



JOHNSON COUNTY COMMISSIONERS COURT

APR 09 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

§

ORDER 2024-33

§

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

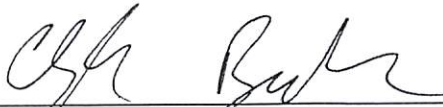
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Luna Bonita Addition**, Lot 1, Block 1, in Precinct 4 and clarify that the filing of the plat which dedicates roads and 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 9th day of April 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Luna Bonita Addition**, Lot 1, 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 9TH DAY OF APRIL 2024.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained




Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



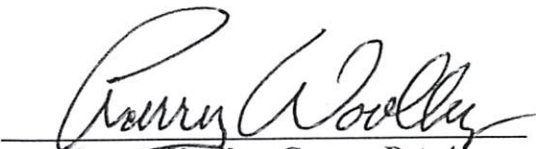
Kenny Howell, Comm. Pct. 2

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



JOHNSON COUNTY, TEXAS NOTES:

- 1. THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE ETJ OF KEENE, TEXAS...
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL...
3. UTILITY PROVIDERS: WATER SERVICE PROVIDED BY CITY OF KEENE, TX...
ELECTRIC SERVICE IS TO BE PROVIDED BY UCS-817-508-4000...
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

4. FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COUNTY PANEL NO. 492510200-2... EFFECTIVE DATE DECEMBER 04, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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 COMBINED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS...

THE EXISTING CHECKS 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 DRAINAGEWAYS 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 FLOODING 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.

5. 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 GROUNDS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS...

6. UTILITY EASEMENTS: 15' FROM LOT LINE IN FRONT. 15' FROM LOT LINE IN BACK. 5' FROM LOT LINE ON THE SIDES.

7. RIGHT-OF-WAY DEDICATION: 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE. 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

8. BUILDING LINES: 50' FROM LOT LINE (STATE HWY. & F.M.) 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD).

9. FILING A PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBMITS A PLAT TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR SALE, OR A CONTRACT OF SALE OR OTHER EXECUTION 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...

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.

10. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

11. 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 PRESENT OR FUTURE COMPLIANCE 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 THE DETECTABLE 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, CAN MAINTAIN THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF 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.

12. 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 MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY 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 PORTRAINED 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.

13. 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.

14. 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.

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

COUNTY JUDGE: PLAT RECORDED IN YEAR INSTRUMENT # SLIDE DATE 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.

COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY CLERK

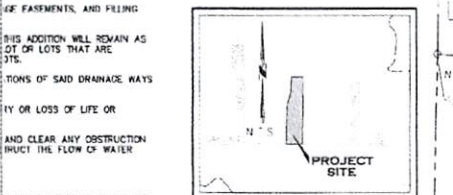
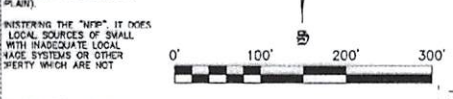
DAVID ANTHONY SINGLARI CALLED TRACT 2 INSTRUMENT NO. 2020-27179 O.P.R.J.C.T.

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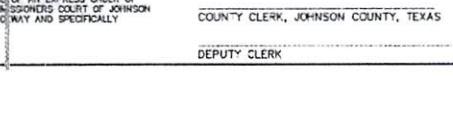
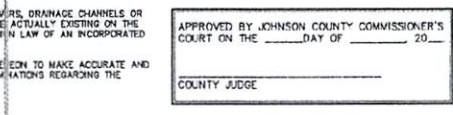
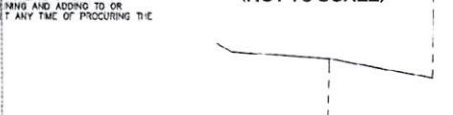
DAVID ANTHONY SINGLARI CALLED TRACT 2 INSTRUMENT NO. 2020-27179 O.P.R.J.C.T.

LEGEND

- IRS 5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED...
IRF IRON ROD FOUND...
CIRF CAP STAMPED "TRANS TEXAS SURVEYING" COTTON SPINELLE FOUND...
CSF CONTROLLING MONUMENT...
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS...
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY TEXAS...
UTL UTILITY EASEMENT...
BL BUILDING LINE...
EJL EXTRAJURISDICTIONAL JURISDICTION...
TSM TRANS TEXAS SURVEYING AND MAPPING

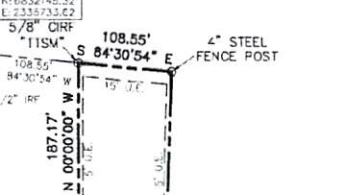
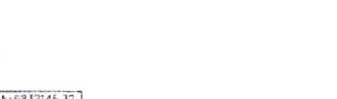


VICINITY MAP (NOT TO SCALE)

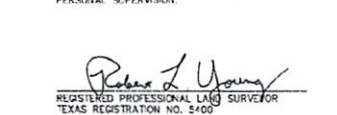
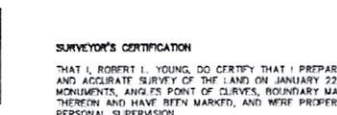
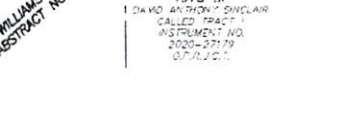


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UTL UTILITY EASEMENT...
BL BUILDING LINE...
EJL EXTRAJURISDICTIONAL JURISDICTION...
TSM TRANS TEXAS SURVEYING AND MAPPING



VICINITY MAP (NOT TO SCALE)



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. B. WILLIFORD SURVEY, ABSTRACT NO. 877, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-1255, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN COUNTY ROAD NO. 702, FOR THE SOUTHEAST CORNER OF SAID 2.53 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 22.87 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-1340, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS, S 89°09'03" E, A DISTANCE OF 450.31 FEET;

THENCE, N 89°09'03" W, WITH THE SOUTH LINE OF SAID 2.53 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 702, A DISTANCE OF 165.64 FEET TO A COTTON SPINELLE FOUND, FROM WHICH A RAILROAD SPIKE FOUND FOR THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-9169, O.P.R.J.C.T. BEARS, N 89°09'03" W, A DISTANCE OF 165.64 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID 2.53 ACRE TRACT AND SAID 5.00 ACRE TRACT THE FOLLOWING BEARING AND DISTANCE: N 00°57'50" E, A DISTANCE OF 391.80 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING"; N 20°29'03" E, A DISTANCE OF 208.36 FEET TO A 3/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING"; N 00°00'00" E, A DISTANCE OF 187.17 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING" IN THE NORTHWEST CORNER OF SAID 2.53 ACRE TRACT AND IN AN UPPER SOUTH LINE OF SAID 22.87 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS, N 84°30'54" W, A DISTANCE OF 108.55 FEET;

THENCE, WITH THE COMMON LINES BETWEEN SAID 2.53 ACRE TRACT AND SAID 22.87 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES: S 84°30'54" E, A DISTANCE OF 108.55 FEET TO A 4" STEEL FENCE POST; S 01°40'25" W, A DISTANCE OF 757.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.53 ACRES OF LAND.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011), ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. () DENOTES RECORD DATA.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT RICARDO MENDOZA, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, LUNA BONITA ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY Ricardo Mendoza 3-29-24 DATE RICARDO MENDOZA

STATE OF TEXAS COUNTY OF JOHNSON THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29th DAY OF March 2024 BY RICARDO MENDOZA GIVEN UNDER MY HAND AND SEAL OF OFFICE

Notary Public in and for the State of Texas My Commission Expires 06/15/26

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 06/15/26

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FINAL PLAT SHOWING

LOT 1, BLOCK 1, LUNA BONITA ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS, LOCATED IN THE CITY OF KEENE, ETJ, BEING 2.53 ACRES OF LAND LOCATED IN THE J.B. WILLIFORD SURVEY, ABSTRACT NO. 877 JOHNSON COUNTY, TEXAS.

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