

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

888

ORDER 2024-84

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 Luna 3D Ranch, 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.

Filed For Record 2:23PM

AUG 1 2 2024

April Long County Clerk, Johnson County Texas -CE DEPUTY

WITNESS OUR HAND THIS, THE 12^{TH} DAY OF AUGUST 2024.

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Christopher Boedeker, Johnson County Judge	
Voted: yes,	no, abstained
full de la constant d	La House
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted:yes, no, abstained	Voted:yes,no,abstained
Mehe White	- Jan Jackey
Mike White, Comm. Pct. 3	Larry-Woolley, Comm. Pct. 4
Voted: <u>//</u> yes, no, abstained	Voted:yes, no, abstained
april Long	SJONERS COLLE
ATTEST! April Long, County Clerk	STANSON COUNTY

- THIS STREET, HE MAY CART THEREOF IS NOT LOCATED WITHIN THE ET LOC ANY CITY OF TOWN
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IN FOR RESIDENTIAL

WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTLITY DISTRICT- PHONE 817-760-5200 ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICE - PHONE 817-556-4000

SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PARIEL NO. 482510325-4, ETTECTING DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE DUTSIDE THE 0.23 ANNUAL CHANCE FLOODPLAN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAR'S FOR USE IN MOUNTERING THE "NEP" IT DIES NOT INDESSAMBLY 9-FOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL STE, WHICH COLLD BE FLOODED BY SEVERE, CONCENTRATED RAMFALL COLUPLED WITH INACCOUNTE. LOCAL DRAINAGE SYSTEMS. THERE MAY SE OTHER STEAMS, CHEESE, LOW AREAS, DRAINAGE SYSTEMS OF OTHER STEAMS OR SUBJECT FROM THE PROPERTY WHICH ARE NOT STEDIED ON ADDRESSED AS PRAIT OF THE NIPP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOCKWAY IS PROVENITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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 AGROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF ENUSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, FERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JCHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER OVTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR DUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENT.

UTILITY FASEMENT

ANY PURSO DITLIT, INCLUSION JORGES COUNTY, SHALL MAY THE ROAD I TO JORGE AND REEP MOVED ALL OR PART OF ANY BELLORISK STRUCKS, FREES, SHEIRS, SHEIR GORDINGS OR IMPROVAMENTS WHICH IN ANY WAY DIDAMODE OR INTERTER WITH THE CONSTRUCTION OR MANITEMANCE, OR EPFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EXCENDING SHOWN ON IN ITERAT, AND ANY PARIE DITTLY RECLIDING, CONSINCE COUNTY, SYSTEMS IN ANY OF THE EXCENDING SHOWN OF ITS RESPECTIVE SYSTEMS OF THE PROPERTY OF THE RESPECTIVE SYSTEMS OF THE PROPERTY OF THE RESPECTIVE SYSTEMS WHICH ITS PROBLEMS ALL OR SHOWN OF THE PROPERTY OF THE RESPECTIVE SYSTEMS WHICH ITS PROBLEMS ALL OR SHOWN OF THE PROPERTY OF TH

UTILITY EASENENTS.

15' FROM LOT LINE IN FRONT 15' FROM LOT LINE IN BACK 5' FROM LOT LINE ON THE SIDES

RIGHT-OF-WAY DEDICATION

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUFEXVISION

BUILDING LINES: 50' FROM LOT LINE (STATE HWY. & F.M.)

25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FLING A PLATE

IT IS A CRIMINAL OFFICIE PLANSMILE BY A FINE OF UP TO \$1000.00, CONTINEMENT IN THE ECURITY JAIL FOR UP TO 80 DAYS OR BY BOTH THE AND CONTINEMENT TOWAR FORESON AND SUDDIVINES REAL PROPERTY TO US OFFICE RECOURSE OF THE PROPERTY TO US OF THE RECOURSE OF THE RECOURSE CONTINEMENT OF THE SUBDIVINES OF THE SUDDIVINES OF THE SUBDIVINES OF THE

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIPED IN A PLAT OR REPLAT OF A SUBCINSION UNTIL SUCH THE AS THE PLAT IS FILED FOR RECORD WITH THE CRUNITY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK

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

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JURISHOOD COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SERACE FACILITY BY THE FUBLIC WORKS DEPARTMENT SHALL INCLUMY ONLY THAT THE FACILITY MEETS INMIGHAN EQUINATIONS AND DIES NOT RELEVE THE OWNER, OF THE ALTHOUGH APPROVED AS WEITING WIRMAN STANDARDS, MAST BE INCORRECED BY THE OWNER AT THE ADMINISTRATIVE REQUIREMENT.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWARE FACILITY SYSTEM, HISTALLED SUITABLE SOIL, CAN MAILINGTON IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT MIL BE THE RESPONSEULTY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWARE FACILITY IN A SATIFFACTION MANNER.

THE APPROVAL AND FRING OF THE PRIAT BY JOHNSON COUNTY DOES NOT RELEVE THE CEVELOPER 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 APPROVIAL MAD THING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE ESTREMANT OF THE REPORTY OF GREEK OF THE PROPERTY OF ANY DELYTY ON AVOIDABLY OR CONSISTEMAL PROPERTY GREEK OF MAPOSE, HELVIE OR TRANSCREAMY DUTY OR LIMBUILTY TO JOHNSON COUNTY, THE COMMISSIONERS, CHICALS OR DIRLOYDES OF COMISSION COUNTY.

CHHOSE COUNT VARIES IN IMPRESSA LIGHT THAT THE CREEKS, STREAMS, THORS, DRAWLOG CHAMES, OR OTHER DRAWLOG STREAMS, THORSES, OR CHIEF CREAMS STREAMS, THORSES, OR CHIEF CREAMS THE STREAMS HERE OF THE ALLY LICETING FOR PROPERTY PORTRAMED BY THIS PLAT EO NOT VOLART THE STREAMS OR COMMON LAW OF AN INCORPORATION, JOHNSON COUNTY, THE STREAM OF THE OF THEM, OR THE UNITED STREAMS

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHER, REPRESUNTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HERBEY AGREE TO JOINTLY AND SEVERALLY NOTIFIEST AND HOLD HARMLESS, CHRISON, DOWNER, OF JOHNSON COUNTY FROM ANY AND ALL CLAMS OR DAMAGES RESILTING FROM OR ALLEGEDLY ANISING FROM JOHNSON COUNTY'S APPROVAL OR CRUBIN OF THIS PLAT OR CONSTRUCTION COUNTY SAFENDY.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH CEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS CARRY HOUSE SELECT TO COUNTY MAN TRANSLED HOUSE, TO ROAD, STREET OR PASSAGEMY SET ASSOC IN COUNTS COUNTY SERVICE OF THE COUNTY SERVICE OF THE COUNTY SERVICE OUT OF THE COUNTY SERVICE OUT OF THE COUNTY SERVICE OUT OF THE COUNTY THAT OF THE COUNTY THAT OF THE COUNTY THAT OF THE COUNTY THAT OF THE COUNTY O



VICINITY MAP

(NOT TO SCALE)

LEGEND

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

____ INSTRUMENT #_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

COUNTY JUDGE

DEPUTY OF ERK

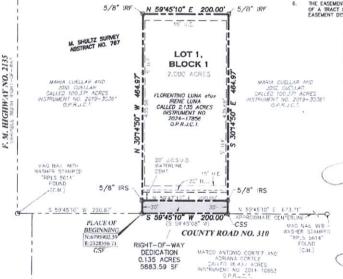
YEAR

100

5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED RON ROD FOUND CAPPED IRON ROD FOUND CIRF COTTON SPINGLE FOUND COTTON SPINGLE SET CONTROLLING MONUMENT OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS BUILDING LINE UTILITY EASEMENT PRACI

200

300



BEING A TRACT OF LAND LOCATED IN THE M. SHRLTZ SURVEY, ABSTRACT NO. 787, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 2:35 AGRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024—17856 CHYDIAU FURDIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.LC.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SECREMEND AT A COTTON SPICE FURDO (MC270990258, E2320558-7) A ASPHALI N CURRY ROLD NO. 330, AT DE MORTEGAY DAE OF A CALLED RAJOT ACRE TRACT OF MORE AND ACCOUNT OF A CALLED RAJOT ACRE TRACT OF THE SUMMERSHAY COMMEND AS DESCRIPTION OF THE SUMMERSHAY COMMEND AS DESCRIPTION WHO A MAKE NAME AND A RAJOT ACRE TRACT OF TAMB S DESCRIPTION OF THE SUMMERSTRAY COMMEND AS DESCRIPTION OF THE SUMMERSTRAY COMMEND AS DESCRIPTION OF THE SUMMERSTRAY OF THE SUMERSTRAY OF THE SUMMERSTRAY OF THE SUMMERSTRAY OF THE SUMMERSTRAY OF THE SUMERSTRAY OF THE SUMMERSTRAY OF THE SUMMERSTRAY OF THE SUMMERSTRAY OF THE SUMERSTRAY OF THE SUMERSTRAY OF THE SUMMERSTRAY OF THE SUMERSTRAY OF THE SUMERSTRAY OF THE SUMMERSTRAY OF THE SUMERSTRAY OF THE SU THENCE, N 3C14'50' W, AT A DISTANCE OF 28.42 FEET, PASSING A 5/8' BRON ROD WITH A MED PLASTIC CAP STAMPED "THANS EXAS SURVEYING" FOUND FOR THE NORTHEASTER, CONTINUING IN ALL A TOTAL DISTANCE OF 464.97 FEET TO A 5/8' BRON ROD WITH A MED PLASTIC CAP STAMPED "THANS TEXAS SURVEYING" FOUND FOR TH NORTHEASTER, CORREY OF STAMPED 23.55 ACRE TRACE | THENCE, N. 60°45'10' E, A DISTANCE OF 200.00 FEET TO A 5/8' IRCN ROD WITH A RED PLASTIC CAP STAMPED TRANS TEXAS SURVEYING FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2:135 ACRE TRACT:

GIBLEYNO'S MITTER

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE FLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NADB3 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THE SLAVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A EPPICTION OF THE RESULTS INJUGACE ON THIS THAIL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD ENSY AND ARE NOT SHOWN.

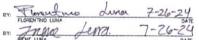
PROPERTY DESCRIPTION

THOMES S. SCH-SED E. A.T. A DESIANCE OF 45.58 FEET. PASSION A 5/0" REPAIR OF WHITH A RED PLASTED CAP STAMPED FRANS TEAMS SUPERING SET THE SPERSHEET CONTRIBUTION OF MILL AT TOTAL DESIANCE OF 44.630" FEET TO A COTTON PRODE FRANCE OF A STAMPLE TOTAL OF THE SED COLUMN TOOLS NOW THE TOTAL OF THE SED COLUMN TOOLS NOW THE TOTAL OF THE SED HE SED HE SED THAT OF THE SED HE SED HE SED THAT OF THE SED HE SED HE SED THAT OF THE SED HE SED THAT OF THE SED THENCE, IS NEWS'10" W, WITH THE SOUTHERLY LINE OF SAID 2.135 ACRE TRACT AND THE NORTHERLY LINE OF SAID 16.437 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 310, A CASTAINCE OF 300 00 FEET TO THE PLACE OF RECORDING AND CONTAINING 2.135 ACRES OF LAND.

- THE FASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, AS RECORDED IN INSTITUMENT NO. 2023-17221, G.P.R.J.C.T. CONTAINS A DISCORPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEY CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 20' WICE LASEMENT DISCORRED THEREIN.
- THE EASEMENT TO JOHNSON COUNTY RUPALL WATER CORPORATION, AS RECORDED IN VICLIME 874, PARE 56, O.P.R.J.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLIDES THE SUBJECT PROPERTY. THIS SURVEY CAN NOT ACCUPATICLY DUTINE THE LOCATION OF THE 15 MIDE EASEMENT.
- THE EASEMENT TO JOHNSON COUNTY RURAL WATER CORPORATION, AS RECORDED IN VOLUME 564, PAGE 144, O.P.R.J.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEY CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 20" MDE EASEMENT DESCRIBED THEREIN.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT FLORENTING LUMA AND REME LUMA ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LUMB, DO HEREDY ADOPT THIS PLAT DESIDENATION THE HEREND DESCRIBED PROPERTY AS LOTT, BLOCK I LUMA 3D RANGE, AN ADDITION TO CONVICCIONTY, TEXAS AND HERENY GEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, DASCRIPTS, RIGHT-G-MAY, AND ANY OTHER PUBLIC AREA SHOWN HEREOU, MLESS OTHERWISE DESCRIPTED ON THE TEXT.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE CALL OF OFFICE.

groce Ja NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMVISSION EXPIRES: 6 5 24



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE LUNA GIVEN UNDER MY HAND AND SEAL OF OFFICE.

once and NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: LE 5 24 Laura Grace Brown My Commission Expires 6/5/2026 Notery ID 124191765

> FINAL PLAT SHOWING

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, OO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 22, 2024 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURYES, BOUNDARY MARKERS, ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION



OWNER: FLORENTINO LUNA and IRENE LUNA 1519 MORNINGSIDE DRIVE CLEBURNE, TEXAS 76033 PHONE: 817-726-2826

LOT 1, BLOCK 1, LUNA 3D RANCH

AN ADDITION TO JOHNSON COUNTY, TEXAS. BEING 2.135 ACRES OF LAND LOCATED IN THE M. SHULTZ SURVEY ABSTRACT NO. 767. JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545

Scale: 1"=100' Date: 07/25/2024 DWG: 20220259-FINAL PLAT Drawn: MLH Checked: LGB Job: 20220259