



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 2024-83

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 **Menzel Addition**, Lots 1 and 2, Block 1, in Precinct 2 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 2:23PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY *an cl* DEPUTY

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 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

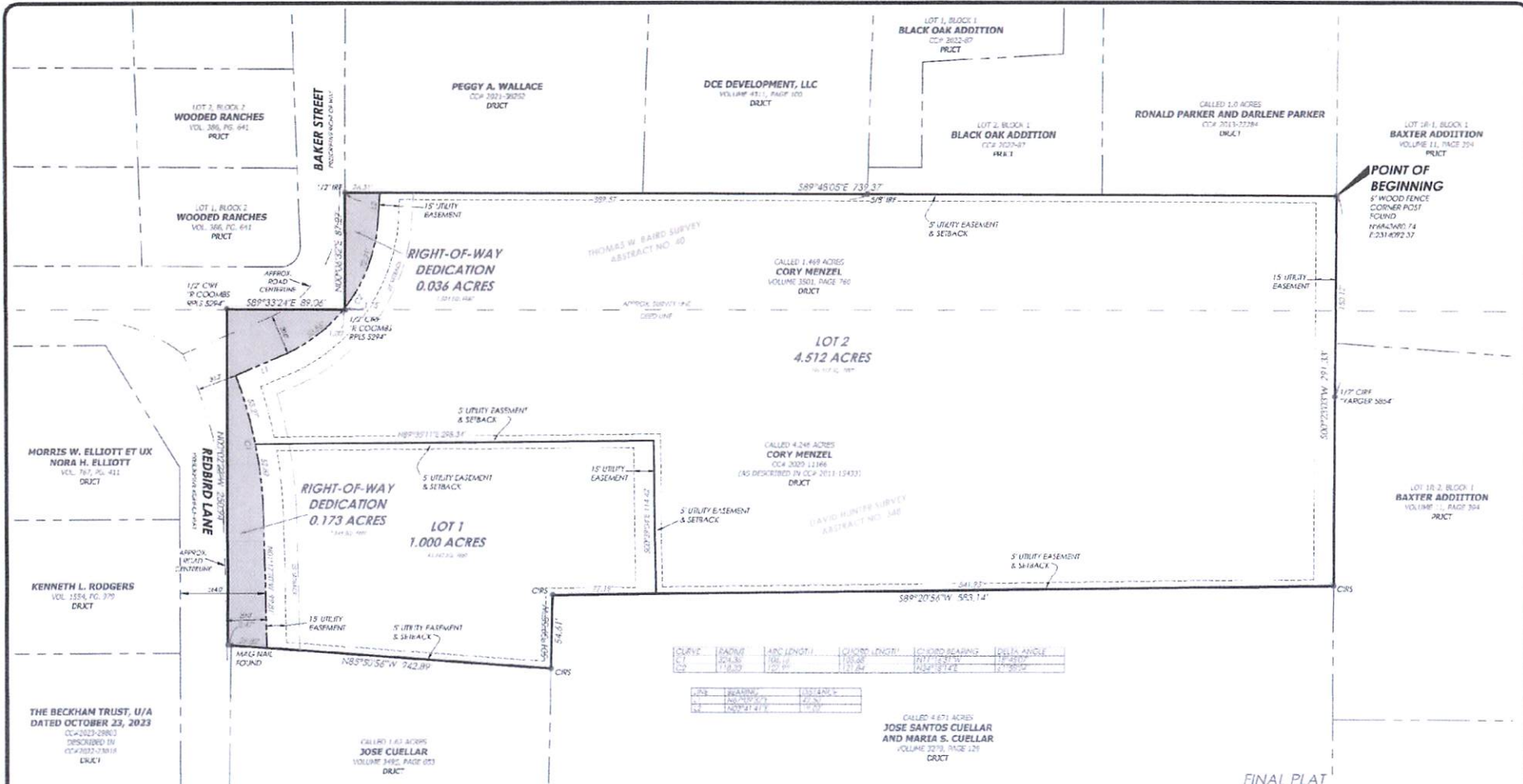
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk





CHY	B'PT	LINE LENGTH	CHY	B'PT	LINE BEARING	CHY	ANGLE
1	118.30	118.30	1	118.30	S89°45'05"E	1	73.37
2	118.30	118.30	2	118.30	S89°45'05"E	2	73.37
3	118.30	118.30	3	118.30	S89°45'05"E	3	73.37
4	118.30	118.30	4	118.30	S89°45'05"E	4	73.37

CHY	B'PT	LINE LENGTH	CHY	B'PT	LINE BEARING	CHY	ANGLE
1	118.30	118.30	1	118.30	S89°45'05"E	1	73.37
2	118.30	118.30	2	118.30	S89°45'05"E	2	73.37
3	118.30	118.30	3	118.30	S89°45'05"E	3	73.37
4	118.30	118.30	4	118.30	S89°45'05"E	4	73.37

OWNER
 CORY MENZEL
 1602 S BAKER ST
 JOHNSON, TX 74208
 817-265-0272

LEGEND
 DUCT = DEED RECORDED, JOHNSON COUNTY, TEXAS
 PUCT = PLAT RECORDED, JOHNSON COUNTY, TEXAS
 CCP = COUNTY CLERK INSTRUMENT NUMBER
 RT = ROAD RIGHT-OF-WAY
 CWS = SURVEY CONTROL POINT SET STATIONED LONGER THAN 100'

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN 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.

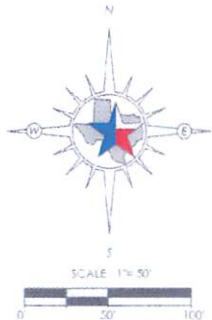
EXECUTED THIS 23RD DAY OF JULY, 2024.



Marshall Miller
 MARSHALL W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6882

FILING BLOCK
 PLAT RECORDED IN:
 VOLUME # _____ PAGE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 BY _____
 EXPIRES _____

PROJECT NUMBER: 240205 DATE: JULY 03, 2024
 REVISION DATE:
 REVISION NOTES:
 SHEET 1 OF 2



FINAL PLAT
LOTS 1 AND 2, BLOCK 1
MENZEL ADDITION
 BEING 5.721 ACRES OF LAND SITUATED IN THE DAVID HUNTER SURVEY, ABSTRACT NUMBER 348, AND THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS.



-LONESTAR-
LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

OWNERS CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS CORY MENZEL IS THE SOLE OWNER OF A 5.721 ACRE TRACT OF LAND SITUATED IN THE DAVID HUNTER SURVEY, ABSTRACT NUMBER 348, AND THE THOMAS W. BAIRD SURVEY, ABSTRACT NUMBER 40, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.469 ACRE TRACT OF LAND DESCRIBED BY DEED TO CORY MENZEL, RECORDED IN VOLUME 380, PAGE 760, AND BEING ALL OF A CALLED 4.246 ACRE TRACT OF LAND (H&R1886) BY DEED TO CORY MENZEL RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 202011146 (AS DESCRIBED IN CCR# 2011-15433), DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY SAID DEEDS AND RECORDS AS FOLLOWS:

BEGINNING AT A 4' WOOD FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.469 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED BY DEED TO RONALD PARKER AND DARLENE PARKER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-22294, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE WEST LINE OF LOT 1W, BLOCK 1, BAKER ADDITION, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 374, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 23 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 1.469 ACRE TRACT AND SAID CALLED 4.246 ACRE TRACT, BEING COMMON WITH THE WEST LINES OF 10' 18-1 AND 10' 14-2 SAID BLOCK 1, AT A DISTANCE OF 352.12 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "MARGER 5834" FOR REFERENCE AND CONTINUING IN ALL 291.33 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID SOUTH LINE SAME BEING THE NORTHWEST CORNER OF SAID CALLED 4.246 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF LAND DESCRIBED BY DEED TO JOSE SANTIAGO CUELLAR AND MARIA S. CUELLAR, RECORDED IN VOLUME 379, PAGE 129, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 30 MINUTES 54 SECONDS WEST DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 4.246 ACRE TRACT BEING COMMON WITH THE NORTH LINE OF SAID CALLED 4.571 ACRE TRACT, AT A DISTANCE OF 583.14 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID SOUTH LINE SAME BEING THE NORTHWEST CORNER OF SAID CALLED 4.571 ACRE TRACT;

THENCE SOUTH 01 DEGREES 08 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 54.61 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 4097" AT AN ANGLE POINT IN SAID SOUTH LINE, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOSE CUELLAR, RECORDED IN VOLUME 348, PAGE 553, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 83 DEGREES 51 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.0 ACRE TRACT, AT A DISTANCE OF 242.42 FEET, PASSING A MAG NAIL FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND CONTINUING IN ALL 242.89 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID CALLED 4.246 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF ROAD LANE A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 10 DEGREES 02 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 4.246 ACRE TRACT, AND OVER AND ACROSS SAID ROAD LANE, A DISTANCE OF 250.94 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "COLUMBIA 4913 1994" AT THE NORTHWEST CORNER OF SAID CALLED 4.246 ACRE TRACT, BEING THE APPROXIMATE INTERSECTION OF THE APPROXIMATE CENTERLINES OF SAID ROAD LANE AND BACKS STREET, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 4.246 ACRE TRACT, AT A DISTANCE OF 89.32 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "9, COOLBEE 8715 5294" AT THE SOUTHWEST CORNER OF SAID CALLED 1.469 ACRE TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID CALLED 1.469 ACRE TRACT, AND OVER AND ACROSS SAID BAKER STREET, A DISTANCE OF 87.27 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.469 ACRE TRACT, SAME BEING THE APPARENT SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO PEGGY A. WALLACE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-180162, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 08 MINUTES 05 SECONDS EAST DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.469 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID WALLACE TRACT THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DCK DEVELOPMENT, LLC, RECORDED IN VOLUME 4311, PAGE 106, DEED RECORDS, JOHNSON COUNTY, TEXAS, LOT 2, BLOCK 1, BLACK OAK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-87, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND SAID CALLED 1.0 ACRE TRACT AT A DISTANCE OF 389.37 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, AND CONTINUING IN ALL 739.37 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 5.721 ACRES OR 245,187 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT CORY MENZEL, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, JOHN HERRBY, 433791 THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1 & 2, BLOCK 1, MENZEL 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.

WITNESS MY HAND, THIS 30 DAY OF July, 2024

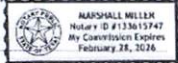
Cory Menzel
CORY MENZEL

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED CORY MENZEL, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 30 DAY OF July, 2024

Marshall Milh
NOTARY PUBLIC



MY COMMISSION EXPIRES

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.
2. EASEMENTS AND BUILDING SETBACKS:
UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
BUILDING LINES:
30' FROM LOT LINE (STATE HWY & FM ROAD)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
RIGHT-OF-WAY DEDICATION:
40' FROM CENTER OF ROAD ON F.M. OR STATE
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
3. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETC. OF ANY CITY OR TOWN.
4. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
6. UTILITY PROVIDERS:
WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) 817-750-5200
JCSUD HAS 2 EASEMENTS ACROSS THIS PROPERTY.
VOL. 542 PG. 381 AND CCR# 2020-16461
ELECTRIC: UNITED COOPERATIVE SERVICES 817-554-4000
SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

NOTES 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 LIABILITY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, 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 NOTICED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY FORTAILED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INDEPENDENTLY SOVEREIGN STATE OR TERRITORY OF THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDIVIDUALLY, 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 GROUNDS, 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 AN FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTIONS, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.

FILING A PLAT
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5000.00 CONFINEMENT IN THE COUNTY JAIL FOR UP TO 10 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 REFERRED TO A PURCHASER UNLESS THE PLAT OR EPPAT 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 NOTICE OF CONTINGENCY OF THE FINAL PROPERTY CONVEYANCE APPROVED BY THE CLERK OR 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 RELIEVES 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 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.

FILING BLOCK
PLAT RECORDED IN _____
INSTRUMENT # _____ TEXAS _____ DATE _____
DATE _____
BY _____ COUNTY CLERK _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS _____
DEPUTY CLERK _____

OWNER
CORY MENZEL
1652 S BAKER ST
JOSHUA, TX 76058
817-240-0875

LEGEND
DASHED = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLATE PLAT RECORDS, JOHNSON COUNTY, TEXAS
DASHED = COUNTY CLERK'S INSTRUMENT NUMBER
DASHED = IRON ROD FOUND
DASHED = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"

NOTES - CONTINUED

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 AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSTRUCTIBLE ODORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PRIVATELY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN ONLY 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.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0107K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR 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 OF SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSABLE AS PART OF THE MAP.

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOODWAYS IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS (TRAVELING ALONG OR ACROSS THE UTILITY) WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE 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 OF 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, DIRT, OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGEWAYS.

**FINAL PLAT
LOTS 1 AND 2, BLOCK 1
MENZEL ADDITION**

BEING 5.721 ACRES OF LAND SITUATED IN THE DAVID HUNTER SURVEY, ABSTRACT NUMBER 348, AND THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS.



**- LONESTAR -
LAND SURVEYING, LLC
TBPELS FIRM# 10194707**

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILH@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 740253 DATE: 08/30/2024
REVISED DATE:
REVISION NOTES:
SHEET 2 OF 2