  - R.O.W: RIGHT-OF-WAY
  - ESMT: EASEMENT
  - POC: POINT OF COMMENCING
  - POB: POINT OF BEGINNING
  - NTS: NOT TO SCALE

APPROVED BY JOHNSON COUNTY COMMISSIONERS  
COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
COUNTY JUDGE \_\_\_\_\_

PLAT RECORDED IN:  
INSTRUMENT #: \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE: \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

**FINAL PLAT**  
OF  
**LOTS 1, 2 & 3 OF BLOCK 1**  
**VISTA HERMOSA**  
BEING A 4.12 ACRE TRACT OF LAND  
SITUATED OUT OF THE  
**MARIA TURNER SURVEY, ABSTRACT No. 825,**  
**JOHNSON COUNTY, TEXAS**  
OCTOBER 2022



DRAWN BY: VAF JOB NO: 22-924