



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 2024-113

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 **Atayde Estates**, Lot 1 and Lot 2, 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 2:51 PM

OCT 28 2024

April Long
County Clerk, Johnson County Texas
BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 28TH DAY OF OCTOBER 2024.

CPJ Boh

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



STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, RAUL ATAYDE, MAYRA L. ALEGRIA, IGNACIO VIDANA, MA DE LA LUZ CELIS AND MV & A BUILDERS, LLC, represented here by Fermin Martinez are the sole owners of a called 8.70 acre tract of land, conveyed by Instrument No. 2024-14970 and RAUL ATAYDE and MAYRA ALEGRIA are the sole owners of a called 1.5 acre tract, being the remainder tract of a called 10.21 acre tract, described in Instrument No. 2017-16087, situated in the T.W. Meador Survey, Abstract No. 600 and all being recorded in the Deed Records, Johnson County, Texas (D.R.I.C.T.) and being more particularly described by notes and bounds as follows:

BEING, at a 1/8" iron rod found approximately 3.0 feet east of the edge of asphalt for County Road 418, at the southeast corner of a called 10.21 acre tract, described in Instrument No. 2017-16087, situated in the T.W. Meador Survey, Abstract No. 600 and all being recorded in the Deed Records, Johnson County, Texas (D.R.I.C.T.) and being more particularly described by notes and bounds as follows:

THENCE S 31° 15' 52" E, along and with County Road 418 and said Brantley 82.58 acre tract, at 153.80 feet pass a 1/8" iron rod found at the southeast corner of said 8.70 acre tract and the northeast corner of said 1.50 acre tract and continuing a total distance of 295.22 feet to a 1/8" iron rod found at the southeast corner of said 1.50 acre tract and the northeast corner of a called 8.78 acre tract conveyed to All Amin E. recorded in Volume 6269, Page 594, D.R.I.C.T.;

THENCE S 58° 39' 41" W, along and with the north line of said 8.70 acre tract and generally with a fence, at 459.00 feet pass a 1/8" iron rod found at the southwest corner of said 1.50 acre tract and continuing with a fence a total distance of 1,917.55 feet to a 1/8" iron rod found 2.1 feet east of a T-Tie Fence Corner post, the northeast corner of said 8.78 acre tract and in the northeast line of a called 31,000 acre tract conveyed to Sabino Martinez, recorded in Instrument No. 2014-03226, D.R.I.C.T.;

THENCE N 30° 19' 45" W, with the north line of said Mathus 31,000 acre tract and generally with a fence, 531.55 feet to the the POINT OF BEGINNING, containing 444,831 square feet (10,200 acres) gross of which 12,743 square feet (0.2925 acres) is dedicated by this plat leaving a net acreage of 432,088 square feet or 9.916 acres of land.

THENCE N 59° 31' 34" E, with the southern line of said Laredo tract and generally with a fence, 1,513.18 feet to the the POINT OF BEGINNING, containing 444,831 square feet (10,200 acres) gross of which 12,743 square feet (0.2925 acres) is dedicated by this plat leaving a net acreage of 432,088 square feet or 9.916 acres of land.

VARIANCE APPROVAL: V-24-00946

On July 22, 2024 a Variance was approved to allow 147.55 feet frontage on Lot 1 and Lot 2, Block 1, Atayde Estates.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2024

COUNTY JUDGE

PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DISPUTY CLERK

FINAL PLAT ATAYDE ESTATES LOT 1 AND LOT 2, BLOCK 1

Being 10.209 acres situated in the T. W. Meador Survey, Abstract No. 600, Johnson County, Texas

Prepared September 29, 2024

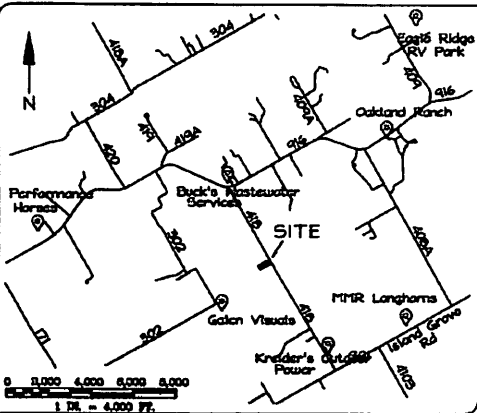
OWNER: Raul Atayde
10700 CR 418
Grandview, Texas, 76050

OWNER: Mayra L. Alegria
10700 CR 418
Grandview, Texas, 76050

OWNER: Ignacio Vidana
10700 CR 418
Grandview, Texas, 76050

OWNER: MV & A Builders, LLC
Representative, Fermin Martinez
5413 Becky Drive
Lillan, Texas, 76057
817-007-1830

OWNER: Ma de la Luz Celis
10700 CR 418
Grandview, Texas, 76050



PLAT NOTES:

- 1. This subdivision or any part thereof is not located within the EJV of any city or town.
- 2. The proposed usage of this property is single family residential.
- 3. The Developer shall complete roads and drainage facilities in a subdivision within twelve (12) months after date of final plat approval. Private Sewage Facility.
- 4. Newly created lots to be served by a private water well shall be a minimum of 2 acres.
- 5. 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.
- 6. Inspections and/or existence 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 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 when used does not comply with governmental regulations.
- 7. 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.

- 8. According to the Flood Insurance Rate map for Johnson County, Texas and Incorporated Areas, Community Panel No. 42251004761, effective date, 12/04/2012, this property is located in zone "X". (Areas determined not to be in a flood plain).
- 9. 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 or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".
- 10. Flooding the flow of water or constructing improvements in the drainage easements and filling or obstruction of the floodway is prohibited.
- 11. 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.
- 12. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 13. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 14. 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.

- Duties of Developer/Property Owner:
- 15. 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, impede or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
- 16. 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.
- 17. 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.
- 18. 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 Easements:
- 19. Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency 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.
- For County Roads:
- Utility Easements shall be 15 feet along front and back and 5 feet along side lines.
- Right-of-way dedication shall be 30 feet from centerline of county roads. Building lines shall be 25 feet from county roads or subdivision roads.
- 21. This property is subject to Johnson County Special Utility District (JCSUD) easements and right-of-ways set forth in Vol. 2026, Pg. 450 and Instrument No. 2012-15006, Deed Records, Johnson County, Texas.

- DEAN SURVEYORS
Form No. 1218/9718
1922 FM 187, Box 106
Mesquite, TX 75063
Office 817-226-0187
Cell 817-427-9436
ronnie@deansurveyors.net

Ronnie E. Dean - R.P.L.S. No. 5314
Job No. 240514P

I, Ronnie E. Dean, a Texas Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey made on the ground under my direct supervision and correctly represents the property as found on the date indicated. All corners, angle points of curves, boundary markers and bench markers are correctly placed and have been marked with steel rods or concrete markers and shall be included on the plat.

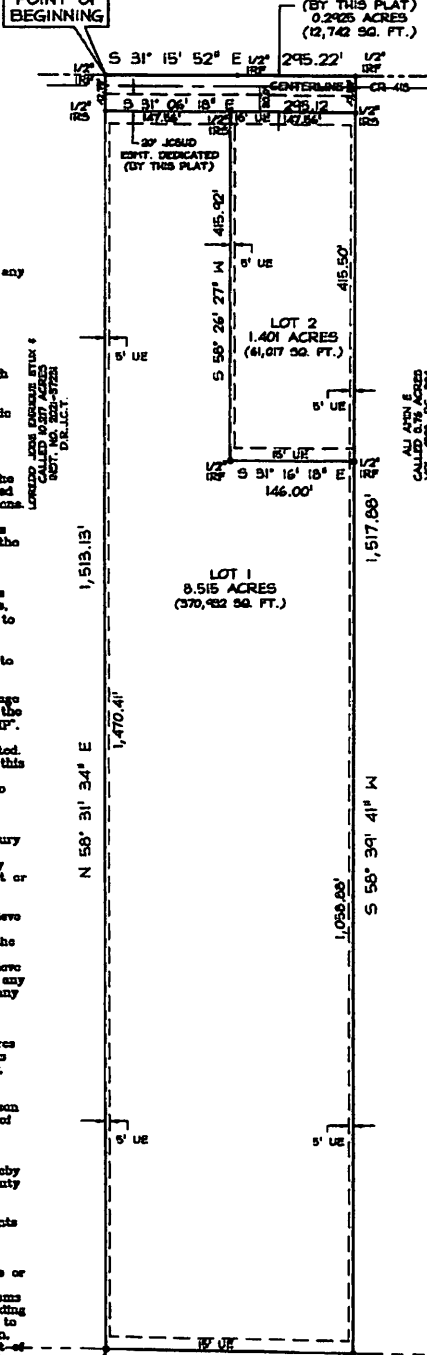
Surveyed on the ground June 4 July, 2024

UTILITY PROVIDERS:
Water: Johnson County Special Utility District
Electricity: United Cooperative Services
Septic: Private Sewage System

N = 6,775,856.41
E = 2,357,584.76

BRANTLEY JOHN S &
CALLED 82.58 ACRES
VOL. 1281, PG. 42
D.R.I.C.T.

DEDICATED FOR ROW
(BY THIS PLAT)
0.2925 ACRES
(2,742 SQ. FT.)



N = 6,775,066.39
E = 2,356,034.25

IGNACIO VIDANA ETAL
CALLED 31,000 ACRES
INST. NO. 2014-03226
D.R.I.C.T.



LEGEND OF ABBREVIATIONS & SYMBOLS

- IRF - Iron Rod Found
- URS - Iron Rod Set
- BL - Building Line
- FP - Power Pole
- UE - Utility Easement
- WM - Water Meter
- GM - Gas Meter
- X- - Wire Fence

JCSUD - Johnson County Special Utility District

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MV & A BUILDERS, LLC, represented here by Fermín Martínez does hereby adopt this plat designating the above described property to be known as LOT 1, BLOCK 1, ATAYDE ADDITION, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.

Fermín Martínez
Fermín Martínez (Representative)

BEFORE ME, the undersigned authority, on this day personally appeared, FERMIN MARTINEZ, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 16 day of October, 2024.



NOTARY PUBLIC in and for the STATE OF TEXAS: *Anneley Curren Jones Perry*

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MA DE LA LUX CELIS, does hereby adopt this plat designating the above described property to be known as LOT 1, BLOCK 1, ATAYDE ADDITION, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.

Ma De La Lux Celis
Ma De La Lux Celis

BEFORE ME, the undersigned authority, on this day personally appeared, MA DE LA LUX CELIS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 16 day of October, 2024.



NOTARY PUBLIC in and for the STATE OF TEXAS: *Anneley Curren Jones Perry*

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 consensual 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 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, IGNACIO VIDANA, does hereby adopt this plat designating the above described property to be known as LOT 1, BLOCK 1, ATAYDE ADDITION, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.

Ignacio Vidana
Ignacio Vidana

BEFORE ME, the undersigned authority, on this day personally appeared, IGNACIO VIDANA, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 16 day of October



NOTARY PUBLIC in and for the STATE OF TEXAS: *Anneley Curren Jones Perry*

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MAYRA L. ALGERIA, does hereby adopt this plat designating the above described property to be known as LOT 1 and LOT 2, BLOCK 1, ATAYDE ADDITION, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.

Mayra L. Algeria
Mayra L. Algeria

BEFORE ME, the undersigned authority, on this day personally appeared, MAYRA L. ALGERIA, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 16 day of October



NOTARY PUBLIC in and for the STATE OF TEXAS: *Anneley Curren Jones Perry*

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RAUL ATAYDE, does hereby adopt this plat designating the above described property to be known as LOT 1 and LOT 2, BLOCK 1, ATAYDE ADDITION, an addition to Johnson County, Texas and does hereby dedicate to the public's use, without reservation, the rights-of-way and easements shown hereon, unless otherwise dedicated on this plat.

Raul Atayde
Raul Atayde

BEFORE ME, the undersigned authority, on this day personally appeared, RAUL ATAYDE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 16 day of October



NOTARY PUBLIC in and for the STATE OF TEXAS: *Anneley Curren Jones Perry*

PLAT RECORDED IN
YEAR _____ INSTRUMENT # _____
GLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

DEAN SURVEYORS
Firm No. 101871A
1228 FM 157, Ste. 106
Marshall, TX 75663
817-407-9428
ronnie@deansurveyors.net



Ronnie E. Dean - R.P.L.S. No. 6514
Job No. 240514P
I, Ronnie E. Dean, a Texas Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey made on the ground under my direct supervision and that this plat correctly represents the property as found on the date indicated. All monuments found or set are as shown on plat.
Surveyed on the ground June & July, 2024

FINAL PLAT
ATAYDE ESTATES
LOT 1 AND LOT 2, BLOCK 1

Being 10.209 acres situated in the T. W. Meador Survey, Abstract No. 600, Johnson County, Texas

Prepared September 29, 2024

- OWNER: Ignacio Vidana 10700 CR 418 Grandview, Texas, 76050
- OWNER: Mayra L. Algeria 10700 CR 418 Grandview, Texas, 76050
- OWNER: Raul Atayde 10700 CR 418 Grandview, Texas, 76050
- OWNER: MV & A Builders, LLC Representative, Fermín Martínez 5419 Becky Drive Lillian, Texas, 76307 817-207-1656