



# 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 2024-65

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 **Country Meadows 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.

Filed For Record 3:28 PM

JUL 08 2024

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 8<sup>TH</sup> DAY OF JULY 2024.

*Chris Boedeker*

**Christopher Boedeker, Johnson County Judge**

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

*Rick Bailey*

**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*

**APTES: April Long, County Clerk**





**PLAT NOTES**

- THE SUBDIVISION OF ANY PART THEREOF IS NOT LOCKED WITHIN THE E.C. OF ANY CITY OR TOWN.
- THE SUBDIVISION OF THIS PLAT BEING MADE BY THE LAND OWNER IN THIS PLAT WILL BE FINAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRIVEWAYS INDICATED IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT.
- UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:  
 WATER - JOHNSON COUNTY UTILITY DISTRICT (JCUD) (917) 760-5500  
 ELECTRICITY - OCHOA ELECTRIC UTILITY (OEU) (917) 313-4882  
 SEWER - FRONTIER NATURAL GAS SYSTEM

**MAINTENANCE OBLIGATION**

- THE DEVELOPER OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITY INFRASTRUCTURE.

**SEWER SERVICE FACILITY**

- SEWER SERVICE FACILITY PERFORMANCE SHALL BE GUARANTEED THROUGH THE DUES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER SERVICE AND ANY CANTONMENT.
- INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWER FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS FROM PUBLIC HEALTH STANDARDS AND DOES NOT NECESSARILY GUARANTEE THAT THE FACILITY WILL BE SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE CAUSED BY SEWAGE CONCENTRATED MANHOLE COUPLED WITH PROPERLY SIZED CHANNEL STRUCTURES. THERE MAY BE OTHER STRUCTURES, SUCH AS LOW AREAS, DRAINAGE SYSTEMS OR SURFACE CONDUITS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE STABLE ON FLOODING AS FLOW OF THE 100-YEAR FLOOD IS ASSUMED.
- THE EXISTING DUES OF JOHNSON COUNTY SHALL REMAIN AS IS AND REMAIN IN FULL FORCE AND EFFECT AND SHALL BE PAID BY THE PROPERTY OWNER OF THE SUBJECT PROPERTY AND SHALL BE PAID BY THE PROPERTY OWNER OF THE SUBJECT PROPERTY AND SHALL BE PAID BY THE PROPERTY OWNER OF THE SUBJECT PROPERTY AND SHALL BE PAID BY THE PROPERTY OWNER OF THE SUBJECT PROPERTY.

**FLOOD EVIDENCE**

- ACCORDING TO THE FLOOD EVIDENCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMPLIANCE WITH 4225.002(b)(5) EFFECTIVE DATE DECEMBER 1, 2010, THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA Delineated BY THE 100-YEAR FLOOD EVIDENCE RATE MAP.
- THE ABOVE REQUIREMENTS FROM PUBLIC HEALTH STANDARDS SHALL NOT BE FOR CONSIDERATION OF THE PROPERTY OWNER AND SHALL BE SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE CAUSED BY SEWAGE CONCENTRATED MANHOLE COUPLED WITH PROPERLY SIZED CHANNEL STRUCTURES. THERE MAY BE OTHER STRUCTURES, SUCH AS LOW AREAS, DRAINAGE SYSTEMS OR SURFACE CONDUITS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE STABLE ON FLOODING AS FLOW OF THE 100-YEAR FLOOD IS ASSUMED.
- IT IS THE POLICY OF JOHNSON COUNTY THAT THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING AND OPERATING ALL SUCH DRAINAGE SYSTEMS OR SURFACE CONDUITS.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO OPEN DRAINAGE PROPERTY AND CLEAR ANY OBSTRUCTION HELDING BUT NOT LIMITED TO TREES, PLANTS, DEBRIS, OR BALDWIN WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE ELEMENTS.

**DUES OF JOHNSON COUNTY**

ACCORDING TO THE FLOOD EVIDENCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMPLIANCE WITH 4225.002(b)(5) EFFECTIVE DATE DECEMBER 1, 2010, THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA Delineated BY THE 100-YEAR FLOOD EVIDENCE RATE MAP.

**APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OF OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS WHICH APPLY TO THE PROJECT DESCRIBED IN THIS PLAT.**

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, BRACKS, CHANNELS OR OTHER DRAINAGE STRUCTURES, SERVICES OR FACILITIES DESCRIBED HEREIN ARE ACTUALLY EXISTING ON THE PROPERTY PORTIONED BY THIS PLAT OR THAT THEY DO NOT VIOLATE THE STATUTES OR ORDINANCE LAW OF JOHNSON COUNTY.

JOHNSON COUNTY IS NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR PROPERTY DAMAGE, INCLUDING BUT NOT LIMITED TO DAMAGE TO OR BALDWIN WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE ELEMENTS.

**FILED A PLAT**

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000 OR IMPRISONMENT FOR UP TO 90 DAYS OR BOTH FOR BOTH THE AND THE PERSON FOR A PERSON WHO KNOWINGLY VIOLATES THE STATUTES OR REGULATIONS WHICH APPLY TO THE PROJECT DESCRIBED IN THIS PLAT.

**GENERAL SURVEY NOTES**

- ALL DMS REFERENCES ARE 5/8"-HIGH IRON ROD SET WITH YELLOW CAP STAMPED THRU SURV PLS 6847.
- ALL MEASUREMENTS FOR THIS PLAT ARE MADE WITH AN ELECTRONIC DISTANCE MEASUREMENT DEVICE (EDM) WITH AN ACCURACY OF 1:100,000.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- BASED ON BEARS TRIP THIS PLAT IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM AND IS REFERENCED TO THE DATUM OF 1983.
- ALL DISTANCE MEASUREMENTS ARE MADE WITH AN ELECTRONIC DISTANCE MEASUREMENT DEVICE (EDM) WITH AN ACCURACY OF 1:100,000.
- CONVERTING UNITS ARE AS NOTED.

**BUILDING LINES**

- 5' FROM LOT LINE (SIDE WALKWAY AND F.W.)
- 35' FROM LOT LINE (FRONT WALKWAY AND SIDE WALKWAY)
- 10' FROM THE WALKWAY AND 5' FROM THE SIDE WALKWAY
- 15' FROM LOT LINE ON THE REAR (FOR DEVELOPMENT)

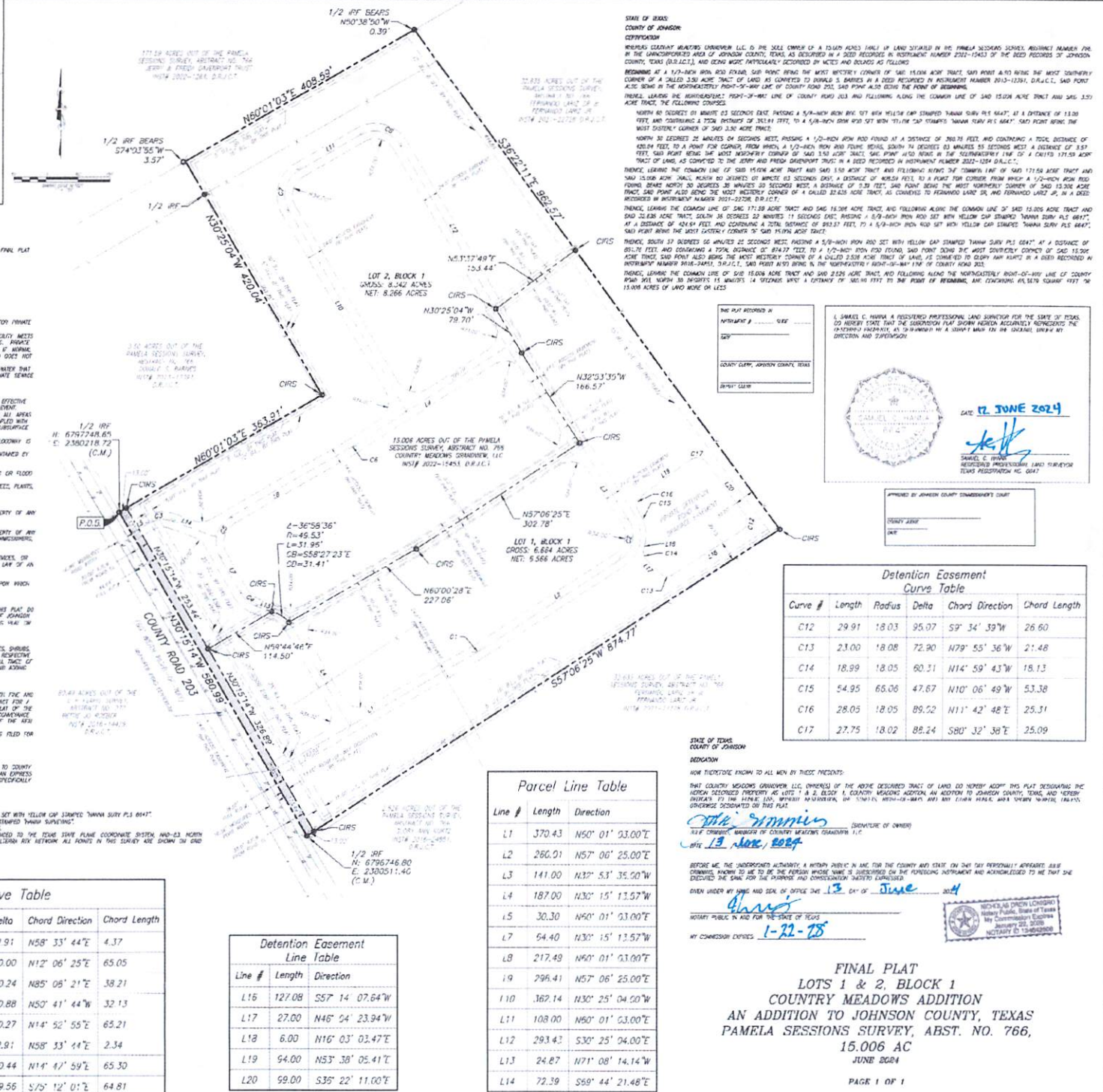
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.37	86.00	2.91	N58° 33' 44"E	4.37
C2	72.26	46.00	90.00	N12° 06' 25"E	65.05
C3	35.46	45.00	50.24	N85° 06' 21"E	38.21
C4	32.82	46.00	40.88	N50° 41' 44"W	32.13
C5	72.47	46.00	90.27	N14° 52' 55"E	65.21
C6	2.34	46.00	2.81	N58° 33' 44"E	2.34
C7	72.61	46.00	90.44	N14° 41' 59"E	65.30
C8	71.91	46.00	89.56	S75° 12' 01"E	64.81

**APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT**

**FILED A PLAT IS NOT ACCEPTANCE OF PUBLIC ROAD MAINTENANCE**

**THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT MAKE THE ROADS AND STREETS ROAD SUBJECT TO COUNTY MAINTENANCE. NO ROAD STREET OR DRAINAGE STRUCTURE IS TO BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE JOHNSON COUNTY COMMISSIONER'S COURT OR JOHNSON COUNTY, TEXAS DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. JOHNSON COUNTY, TEXAS DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS IS NOT RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR PROPERTY DAMAGE, INCLUDING BUT NOT LIMITED TO DAMAGE TO OR BALDWIN WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE ELEMENTS.**

UNIVERSITY OF TEXAS AT DALLAS  
 HANNA SURVEYING & ENGINEERING LLC



Parcel Line Table

Line #	Length	Direction
L1	370.43	N50° 01' 03.00"E
L2	286.01	N57° 06' 25.00"E
L3	141.00	N32° 53' 35.50"W
L4	187.00	N30° 15' 13.57"W
L5	30.30	N45° 01' 03.00"E
L7	64.40	N30° 15' 13.57"W
L8	217.49	N45° 01' 03.00"E
L9	296.41	N57° 06' 25.00"E
L10	362.14	N30° 25' 04.00"W
L11	108.00	N60° 01' 03.00"E
L12	294.43	S30° 25' 04.00"W
L13	243.67	N71° 08' 14.14"W
L14	72.39	S69° 44' 21.48"E

Detention Easement Line Table

Line #	Length	Direction
L15	127.08	S57° 14' 07.64"W
L17	27.00	N46° 54' 23.94"W
L18	6.00	N16° 03' 03.47"E
L19	94.00	N53° 38' 05.41"E
L20	59.00	S35° 22' 11.00"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	29.91	18.03	95.07	S9° 34' 39.7"W	26.60
C13	23.00	18.08	72.90	N79° 55' 36.7"W	21.48
C14	18.99	18.05	60.31	N14° 59' 43.7"W	18.13
C15	54.95	65.06	47.67	N10° 06' 49.7"W	53.38
C16	28.05	18.05	89.52	N11° 42' 48.2"E	25.31
C17	27.75	18.02	88.24	S80° 32' 38.2"E	25.09

**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**DECLARATION**

WE HEREBY TESTIFY TO ALL MEN BY THESE PRESENTS:

THAT COUNTRY MEADOWS GRASSMOW, L.L.C. OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY ADOPT THIS PLAT DESCRIBING THE ABOVE DESCRIBED TRACT OF LAND AS COMPOSED OF LOTS 1 & 2, BLOCK 1, COUNTRY MEADOWS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY REFER TO THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS FOR THE RECORDS OF THIS PLAT.

*John Summers* (SIGNATURE OF OWNER)  
 John Summers  
 08/13/2024

*Samuel C. Hanna* (SIGNATURE OF SURVEYOR)  
 Samuel C. Hanna  
 08/13/2024

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED: SAID JOHN SUMMERS, WHOSE NAME HE SET TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF June, 2024.

*Samuel C. Hanna* (SIGNATURE)  
 My Commission Expires 1-22-25

**FINAL PLAT**  
**LOTS 1 & 2, BLOCK 1**  
**COUNTRY MEADOWS ADDITION**  
**AN ADDITION TO JOHNSON COUNTY, TEXAS**  
**PAMELA SESSIONS SURVEY, ABST. NO. 766,**  
**15,006 AC**  
**JUNE 2024**

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