

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

§
§
§

ORDER 2024-68

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **2331 Godley Trail**, Lots 1 and 2, Block 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.

Filed For Record 2:17PM

JUN 24 2024

April Long
County Clerk, Johnson County Texas

BY *April Long* DEPUTY

WITNESS OUR HAND THIS, THE 24TH DAY OF JUNE 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



State of Texas
County of Johnson
Whitson J. Allen Homes, Incorporated, being the sole owner of a 13,503 acre tract situated in the JOHNSON COUNTY SPECIAL LAND SURVEY, ABSTRACT No. 443, Johnson County, Texas, and being that same called 13,503 acre tract described in instrument to said J. Allen Homes, Inc., recorded under Clerk's File Number 2021-9992, of the Official Records of Johnson County, Texas, (O.R.C.), i.e., said 13,503 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 42C2, (G14)

BEGINNING at a 3/8" iron rod found in the west right-of-way of Farm-to-Market Highway No. 2331, for a southeast corner of that certain called 280 acre tract described in instrument to Rita Strader, recorded under Clerk's File Number 2019-06, O.R.C.T., being the southeast corner of the herein described tract.

THENCE S 00°21'11" E, 164.73 feet, with the west right-of-way of said Farm-to-Market Highway No. 2331, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of that certain called 2.02 acre tract described in instrument to Henry R. & Brittany G. Barrett, recorded in Volume 026, Page 706, O.R.C.T., being a southeast corner of the herein described tract:

THENCE N 78°31'31" W, 450.34 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said 2.02 acre tract, being an interior corner of the herein described tract:

THENCE S 00°08'56" E, 200.00 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southwest corner of said 2.02 acre tract, being an interior corner of the herein described tract:

THENCE S 78°44'30" E, 450.77 feet, to a 1/2" steel fence corner post found in the west right-of-way of said Farm-to-Market Highway No. 2331, for the southeast corner of said 280 acre tract, being the southeast corner of the herein described tract:

THENCE S 00°21'11" E, 236.38 feet, with the west right-of-way of said Farm-to-Market Highway No. 2331, to a 3/8" iron rod found for a northeast corner of said 280 acre tract, being the most southeast corner of the herein described tract:

THENCE N 76°14'16" W, 120.88 feet, to a 3/8" iron rod found for the southwest corner of the herein described tract, being an interior corner of said 280 acre tract:

THENCE N 02°01'11" W, at 394.53 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for reference, in a total distance of 618.95 feet, to a 3/4" iron rod found for the northwest corner of the herein described tract, being an interior corner of said 280 acre tract:

THENCE S 76°29'58" E, 1138.15 feet, to the POINT OF BEGINNING, and containing 13,503 acres more or less.

Surveyor's Certificate
Know All Men By These Presents:
I, Micah Hamilton, a Registered Professional Land Surveyor in the State of Texas hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Micah Hamilton, Registered Professional Land Surveyor No. 5805
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
ale@texasurveying.com - 817-441-5263
Project ID: 1805993-P
Final Date: December 15, 2023
Preparation Date: June 12, 2024



Now, Therefore, Know All Men By These Presents:

That J. Allen Homes, Incorporated, acting herein by and through its duly authorized officers, do hereby adopt this plat depicting the herein above described subject property and do hereby dedicate to Johnson County, Texas, and hereby dedicate to the public, use without reservation the several easements, rights of way, and any other public uses shown hereon and designated on this plat. This plat approved subject to all pending ordinances, rules, regulations and resolutions of Johnson County, Texas.

Witness my hand, this 13th day of June, 2024.

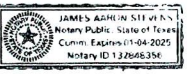
J. Allen Homes, Incorporated
President

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 J. Allen Homes, Incorporated, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed on behalf of said entity and in the capacity stated.

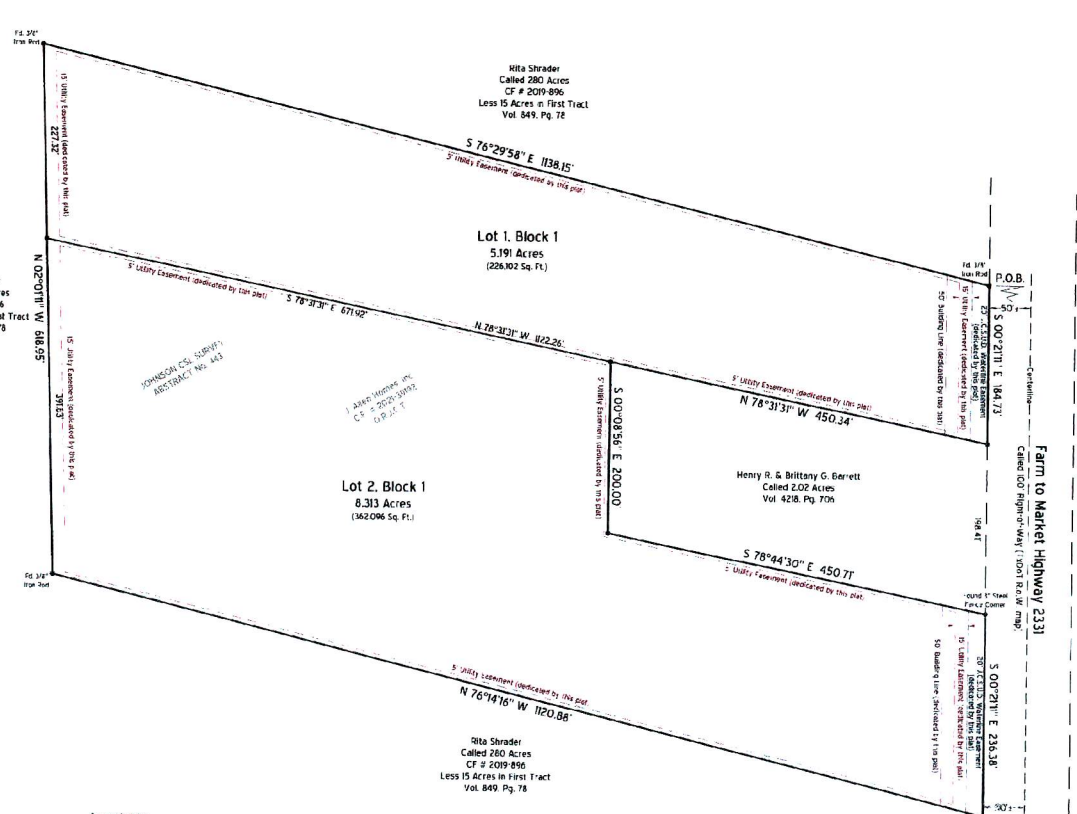
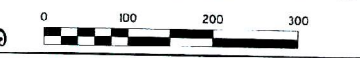
Given under my hand and seal of office on this 13th day of June, 2024.

Notary Public in and for the State of Texas:



Surveyor:
Micah Hamilton
208 S. Front St
Aledo, TX 76008
817-441-5263

Owner:
J. Allen Homes, Incorporated
1311 Prestwick Ct
Granbury, TX 76049
jerry@allenhomes.com



Surveyor's Notes:
A. No abstract of title or title commitment was provided to the surveyor. Record research performed by this surveyor was limited to the program of determining the boundaries of this property and of the adjoining parcels. Record documents other than those shown on the survey were not read and recorded on this property.
B. Bearings, Distances and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 42C2 (G14) - US Survey Feet. Elevation contours obtained from digital terrain model projection: 2007 ACS.
C. Unsubmerged utility lines were not located during this survey. Call all and/or utility providers before excavation or construction.
D. Before construction please consult an applicable governing entities regarding rules & regulations that may affect construction on this property.
E) All property corners are set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." unless otherwise noted.
F) Special notice: setting a portion of this addition by metes and bounds is a violation of existing ordinance and is subject to fees and administrative of utilities and building permits.
G) This subdivision of any part thereof is not located within the ETJ of any city or town.
H) The disposition of the proposed usage of the area shown on the plat is for commercial use.
I) O.R.C.T. = OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS.
J) C.T. = CLERK'S FILE NUMBER.
K) Per Volume 4996, Page 593, O.R.C.T. a 1/2" Johnson County Special Utility District (S.U.D.) Easement affects this tract (not shown) in addition to Johnson County Special Utility District (S.U.D.) easement as depicted by the plat (as shown).

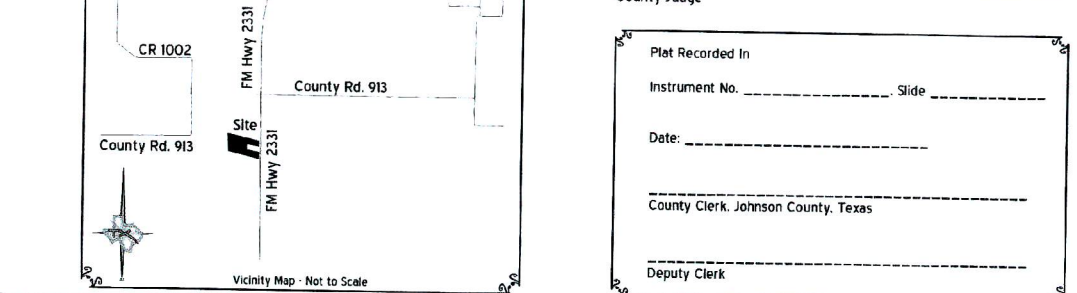
State of Texas
County of Johnson

Approved by Johnson County Commissioner's Court

on the 13th day of June, 2024.

By: _____

County Judge _____



JOHNSON COUNTY NOTES
Dates of Developer/Property Owner:
1) 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 or regulations in which the property is located.

2) 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 pay any amount of downstream property owner or remove, replace or restore any dirt, rock or debris at Johnson County, the Commissioners' offices or employees of Johnson County.

3) Johnson County makes no representation that the roads, streets, water, drainage channels or other utilities shown on this plat are owned, maintained or operated by Johnson County. However, and notwithstanding to the contrary, the developer or contractor shall be responsible for the maintenance and operation of the roads, streets, water, drainage channels or other utilities shown on this plat in accordance with the laws of the State of Texas or the United States.

4) Johnson County is holding open house meetings where notice is afforded therein to make records and affidavits representations upon which Johnson County may make determinations regarding the approval or disapproval of this plat.

5) The developer shall complete all needs and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

6) The property developer submitting this plat to Johnson County for approval and the owner of the property, the subject of the plat, do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officers and employees of Johnson County from any and all claims or damages resulting from or due to any negligent or willful acts or omissions of the developer or contractor.

7) This is a Contract Offeror/submitter for a fee of up to \$1000.00 reimbursement in the county for up to 60 days or 60 billable hours and confirmation for a person who shall be named as a contractor in the subdivision description in a deed or conveyance a contract for a deed or a contract of sale or other recorded contract in conformity with the laws of the State of Texas or the United States. Johnson County Clerk, however, and notwithstanding to the contrary, the developer or contractor shall be responsible for the maintenance and operation of the roads, streets, water, drainage channels or other utilities shown on this plat in accordance with the laws of the State of Texas or the United States.

8) A purchaser may not use or occupy property described in a plat in violation 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.
9) The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads unless the county maintenance fee road street easement is filed in the public records of 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 road and street easement and specifically accepting such road street or easement for county maintenance.

Flood Notes:
10) According to the Flood Insurance Rate Map for Johnson County, Texas and surrounding areas, Community Number 44350C0153 effective date December 1, 2023, this property is located in area "Zone X" (Area determined to be outside the 1% annual chance flood zone).

The above referenced FEMA flood insurance rate map is for use in determining the "FIRM" flood zone and does not necessarily show all areas subject to flooding, particularly from local sources of storm water which could be caused by severe, consecutive rainfall coupled with inadequate local drainage systems. There may be other drainage, creek, river, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed on the "FIRM".

11) Blocking the flow of water or constructing improvements to the drainage easements and filling or reconstruction of the roadway is prohibited.

12) The existing creeks or drainage channels crossing along or across this addition will remain as open channels and will be maintained by the individual owners of the lots or lots that are traversed by or adjacent to the drainage courses along or across said lots.

13) Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the cost of or expense.

14) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood runoff.

15) Johnson County has the 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.

Protein Sewage Facility:
16) 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.

17) Inspections and/or enforcement of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not exempt the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved and installed, may not meet standards or be approved by the owner of the sewage system if normal operation of the facility does not comply with governmental regulations.

18) A property declared and constructed private sewage facility system installed in suitable soil, can malfunction if the amount of water that is required to dilute and transport fecal coliform bacteria is not sufficient to maintain and operate the private sewage facility in a satisfactory manner.

Utility Notes:
19) Water Service is to be provided by Johnson County Special Utility District - 817-782-9200.
Sewerage Service is to be provided by private on-site septic facilities.
Electric Service is to be provided by United Cooperative Services - 817-782-9200.

Utility Easement:
20) Any public utility including Johnson County, shall have the right to receive and keep affected all or part of any building, structure, fence, utility, other growth or improvements, or any other utility or structure with the construction, maintenance or operation of any public utility. Johnson County, shall have the right of all lines of poles and appurtenances and shall have the right to the purpose of construction, reconstruction, replacement, relocation, maintenance and adding to or removing all or part of its respective systems without the necessity of any type of permitting or the permission of anyone.

Final Plat
Lots 1 and 2, Block 1
2331 Godley Trail
an addition to Johnson County, Texas
Being a 13,503 acre tract situated in the JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 443, Johnson County, Texas
June 2024
TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FIRM No. 10794122 - ALEDOPTXSURVEYING.COM