

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 2024-110

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 **Union Estates**, Lot 1 Thru Lot 4, 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 1:26 pm

OCT 16 2024

April Long
County Clerk, Johnson County Texas

BY md DEPUTY

WITNESS OUR HAND THIS, THE 15TH DAY OF OCTOBER 2024.

Christopher 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~~

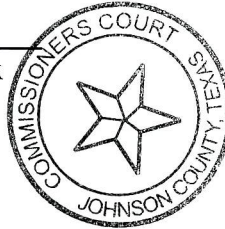
Larry Woolley

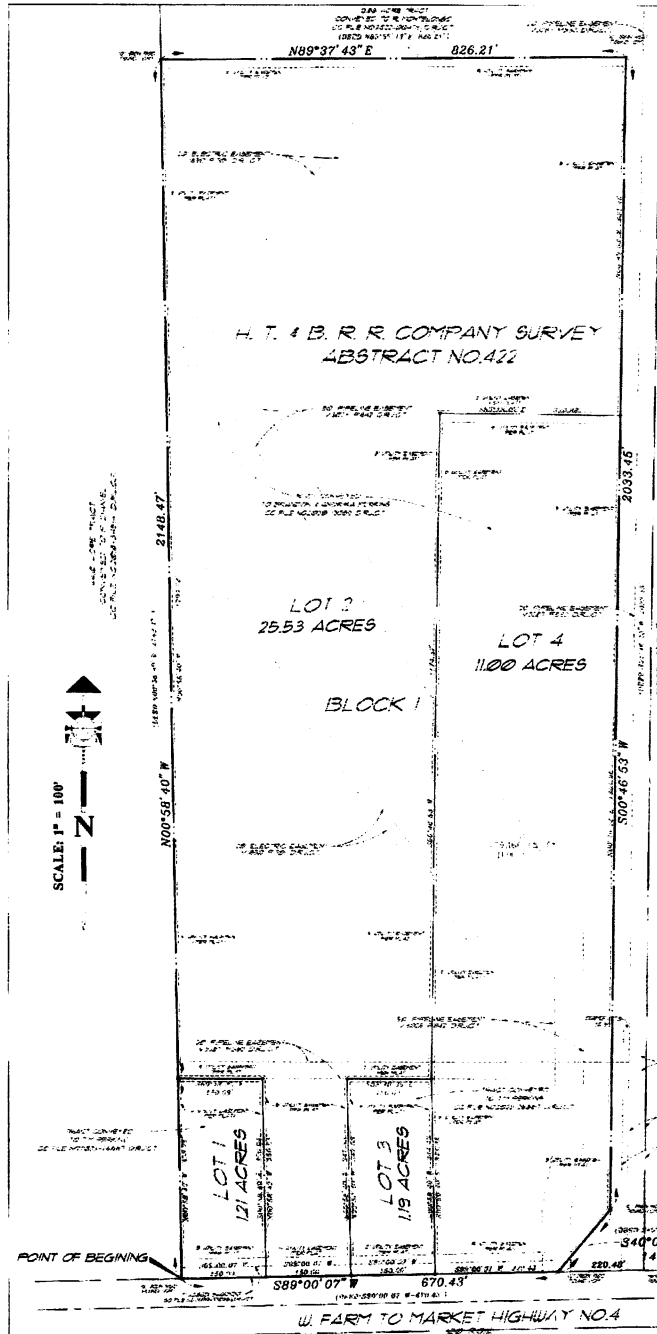
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk

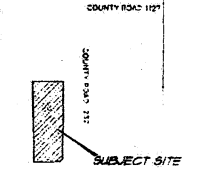




Approved by Johnson County Commissioners Court
 This the _____ day of _____, 2024.
 BY: _____
 COUNTY CLERK

Utility Easement
 ALL UTILITIES ARE TO BE LOCATED AND MAINTAINED WITHIN THE UTILITY EASEMENT STRIPS SHOWN ON THIS SURVEY.
Building Lines
 ALL BUILDINGS ARE TO BE LOCATED WITHIN THE BUILDING LINES SHOWN ON THIS SURVEY.
Right of Way Dedication
 THE RIGHT OF WAY DEDICATION IS SUBJECT TO THE APPROVAL OF THE JOHNSON COUNTY BOARD OF COUNTY CLERKS.

LEGEND



Name of Texas
 County of Johnson
 THAT I, Dorcas L. Tucker, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.
Dorcas L. Tucker, RPLS 5144 Date 9/23/24

General Notes

1. THIS SURVEY IS SUBJECT TO ALL EXISTING RECORDS AND EASEMENTS.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND CORNER MONUMENTS.
 3. THE SURVEYOR HAS FOUND THE CORNER MONUMENTS TO BE IN PLACE AND CORRECTLY LOCATED.
 4. THE SURVEYOR HAS FOUND THE BOUNDARIES TO BE CORRECTLY LOCATED.
 5. THE SURVEYOR HAS FOUND THE AREA TO BE ACCURATELY SURVEYED.
 6. THE SURVEYOR HAS FOUND THE SURFACE TO BE CORRECTLY SURVEYED.
 7. THE SURVEYOR HAS FOUND THE SUBDIVISION TO BE CORRECTLY SURVEYED.
 8. THE SURVEYOR HAS FOUND THE PLAT TO BE CORRECTLY SURVEYED.
 9. THE SURVEYOR HAS FOUND THE RECORDS TO BE CORRECTLY SURVEYED.
 10. THE SURVEYOR HAS FOUND THE EASEMENTS TO BE CORRECTLY SURVEYED.

Private Sewer Facility

THE PRIVATE SEWER FACILITY IS TO BE LOCATED AND MAINTAINED WITHIN THE UTILITY EASEMENT STRIPS SHOWN ON THIS SURVEY. THE SURVEYOR HAS FOUND THE PRIVATE SEWER FACILITY TO BE CORRECTLY LOCATED AND MAINTAINED.

Utility Easement

ALL UTILITIES ARE TO BE LOCATED AND MAINTAINED WITHIN THE UTILITY EASEMENT STRIPS SHOWN ON THIS SURVEY. THE SURVEYOR HAS FOUND THE UTILITY EASEMENT STRIPS TO BE CORRECTLY LOCATED AND MAINTAINED.

Flood Statement

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND NEIGHBORING COUNTIES, THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA. THE SURVEYOR HAS FOUND THE FLOOD HAZARD AREA TO BE CORRECTLY LOCATED AND MAINTAINED.

Owners Certificate
 WHEREAS William Houston Pickett, Andrew Perkins and Tim Perkins are the owners of a tract of land situated in Block 1, Lot 1, and B. R. R. Company Survey, Abstract No. 422, Johnson County, Texas, being part of a tract of land conveyed to Blair Lee Parks by deed recorded under County Clerk's File No. 2020-10939, Deed Records, Johnson County, Texas, and conveyed to Tim Perkins by deed recorded under County Clerk's File No. 2021-26681, Deed Records, Johnson County, Texas, and County Clerk's File No. 2023-28885, Deed Records, Johnson County, Texas, including more particularly described as follows:
 Beginning at a 127' iron rod found for corner in the north line of W. Farm to Market Highway No. 4 (100' right-of-way), being the southeast corner of a 44.6-acre tract of land conveyed to P. Dinkley by deed recorded under County Clerk's File No. 2019-35511, Deed Records, Johnson County, Texas, and the southwest corner of said Perkins tract.
 Thence North 07°39'47" West with the section line between said Perkins tract and said 44.6-acre tract a distance of 2146.47 feet to a 127' iron rod found for corner at the east line of said 44.6-acre tract, being the northwest corner of this tract and the southeast corner of a 12.8-acre tract conveyed to B. K. Adams by deed recorded under County Clerk's File No. 2023-04778, Deed Records, Johnson County, Texas.
 Thence North 07°37'43" East with a westerly line of said 12.8-acre tract a distance of 829.31 feet to a 127' iron rod found corner, being a corner of this tract and said 12.8-acre tract.
 Thence South 06°49'51" East with a westerly line of said 12.8-acre tract a distance of 203.45 feet to a 127' iron rod found corner, being a corner of this tract and said 12.8-acre tract.
 Thence North 89°00'07" West with a westerly line of said 12.8-acre tract a distance of 141.97 feet to a 127' iron rod found corner in the north line of said W. Farm to Market Highway No. 4, and the north line of said Perkins tract, being the southeast corner of said 12.8-acre tract and the southeast corner of this block.
 Thence North 89°00'07" West with north line of said W. Farm to Market Highway No. 4 and the north line of said Perkins tract generally, being a both sides distance of 670.41 feet to the POINT OF BEGINNING and containing 44.64 acres of land, more or less, as surveyed on the ground in July, 2024 by Tucker Surveyors.

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS
 THAT I, Tim Perkins, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.

Tim Perkins
 County Clerk, Johnson County, Texas

NOTICE TO THE PUBLIC
 THIS SURVEY IS SUBJECT TO ALL EXISTING RECORDS AND EASEMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND CORNER MONUMENTS. THE SURVEYOR HAS FOUND THE CORNER MONUMENTS TO BE IN PLACE AND CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE BOUNDARIES TO BE CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE AREA TO BE ACCURATELY SURVEYED. THE SURVEYOR HAS FOUND THE SURFACE TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE SUBDIVISION TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE PLAT TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE RECORDS TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE EASEMENTS TO BE CORRECTLY SURVEYED.

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Filing a Plat
 THIS IS A FINAL PLAT OF SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND CORNER MONUMENTS. THE SURVEYOR HAS FOUND THE CORNER MONUMENTS TO BE IN PLACE AND CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE BOUNDARIES TO BE CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE AREA TO BE ACCURATELY SURVEYED. THE SURVEYOR HAS FOUND THE SURFACE TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE SUBDIVISION TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE PLAT TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE RECORDS TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE EASEMENTS TO BE CORRECTLY SURVEYED.

Filing a Plat is Not Acceptance of Roads for County Maintenance
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND CORNER MONUMENTS. THE SURVEYOR HAS FOUND THE CORNER MONUMENTS TO BE IN PLACE AND CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE BOUNDARIES TO BE CORRECTLY LOCATED. THE SURVEYOR HAS FOUND THE AREA TO BE ACCURATELY SURVEYED. THE SURVEYOR HAS FOUND THE SURFACE TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE SUBDIVISION TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE PLAT TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE RECORDS TO BE CORRECTLY SURVEYED. THE SURVEYOR HAS FOUND THE EASEMENTS TO BE CORRECTLY SURVEYED.

TEXAS SURVEYORS
 P.O. Box 1855
 Burleson, Texas 76007
 Phone: 817-295-1999
 Fax: 817-295-1911
 TSB No. 163489001