



JOHNSON COUNTY COMMISSIONERS COURT

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 2024-38

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 Howell, Pct. 2 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Technochem Addition**, Lot 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 22nd day of April 2024.

Filed For Record 4:17PM

APR 22 2024

April Long
County Clerk, Johnson County Texas

BY [Signature] DEPUTY

NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Technochem Addition**, Lot 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 22ND DAY OF APRIL 2024.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



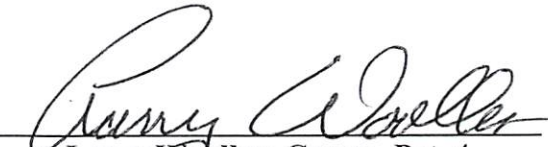
Kenny Howell, Comm. Pct. 2

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



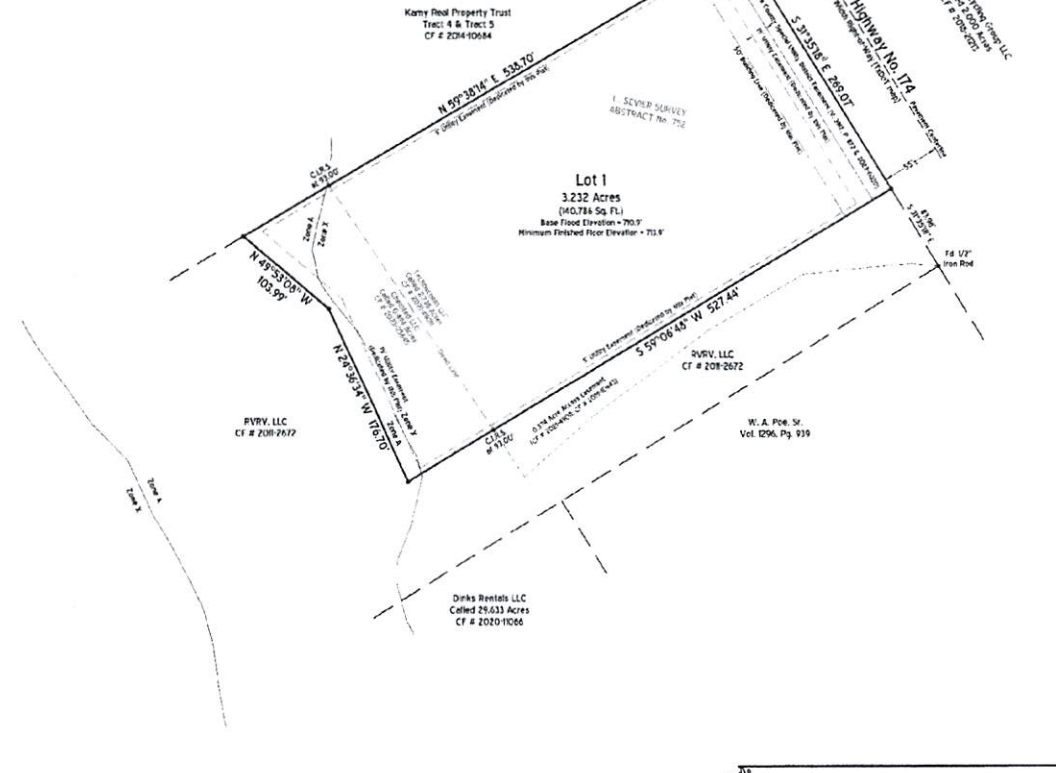
- Johnson County Notes**
- Miscellaneous Notes:**
- It is a Condition of Sale, enforceable by a fine of up to \$1000.00, enforcement is the county clerk for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision description in a deed or conveyance that conveys to a single tract or lot or to a new regular contract to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and a file for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly identified upon 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 report of a subdivision until such time as the plat is filed for record with the County Clerk's office of the Johnson County Clerk.
 - The approval and filing of a plat which delineates roads and streets does not make the roads and streets county roads subject to Johnson County road rules and regulations. The plat shall be maintained by Johnson County. It is in the absence of an express Order of the Commissioners Court or an order of record in the minutes of the Commissioners Court, Johnson County, Texas specifically identifying any such road, street or driveway and specifically accepting such road, street or driveway for county maintenance.
 - Water Service is to be provided by Johnson County Special Utility District Sewer Service to be provided by Johnson County Special Utility District Electrical Service is to be provided by Jilka Electric Cooperative, Inc.
 - Lot 1 as shown hereon, is intended for commercial use.
 - The developer shall complete all roads and drainage facilities in a subdivision within three (3) months of the date of final plat approval.
 - Right of Way Dedication:
 - 40' ROW from center of County Road or Road in a subdivision
 - 50' ROW from center of County road or roads in a subdivision
 - All building setbacks are subject to current Johnson County development regulations.
 - Building Lines
 - 50' from lot line (State Hwy & FM)
 - 25' from lot line (County Road or Subdivision Roads)
 - This subdivision or some part thereof is located within the ETJ of Rio Vista.
- Flood Notes**
- The referenced FEMA Flood Insurance rate map is for use in administering the national flood insurance program (NFIP). It does not necessarily show all areas subject to flooding, past history from local sources of flood size, which could be flooded by areas, concentrated rainfall coupled with upstream local drainage systems, levee rupture, storm surges, raves, low areas, drainage systems or other factors or unusual conditions existing on or near the subject property which are not studied or addressed as part of the NFIP.
 - 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 floods 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, etc. or buildings, which obstruct the flow of water through drainage easements.
 - 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 traversing along or across this addition will remain as such channels and will be maintained by the individual owners of the lot or lots that are benefited by or adjacent to the drainage courses shown on this plat.
 - Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control or 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, etc. or buildings, which obstruct the flow of water through drainage easements.
 - 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.
- Utility Notes**
- Inspection 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 compliance with county, state and local 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 unsanitary conditions are created, or if the facility when used does not comply with government 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 suitable soil receive.
 - Any public utility, including Johnson County, shall have the right to move and be moved at or past any buildings, fences, trees, shrubs, other growths or improvements which in any way obstruct or interfere with the construction, maintenance, or repairs of its engineering systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times to request and access to and from said easements for the purpose of construction, re-construction, inspection, repairing, 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.
- Utility Easements:**
- 5' from lot line in front & back
 - 5' from lot line on the sides
- "Developer Duties" Notes:**
- 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.
 - 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 impact, implicit or otherwise, any duty of liability to Johnson County, the Commissioners, officers 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 purchased by this plat do not violate the rules 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.
- 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, with all, and employees of Johnson County from any and all claims or damages resulting from, or already arising from, Johnson County's approval or filing of this plat or construction documents associated therewith.

Surveyor's Notes:

- With respect to the documents listed in The Commission No.2024054 the following easements and restrictions were reviewed for this Survey:
 - Tract 4 & Tract 5
- Subject to the following Easements and/or Documents: Vol. 3803, Pg. 93 (Barnhart, Vol. 2026, Pg. 242, Vol. 2766, Pg. 293, Vol. 3717, Pg. 472 (Krohn); Clerk File No. 2019-0064 (Sawyer); 2021-0901 (Sawyer); 2023-4025 (Sawyer); O.P.A.C.T.
- Currently this tract appears to be one or more of the following areas:
 - Special Flood Hazard Areas, Zone "X" - No Base Flood Elevation determined.
 - Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.T.R.M., Community Panel 48232C0425, dated 12/04/2002, for up to date flood hazard information always visit the official FEMA website at FEMA.gov

- Boundary Distances, and/or Areas derived from GPS observations and reflect NAD 83, Texas State Plane Coordinate System, North Central Zone 4202 (GSD - US Survey Feet - one TxDOT scale factor at 100021 if ground comparison is needed).
- Underground Utilities were not located during this survey. Call 811 or Utility Providers before excavation or construction.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- All corners are set 1/2" iron rods with plastic cap stamped "Texas Surveying Inc." unless otherwise noted.
- Minimum Finished Floor Elevation of 713.9 feet (as shown) is 1 foot above the Base Flood Elevation of 70.9 feet (as shown). Base Flood Elevation is determined from publicly available data published by FEMA on their website (known as "Estimated Base Flood Elevation")



State of Texas
County of Johnson

Whereas, Technochem LLC, and Chemmed LLC, being the owners of this certain 3.232 acre tract in the C. SEVER SURVEY, ABSTRACT No. 732, Johnson County, Texas, being all of that certain tract 3.232 acres tract conveyed to Technochem LLC in Clerk's File No. 2021-4901 and all of that called 0.494 acres tract conveyed to Chemmed LLC in Clerk's File No. 2023-2184; Official Property Records, Johnson County, Texas (O.P.A.C.T.); and being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GPS observations performed by Texas Surveying, Inc. and reflect NAD 83, Texas State Plane Coordinate System, North Central Zone 4202 (GSD - US Survey Feet)

Beginning at a found 1/2" iron rod on the southwest corner of said lot of State Highway No. 174, at the northeast corner of said 3.232 acres tract, same being the southeast corner of Tract 4 & Tract 5 as conveyed to Karry Real Property Trust in Clerk File No. 2004-0241, O.P.A.C.T.; for the northeast and beginning corner of the herein described tract:

THENCE S 37°35'30" E, 248.07 feet, along the southwest right of way line of said State Highway 074 to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the southwest corner of said 3.232 acres tract; thence along the southeast corner of said 3.232 acres tract conveyed to PVRV, LLC in Clerk File No. 2021-2472 O.P.A.C.T.; bears S 37°35'30" E 838.88 feet;

THENCE S 39°02'46" W, 527.44 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the southwest corner of said 0.494 acres tract and the herein described tract;

THENCE N 24°36'34" W, 176.10 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for a corner of the herein described tract;

THENCE N 49°53'00" W, 803.99 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." in the south line of said Tract 4 & Tract 5 of the Karry Real Property Trust, for the northwest corner of said 0.494 acre tract and the herein described tract;

THENCE N 30°18'47" E, 530.70 feet, with the south line of said Tract 4 & Tract 5 of the Karry Real Property Trust, to the POINT OF BEGINNING, and containing 3.232 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That ZACHARIAH H. SAVORY, do hereby certify that I prepared this and an actual and accurate personal survey of the above described tract and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah H. Savory
Zachariah H. Savory, Professional Surveyor, License No. 17464
Texas Surveying, Inc. - Aledo Branch
255 S. Fifth Street, Aledo, TX 76821
Mogoroff@texasurveying.com 817-441-5263
Project ID: AN23482-0
Field Date: August 1, 2023
Preparation Date: April 8, 2024

STATE OF TEXAS
REGISTERED
ZACHARIAH H. SAVORY
PROFESSIONAL
LAND SURVEYOR
1999

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Technochem LLC, and Chemmed LLC, owners of the above described tract of land, do hereby adopt the plat describing the herein described property as set forth hereinbefore and in addition to Johnson County, Texas and hereby dedicate to the public, with, without reservation, the streets, easements, rights of ways and any other public use shown herein unless otherwise designated on this plat.

BY: *Nancy Knowlton* 4-12-24
Technochem LLC
Nancy Khan (Owner) DWS

BY: *Nancy Knowlton* 4-12-24
Chemmed LLC
Nancy Khan (Owner) DWS

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nancy Knowlton known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 12th day of April, 2024.

Teressa McGehee
Notary Public in and for the State of Texas

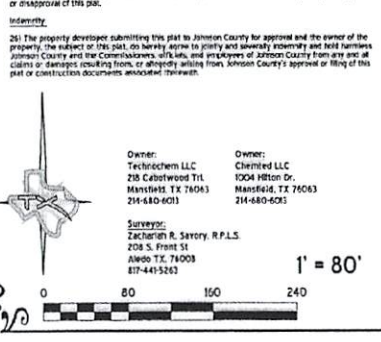
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nancy Knowlton known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 12th day of April, 2024.

Teressa McGehee
Notary Public in and for the State of Texas

TERESSA MCGEE
Notary Public, State of Texas
Comm. Expires 08-10-2027
Notary ID: 132122206



FILED FOR RECORD _____ 2024

PLAT RECORDED IN _____

INSTRUMENT _____ SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

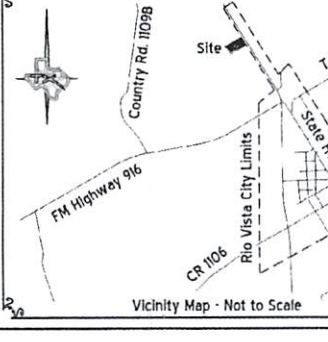
DEPUTY CLERK _____

1" = 80'

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS

THIS THE _____ DAY OF _____ 2024

BY: _____ COUNTY JUDGE



Final Plat
Lot 1
Technochem Addition
an addition to Johnson County, Texas.
Located in the ETJ of Rio Vista, Texas.

Being 3.232 acre tract in the C. SEVER SURVEY, ABSTRACT No. 732 Johnson County, Texas, being all of that called 3.232 acres tract conveyed to Technochem LLC in Clerk's File No. 2021-4901 and all of that called 0.494 acres tract conveyed to Chemmed, LLC in Clerk's File No. 2023-2184; Official Property Records, Johnson County, Texas.

April 2024
TEXAS SURVEYING INC
ALEX BRANCH - 817-441-5263
FMA No. 1074-122 - 1-000073 SURVEYING.COM