



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 2024-87

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 **Munden Addition**, Lots 1 & 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 2:23 PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long 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

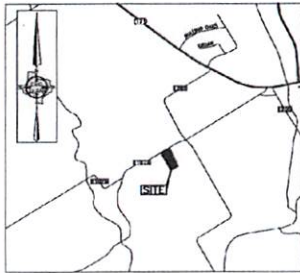
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk





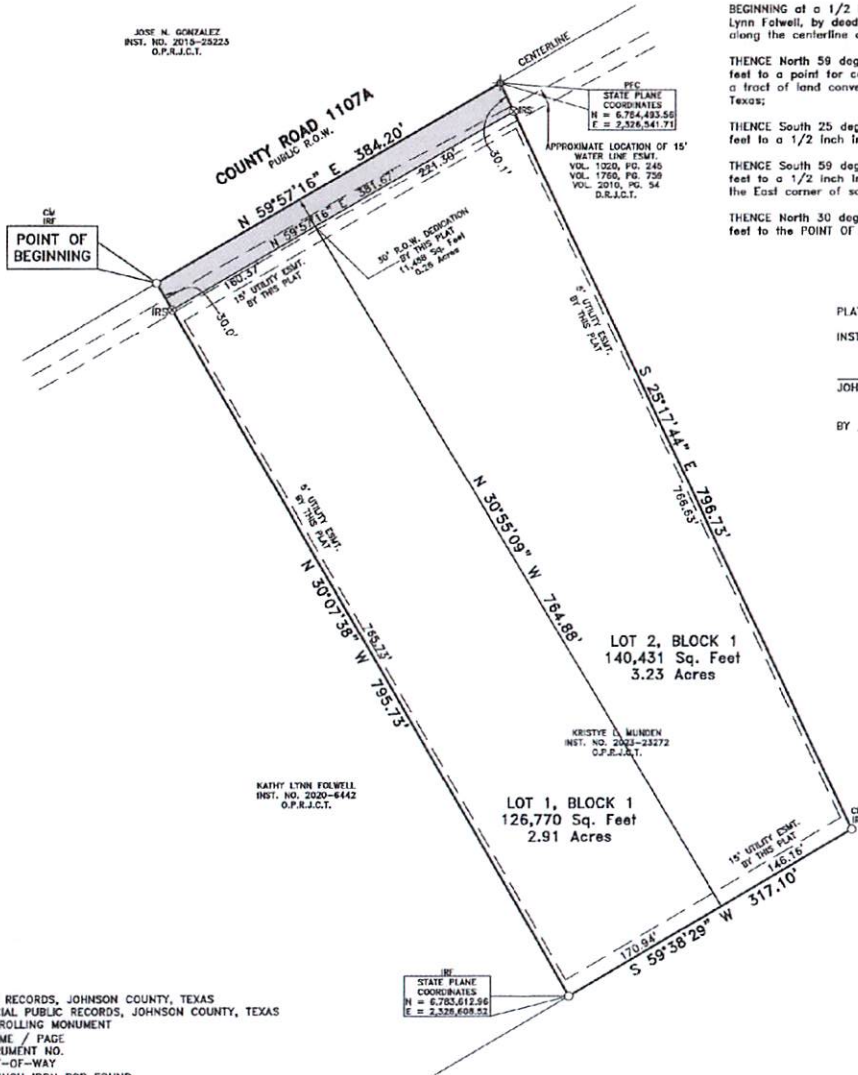
VICINITY MAP
NOT TO SCALE



80' 40' 0 80' 160'

SCALE: 1" = 80'

JOSE N. GONZALEZ
INST. NO. 2019-23223
O.P.R.J.C.T.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Chad R. Munden and Kristye L. Munden are the owners of a 6.40 acre tract of land situated in the Adam H. Sevier Survey, Abstract No. 753, Johnson County, Texas, same being those tracts of land conveyed to Chad R. Munden et ux Kristye L. Munden, by General Warranty Deed recorded in Volume 3001, Page 510, Deed Records, Johnson County, Texas, and Chad R. Munden and spouse, Kristye L. Munden, by Warranty Deed with Vendor's Lien recorded in Volume 2855, Page 525, Deed Records, Johnson County, Texas, and being more particularly described by meles and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being the North corner of a tract of land conveyed to Kathy Lynn Folwell, by deed recorded in Instrument Number 2020-4442, Official Public Records, Johnson County, Texas, same lying along the centerline of County Road 1107A (a public Right-of-Way);

THENCE North 59 degrees 57 minutes 16 seconds East, along the centerline of said County Road 1107A, a distance of 384.20 feet to a 1/2 Inch Iron rod found for corner, said corner being the "ell" corner of said Whitehorn tract;

THENCE South 25 degrees 17 minutes 44 seconds East, along a Southwest line of said Whitehorn tract, a distance of 786.73 feet to a 1/2 Inch Iron rod found for corner, said corner being the "ell" corner of said Whitehorn tract;

THENCE South 59 degrees 38 minutes 29 seconds West, along a Northwest line of said Whitehorn tract, a distance of 317.10 feet to a 1/2 Inch Iron rod found for corner, said corner lying along a Northwest line of said Whitehorn tract, same being the East corner of said Folwell tract;

THENCE North 30 degrees 07 minutes 38 seconds West, along the Northeast line of said Folwell tract, a distance of 795.73 feet to the POINT OF BEGINNING and containing 278,689 square feet or 6.40 acres of land.

PLAT FILED ___/___/___

INSTRUMENT NO. _____, & SLIDE _____.

JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

KRISTYE L. MUNDEN
INST. NO. 2023-23272
O.P.R.J.C.T.

KATHY LYNN FOLWELL
INST. NO. 2020-4442
O.P.R.J.C.T.

SARA WHITEHORN
VOL. 2514, PG. 358
D.R.J.C.T.

LAND USE TABLE:

LOT 1:
NET ACREAGE: 2.91 ACRES
GROSS ACREAGE: 3.02 ACRES
LOT USE: RESIDENTIAL

LOT 2:
NET ACREAGE: 3.23 ACRES
GROSS ACREAGE: 3.25 ACRES
LOT USE: RESIDENTIAL

OVERALL:
NET ACREAGE: 6.40 ACRES
GROSS ACREAGE: 6.14 ACRES
R.O.W. DEDICATION: 0.26 ACRES

LEGEND:

- D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- CM = CONTROLLING MONUMENT
- VOL./PG. = VOLUME / PAGE
- INST. NO. = INSTRUMENT NO.
- R.O.W. = RIGHT-OF-WAY
- IRF = 1/2 INCH IRON ROD FOUND
- PC = POINT FOR CORNER
- IRS = 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
- ESMT. = EASEMENT

SHEET 1 OF 2
FINAL PLAT
MUNDEN ADDITION
LOTS 1 & 2, BLOCK 1
278,689 SQ.FT. / 6.40 ACRES
ADAM H. SEVIER SURVEY, ABSTRACT NO. 753
JOHNSON COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbghllc.com

OWNER: KRISTYE L. MUNDEN
2600 COUNTY ROAD 1107A
CLEBURNE, TEXAS, 76031
EMAIL: KRISTYE.MUNDEN@GMAIL.COM

SCALE: 1"=80' / DATE: 06/06/2024 / JOB NO. 251668-01 / DRAWN BY: ANR

This Plat recorded in Document Number _____, Date _____

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 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 GROWTHS, 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 AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, 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 EASEMENT:

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

RIGHT OF WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.M. OR STATE*
30' ROW FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION*
*UNLESS OTHERWISE REQUIRED BY MASTER THROUGHFARE PLAN

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.W.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION)

DUTIES OF THE 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 DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, 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 PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES 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 HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 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 DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT 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 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 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 DEDICATES 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 OF RECORD 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.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A TRACT OF LAND.
- 3) SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 5) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
- 6) THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE LTD OF ANY CITY OR TOWN.
- 7) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THE PLAT; WHETHER FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY, COMMERCIAL, LIGHT OR HEAVY INDUSTRIAL, OR PUBLIC USE.
- 8) THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.
WATER: PARKER WATER SUPPLY CORPORATION
ELECTRICITY: UNITED COOPERATIVE SERVICES
SEPTIC: OSSF
- 9) ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- 10) INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS THE 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 UPGRADED 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 WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 11) A PROPERTY 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 SATISFACTORY MANNER.
- 12) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0325J, EFFECTIVE DATE 12/04/2012, THIS PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE IN THE 100 YR FLOODPLAIN.
- 13) THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE AND 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 OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- 14) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 15) 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 ACROSS SAID LOTS.
- 16) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 17) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 18) 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 DRAINAGE EASEMENTS.
- 19) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 643, PAGE 254, VOLUME 643, PAGE 256, VOLUME 2902, PAGE 856.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kristye L. Munden, do hereby adopt this plat as MUNDEN ADDITION, an addition to Johnson County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon unless otherwise dedicated by this plat.

WITNESS, my hand this the 1 day of August, 2024.

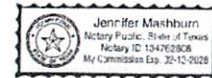
By: *Kristye L. Munden*
Kristye L. Munden, Owner

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kristye L. Munden, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1 day of August, 2024.

Jennifer Mathburn
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations in the state of Texas.

Bryan Connolly
Bryan Connolly Registered Professional Land Surveyor No. 5513

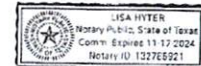


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of July, 2024.

Lisa Hyter
Notary Public in and for the State of Texas



APPROVAL FROM JOHNSON COUNTY COMMISSIONER'S COURT:

COUNTY JUDGE _____

DATE _____

PLAT FILED ___/___/___

INSTRUMENT NO. _____, & SLIDE _____

JOHNSON COUNTY CLERK _____

BY _____ DEPUTY CLERK

SHEET 2 OF 2
FINAL PLAT
MUNDEN ADDITION
LOTS 1 & 2, BLOCK 1
278,689 SQ.FT. / 6.40 ACRES
ADAM H. SEVIER SURVEY, ABSTRACT NO. 753
JOHNSON COUNTY, TEXAS



OWNER: KRISTYE L. MUNDEN
2600 COUNTY ROAD 1107A
CLEBURNE, TEXAS, 76031
EMAIL: KRISTYE.MUNDEN@GMAIL.COM

SCALE: 1"=80' / DATE: 06/06/2024 / JOB NO. 2316668-01 / DRAWN BY: ANR

This Plat recorded in Document Number _____ Date _____