



# 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 2024-114

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 **Wessely Addition**, Lots 1, 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 2:51 PM

OCT 28 2024

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 28<sup>TH</sup> 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



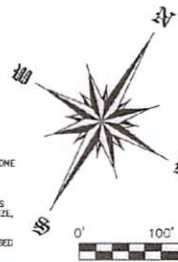


**JOHNSON COUNTY, TEXAS NOTES:**

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- UTILITY PROVIDERS:**  
WATER SERVICE PROVIDED BY PARKER WATER SUPPLY CO. PHONE 817-373-2886  
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE 817-556-4000  
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- FLOOD STATEMENT:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 462510324E, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING) AND ZONE "A" NOTE. LOT 1 DOES HAVE BASE FLOOD ELEVATIONS PER SAMANTHA D. RENZ, P.E., LETTER DATED SEPTEMBER 24, 2024.  
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 FUELED BY SEVERE CONCENTRATED WINDS, MIXED 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 APPROVED AS PART OF THE "NFIP".  
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
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.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.  
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.
- UTILITY EASEMENTS:**  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, TREES, OTHER GROUNDS, OR IMPROVEMENTS WHICH IN ANY WAY EXCHANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY 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 OF ACCESS AND FOREAS 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 EASEMENTS:**  
15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN BACK  
5' FROM LOT LINE ON THE SIDES
- RIGHT-OF-WAY DEDICATION:**  
40' ROW FROM CENTER OF ROAD ON P.M. OR STATE  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- BUILDING LINES:**  
15' FROM LOT LINE (STATE HWY. & P.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
- ILING A PLAD:**  
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, 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 REPLA 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 CONTINUED 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 REPLA OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY 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 PLAT.
- PRIVATE SEWAGE FACILITY:**  
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.  
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 COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED 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.  
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.
- DUTIES OF 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 HOSE, 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.
- INDENTITY:**  
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SIGNATURE OF THIS PLAT DO NOT NEED TO BE IDENTIFIED AND SEPARATELY NOTIFIED AND FURNISHED 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 APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
- FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:**  
THE APPROVAL AND FILING OF A PLAT WHICH INDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE BY 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.

**LEGEND**

- 5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- COTTON SPINDLE FOUND
- CONTROLLING MONUMENT
- OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
- PLAT RECORDS JOHNSON COUNTY TEXAS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- U.E. BASE FLOOD ELEVATION
- M.F.F. FINISH FLOOR



**VICINITY MAP (NOT TO SCALE)**

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND LOCATED IN THE A. H. SEVIER SURVEY, ABSTRACT NO. 753, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 5.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-26009, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.I.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND (N 87°39'39.72" E; 2325554.25) IN ASPHALT IN COUNTY ROAD NO. 1107A FOR THE SOUTH-WESTERLY CORNER OF SAID 5.000 ACRE TRACT AND BEING IN THE NORTHERLY LINE OF A CALLED 4.05 ACRES TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-7259, O.P.R.I.C.T., CONTINUING IN ALL A TOTAL OF 794.14 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE NORTH-WESTERLY CORNER OF SAID 5.000 ACRE TRACT AND BEING THE SOUTH-WESTERLY CORNER OF A CALLED 39.378 ACRES TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2010-28550, O.P.R.I.C.T., BEARS, S 59°56'46" W, A DISTANCE OF 111.93 FEET.

THENCE N 31°10'56" W, WITH THE WESTERLY LINE OF SAID 3.000 ACRE TRACT, AT A DISTANCE OF 20.80 FEET, PASSING A 5" WOODEN FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF A CALLED 28.12 ACRES TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-7259, O.P.R.I.C.T., CONTINUING IN ALL A TOTAL OF 794.14 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE NORTH-WESTERLY CORNER OF SAID 5.000 ACRE TRACT AND BEING THE SOUTH-WESTERLY CORNER OF A CALLED 39.378 ACRES TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2010-28550, O.P.R.I.C.T.,

THENCE N 62°21'33" E, WITH THE NORTHERLY LINE OF SAID 5.000 ACRE TRACT AND WITH THE SOUTHERLY LINE OF SAID 39.378 ACRE TRACT, A DISTANCE OF 270.94 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND, FROM WHICH A COTTON SPINDLE FOUND IN ASPHALT IN COUNTY ROAD NO. 1107A, FOR THE NORTHEASTERLY CORNER OF A CALLED 30.604 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 2015-25223, O.P.R.I.C.T., BEARS, N 62°21'33" E, A DISTANCE OF 1488.30 FEET;

THENCE S 30°12'23" E, ALONG EASTERLY LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 783.05 FEET TO A COTTON SPINDLE FOUND IN ASPHALT IN SAID COUNTY ROAD NO. 1107A, AND BEING THE SOUTHEASTERLY CORNER OF SAID 5.000 ACRE TRACT AND IN THE NORTHERLY LINE OF A CALLED 1.946 ACRE TRACT NO. 11 AS DESCRIBED IN A DEED RECORDED IN VOLUME 2493, PAGE 792, O.P.R.I.C.T., FROM WHICH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DUMAS SURVEYING" FOUND FOR AN ANGLE CORNER OF SAID 30.604 ACRE TRACT BEARS, N 59°56'46" E, A DISTANCE OF 953.29 FEET;

THENCE S 59°56'46" W, WITH SAID COUNTY ROAD NO. 1107A AND WITH THE SOUTHERLY LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 282.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

**SURVEYOR'S NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE, GRID, COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (NAD2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ( ) DENOTES RECORD DATA.

**HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:**

THAT TONY WESSELY AND MURIEL WESSELY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, WESSELY ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY *Tony Wesseley* 10/17/24 DATE  
TONY WESSELY

BY *Muriel Wesseley* 10/17/24 DATE  
MURIEL WESSELY

**STATE OF TEXAS  
COUNTY OF JOHNSON**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF OCTOBER, 2024, BY TONY WESSELY, OPEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF OCTOBER, 2024.

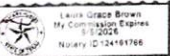
*Laura Grace Brown*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 6/5/26



**STATE OF TEXAS  
COUNTY OF JOHNSON**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF OCTOBER, 2024, BY MURIEL WESSELY, OPEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF OCTOBER, 2024.

*Laura Grace Brown*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 6/5/26



**FINAL PLAT  
SHOWING**

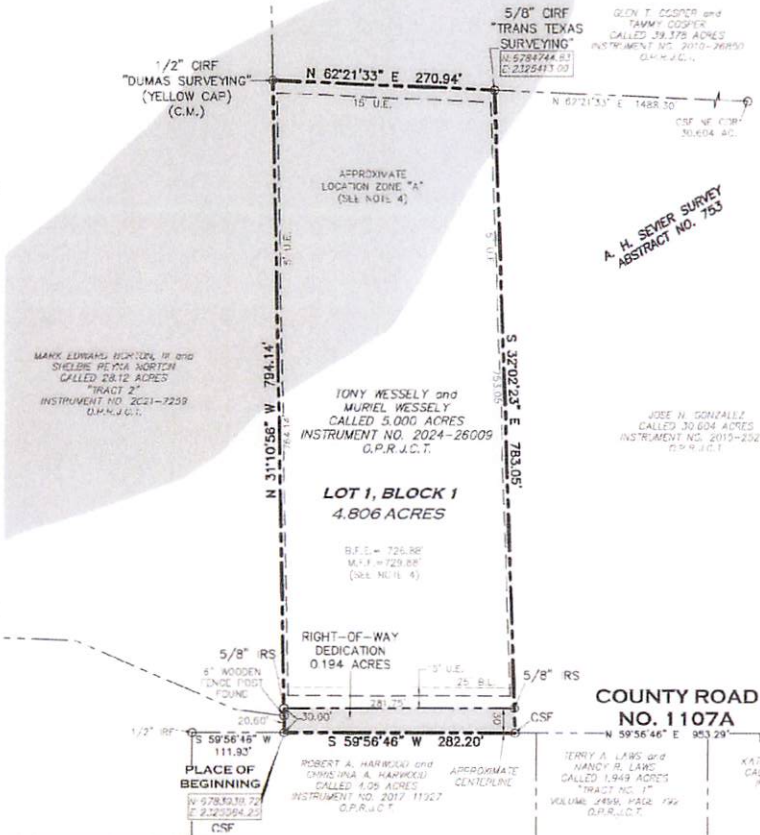
**LOTS 1, BLOCK 1,  
WESSELY ADDITION**

AN ADDITION TO JOHNSON COUNTY, TEXAS,  
BEING 5.00 ACRES OF LAND LOCATED IN THE  
A. H. SEVIER SURVEY ABSTRACT NO. 753,  
JOHNSON COUNTY, TEXAS.



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

Scale: 1"=100' Date: 10/03/2024 DWG: 20240089-FINAL PLAT  
Drawn: JDD Checked: LGB Job: 20240089



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY JUDGE \_\_\_\_\_  
PLAT RECORDED IN \_\_\_\_\_  
YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_  
SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS \_\_\_\_\_  
DEPUTY CLERK \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON SEPTEMBER 08, 2024 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS, ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Robert L. Young*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3400



OWNER:  
TONY WESSELY and  
MURIEL WESSELY  
180 NELSON WYATT RD.  
MANSFIELD, TEXAS, 76063  
PHONE: 817-572-0899