



JOHNSON COUNTY COMMISSIONERS COURT

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY *act* DEPUTY

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 2024-88

§

COUNTY OF JOHNSON

§

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Morgan Acres**, Lot 1, Block 1, to create Lot 1R & Lot 2R, Block 1, in Precinct 1.

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

CPH Boeder

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





MICHAEL HOLLAND AND WENDY J. HOLLAND CALLED 28.09 ACRES INSTRUMENT NO. 2018-2328 O.P.R.J.C.T.

TERRY SHAWN UNVILLE CALLED 92.820 ACRES VOLUME 388, PAGE 985 D.R.J.C.T.

F.M. 916

(VARIABLE R.O.W.) (VOLUME 384, PAGE 494, D.R.J.C.T.)

CENTRELINE OF ROAD

VICINITY MAP N.T.S.

GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 46251C0450, REVISED DECEMBER 4, 2012 THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNWARE OF.

JAMES K. GRAHAM AND PAMELA W. GRAHAM CALLED 10.03 ACRES INSTRUMENT NO. 2017-13428 O.P.R.J.C.T.

LOT 1R, BLOCK 1 7.881 ACRES 343,279 SQ. FT.

LOT 2R, BLOCK 1 1.250 ACRES 54,465 SQ. FT.

ECH LOUISE LUNA LUNA CALLED 31.09 ACRES INSTRUMENT NO. 2008-3018 O.P.R.J.C.T.

CONFIDENTIAL OWNER

LINE TABLE with columns NO, BEARING, LENGTH. Row 1: L1 57°0'14"E 87.69. Row 2: L2 261°24'05"E 75.98.

CHIRVE TABLE with columns NO, DELTA, RA"RHS, LENGTH, CHORD BEARING, CHORD. Row 1: C1 4°28'11" 1889.71' 144.77 N58°43'37"E 144.73

LEGEND, ABBREVIATIONS, OWNER, SURVEYOR, RE-PLAT sections. Includes owner Grandview Creekview Estates, LLC and Topographic survey information.



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, OF MORGAN ACRES AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 257, SLEDE D-530, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING ALL OF A CALLED 2.350 ACRE TRACT, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-22193, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT GRANDVIEW CREEKVIEW ESTATES, LLC OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOTS 1R & 2R, BLOCK 1, MORGAN ACRES, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE WITHOUT RESERVATION, THE SEVERAL EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND, THIS 5 DAY OF August, 2024.

BY: [Signature] Owner, Grandview Creekevill Estates, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], 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 IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-25-2025



DUTIES OF DEVELOPER/PROPERTY OWNER

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR INVOICE, INVOICE OR TRAFFIC ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAIED BY THIS PLAT...

FILING & 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.

FILING A PLAT

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 60 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIPTION IN A DEED OF CONVEYANCE, A CONVEYOR 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 RECORD 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.
2. 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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER CROPPING, OR IMPROVEMENTS WHICH IN ANY WAY INDANGERS OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE INTERFERENCE AT ANY TIME OF PROHIBITING THE PERMISSION OF ANYONE.

WATER: FARRER WATER SUPPLY CORPORATION 817 373 6666

SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: HECO 354-687-3331

UTILITY EASEMENT

10' FROM LOT LINE IN FRONT & BACK

RIGHT-OF-WAY DEDICATION: 40' ROW FROM CENTER OF ROAD OR F.M. OR STATE; 30' ROW FROM CENTER OF COUNTY ROAD OR RIGHTS IN A SUBDIVISION

BUILDING LINES: 50' FROM LOT LINE (STATE HIGHWAY AND F.M.); 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD);

GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 16" X 24"
2. ALL BEARING, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE ORIGIN BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE AND SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALLOEON INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48210C0400, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 'X'.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEY IS UNAWARE OF.

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 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 RELATING TO ANYTHING THAT JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED (IS/OF) OF THE AREA SHOWN ON THIS PLAT IS UNINCORPORATED (CITY) AND SINGLE FAMILY RESIDENTIAL (LOT 1R).
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

- 1. ACCORDING TO THE FEMA FIRM MAP NUMBER 48210C0400, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 'X'.
2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ALUMINATING THE 'WF'. 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 AREA DRAINAGE SYSTEMS OR OTHER SURFACES OF SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSSED AS PART OF THE 'WF'.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR CONSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE 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.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WATER OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. 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.

PRIVATE SEWAGE FACILITY

- 1. 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.
2. 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 BELIEVE THE OWNER OF THE PROPERTY FROM COMPLETION WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS RISK. IF NORMAL OPERATION OF THE FACILITY RESULTS IN DISPERSEABLE CREEKS OR UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO BE TREATED IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

APPROVED BY JOHNSON COUNTY COMMISSIONERS
COUNTY CLERK, JOHNSON COUNTY, TEXAS
COUNTY JUDGE
PLAT RECORDED IN:
INSTRUMENT NO. _____ SLIDE: _____
DATE: _____
DEPUTY CLERK

CERTIFICATION: THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 10, 2024. [Signature] 7/18/2024



LEGEND, ABBREVIATIONS, OWNER, RE-PLAT

Table with 2 columns: LEGEND, ABBREVIATIONS. Legend includes symbols for SUBJECT PROPERTY LINE, ADJACENT PROPERTY LINE, and EASEMENT. Abbreviations include O.P.R.J.C.T., D.R.J.C.T., P.R.J.C.T., (XXXX), P.O.B., U.E., A.U.E., and B.L.

OWNER: GRANDVIEW CREEKVIEW ESTATES, LLC, 3700 PREEKNESST CT, CLEBURNE, TEXAS 76033
SURVEYOR: TOPOGRAPHIC, CIVILTY INNOVATION DESIGN

RE-PLAT: LOT 1R & 2R, BLOCK 1, MORGAN ACRES
BEING A REPLAT OF LOT 1, BLOCK 1, MORGAN ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 257, SLIDE D-530, P.R.J.C.T. AND A CALLED 2.350 ACRE TRACT RECORDED IN INSTRUMENT NO. 2021-22193, O.P.R.J.C.T.
FILE: FP_RC_MORGAN ACRES_20240416_MYLARS
DRAFT: BWM CHECK: FCN
SHEET: 2 OF 2 DATE: 04/18/2024