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Filed For Record



JOHNSON COUNTY COMMISSIONERS COURT

MAR 26 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

COUNTY OF JOHNSON

§
§
§

ORDER 2024-22

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 White, Pct. 3 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Y & M Addition**, Lots 1 & 2, 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 25th day of March 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

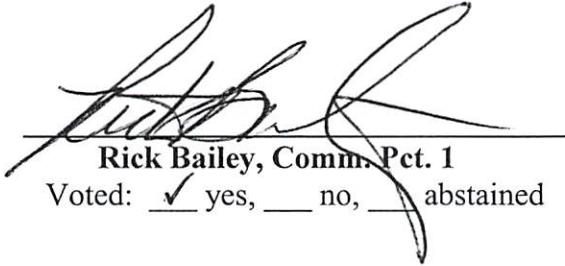
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Y & M Addition**, Lots 1 & 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads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

WITNESS OUR HAND THIS, THE 25TH DAY OF MARCH 2024.



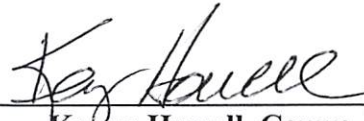
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



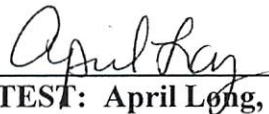
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



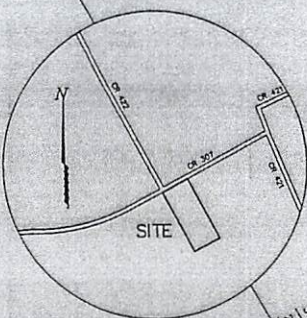
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



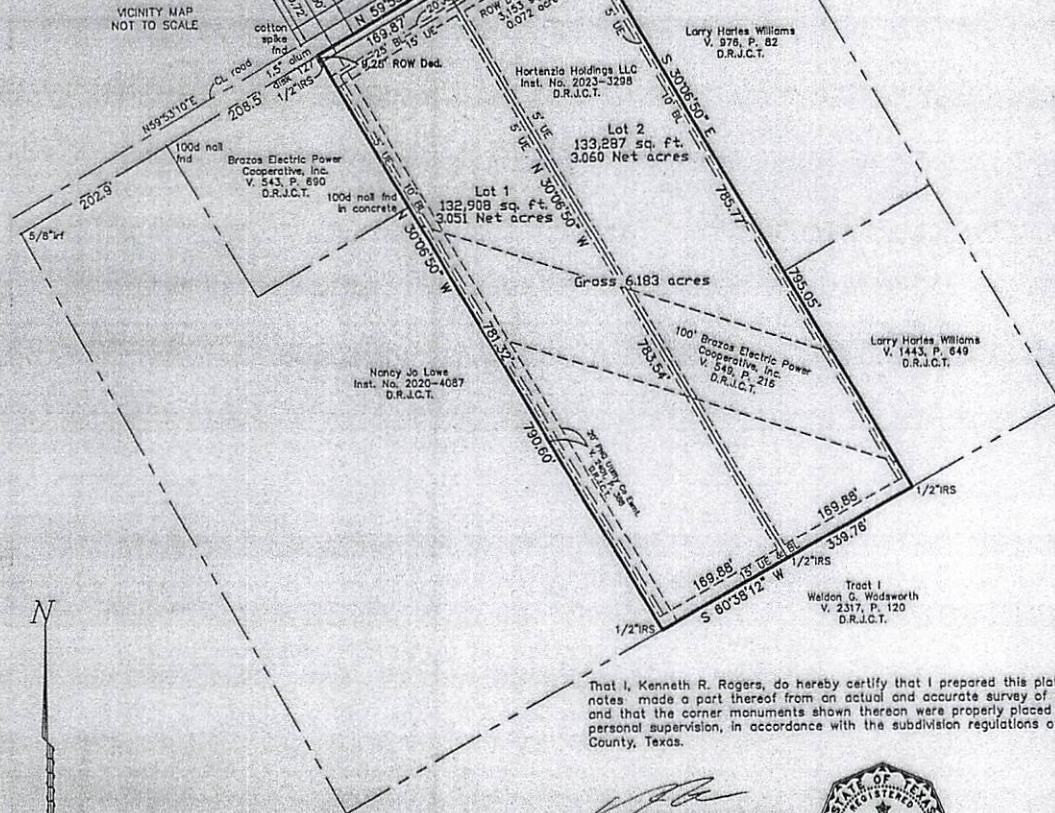
ATTEST: April Long, County Clerk





Easement Notes:

- Blanket Water line easement to Johnson County Rural Water Supply, recorded in Volume 913, Page 35, Deed Records, Johnson County, Texas. Once constructed it will be limited in location by the 20' wide easement to Johnson County Special Utility District (JCSUD) as shown on the plat.
- Within the 100' wide Brazos Electric Power Cooperative easement, recorded in Volume 549, Page 216, Deed Records, Johnson County, Texas, NO structures are allowed, NO planting of trees and ALL fences crossing said easement must have gates for easy access across property.



That I, Kenneth R. Rogers, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Kenneth R. Rogers
 Kenneth R. Rogers, R.P.L.S.
 Texas Registration No. 6066



HERBERT S. BEASLEY
 REGISTERED PROFESSIONAL SURVEYORS
LAND SURVEYORS L.P.
 • LAND - TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10064900
 METRO 817-429-0184
 FAX 817-448-5488
 hbeasley@msn.com

Surveyor:
 Herbert S. Beasley Land Surveyors, L.P.
 P.O. Box 8873
 Fort Worth, Texas 76124
 (817) 429-0184
 EMAIL: hbeasley@msn.com

Owner/Developer:
 Hortenzia Holdings, LLC
 909 Kings Ct.
 Burleson, TX 78028
 (817) 975-7158
 EMAIL: hortenziaholdings@gmail.com

CM - Control Monument
 IRF - Iron Rod Found
 IRS - Iron Rod Set stamps
 Beasley RPLS 6066

Basis of Bearing - NAD 83 (2011) (Epoch: 2010.0000)
 Geoid 18, Texas North Central Zone. Grid bearings & Surface distances.
 Grid Scale Factor = 0.999928859380

SCALE 1"=100'

STATE OF TEXAS §
 COUNTY OF JOHNSON §

WHEREAS, Hortenzia Holdings, LLC, acting by and through the undersigned its duly authorized agent is the sole owner of all that certain tract, parcel, or lot of land located in the J. Adam Walton Survey, Abstract No. 887, County of Johnson, State of Texas, according to the deed recorded in Instrument No. 2023-3298, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1.5" aluminum disk stamped "127" found at the northwest corner of said Hortenzia tract, being the northeast corner of a tract of land described in the deed to Brazos Electric Power Cooperative, Inc., recorded in Volume 543, Page 690, Deed Records, Johnson County, Texas;

THENCE N59°53'10"E, along the north line of said Hortenzia tract, a distance of 339.73 feet to a 3/8" iron rod found at the northeast corner of said Hortenzia tract, being the northwest corner of a tract of land described in the deed to Larry Harles Williams, recorded in Volume 1443, Page 649, Deed Records, Johnson County, Texas;

THENCE S30°06'50"E, along the east line of said Hortenzia tract and the west line of said Williams tract, a distance of 795.05 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southeast corner of said Hortenzia tract, being the southwest corner of a tract of land described in the deed to Larry Harles Williams, recorded in Volume 1443, Page 649, Deed Records, Johnson County, Texas; and in the north line of a tract of land described in the deed to Waldon G. Wadsworth, recorded in Volume 2317, Page 120, Deed Records, Johnson County, Texas;

THENCE S80°38'12"W, along the south line of said Hortenzia tract and the north line of said Wadsworth tract, a distance of 339.76 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said Hortenzia tract, being the southeast corner of a tract of land described in the deed to Nancy Jo Lowe, recorded in Instrument No. 2020-4087, Deed Records, Johnson County, Texas;

THENCE N30°06'50"W, along the west line of said Hortenzia tract and the east line of said Lowe tract, at a distance of 581.92 feet, passing a 100d nail found in concrete at the most easterly northeast corner of said Hortenzia tract, being the southeast corner of a tract of land described in the deed to Nancy Jo Lowe, recorded in Instrument No. 2020-4087, Deed Records, Johnson County, Texas, continuing in all a distance of 790.60 feet to the point of beginning, containing 6.183 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Hortenzia Holdings, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOTS 1 and 2, BLOCK 1, HORTENZIA ADDITION, in addition to Johnson County, Texas and does hereby dedicate to the public use, without reservation the streets, easements, rights-of-way and other Public Area shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 23 day of JANUARY 2024.
 Hortenzia Holdings, LLC

Yolanda Hernandez
 By: Yolanda Hernandez, Managing Member

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Yolanda Hernandez, Managing Member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of JANUARY 2024.

Dick S. Jones
 NOTARY PUBLIC, STATE OF TEXAS



JOHNSON COUNTY COMMISSIONERS COURT

Approved by the County Commissioners Court on this ___ day of _____, 202__.

 County Judge, Johnson County, Texas

Plat Filed _____ 202__
 Slide _____, Inst # _____, Year 202__
 Johnson County, Plat Records.

By: _____
 Deputy County Clerk, Johnson County

By: _____
 County Clerk, Johnson County

SHEET 1 OF 2

Final Plat
 of
Lots 1 & 2, Block 1,
Y & M ADDITION
Johnson County, Texas

Being a 6.183 acre tract of land located in the J. Adam Walton Survey, Abstract No. 887, Johnson County, Texas.

2 Lot (Single Family Residential)
 Prepared September 2023

FLOOD STATEMENT:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C03251, effective date December 4, 2012, this property is located in zone "X", (Areas determined to be outside flood plain).

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 the 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 floodplain is prohibited.

The existing creeks or drainage channels traversing 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 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 a right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

STANDARD NOTES

The designation of the proposed usage of the area shown on plot 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.

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 on meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary 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, on 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.

This subdivision or any part thereof is not located within the ETJ of any city or town.

UTILITY EASEMENTS:

15' FROM THE LOT LINE IN FRONT & BACK
5' FROM THE LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATIONS:

40' ROW FROM THE CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM THE CENTER OF COUNTY ROADS OR ROADS
IN A SUBDIVISION.

BUILDING LINES:

50' FROM LOT LINE (STATE & F.M.).
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION
ROADS).
15' FROM LOT LINE ON REAR PER DEVELOPER.
10' FROM LOT LINE ON SIDES PER DEVELOPER.

Duties 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 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 documents associated therewith.

UTILITY EASEMENT:

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 ingress and egress 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.

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 executor contract to convey that is delivered to a purchaser unless the plat or replat 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.

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 the Johnson County Clerk.

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 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.

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and is subject to penalties imposed by law.

WATER PROVIDER:
JOHNSON COUNTY SPECIAL UTILITY DISTRICT
(817) 760-5200

ELECTRIC PROVIDER:
UNITED COOPERATIVE ELECTRIC SERVICE
(817) 556-4070

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEM.

Surveyor:
Herbert S. Beasley Land Surveyors, L.P.
P.O. Box 8873
Fort Worth, Texas 76124
(817) 429-0134
EMAIL: hsb@msn.com

Owner/Developer:
Hortenzia Holdings, LLC
909 Kings Ct.
Burleson, TX 76008
(817) 975-7160
EMAIL: hortenziaholdings@gmail.com

SHEET 2 OF 2

**Final Plat
of
Lots 1 & 2, Block 1,
Y & M ADDITION
Johnson County, Texas**
Being a 6.183 acre tract
of land located in the J. Adam Walton Survey,
Abstract No. 887, Johnson County, Texas.

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