



# 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 2024-120

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 **Cook Hills**, Lots 15R-1, 15R-2, and 16R, in Precinct 3 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 2:21 PM

NOV 12 2024

April Long  
County Clerk, Johnson County Texas

BY Act DEPUTY

WITNESS OUR HAND THIS, THE 12<sup>TH</sup> DAY OF NOVEMBER 2024.

*Christopher Boedeker*

**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained

\_\_\_\_\_

**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:**

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ELL OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:  
WATER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-536-5200  
ELECTRIC SERVICE IS TO BE PROVIDED BY: UNITED COOPERATIVE SERVICES 817-536-4000  
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

**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.

5. 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 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 PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MANAGE 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.

**FLOOD STATEMENT:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4831C0090K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).

6. 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 COMBINED 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 ADRESSED AS PART OF THE "NFIP".
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
11. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED 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 FROST.
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.

**UTILITY EASEMENT:**  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH, 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 ACCESS 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 SIDES  
RIGHT OF WAY DRAINAGE:  
40' ROW FROM CENTER OF ROAD ON FM OR STATE  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

**DUTIES OF DEVELOPER/PROPERTY OWNER:**  
16. 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.

17. 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 NONADJACENT PROPERTY OWNER OR EMPLOYEES OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

18. 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.

19. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

**INDEMNITY:**  
20. 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.

PLAT RECORDED:  
DATE \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_, S/D# \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

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

COUNTY JUDGE \_\_\_\_\_

**PROPERTY DESCRIPTION**

A 5.175 ACRE TRACT OF LAND, IN THE VINCENT ANDERSON SURVEY, ABSTRACT NO. 1, JOHNSON COUNTY, TEXAS, CONVEYED TO ANTHONY TAYLOR CUSTOM HOMES, LLC, AS DESCRIBED IN A DEED, RECORDED UNDER INSTRUMENT NO. 2023-16020, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID MALAISE TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO WILLIAM DONNIE & LONNIE SHARBLE MC MENAMY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 609, PAGE 480, O.P.R.J.C.T., IN COUNTY ROAD 526,

**THENCE**, WITH SAID COUNTY ROAD 526, N 99°08'20" E, A DISTANCE OF 300.00 FEET, TO A NAIL SET, FOR THE NORTHEAST CORNER OF SAID MALAISE TRACT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO KOREY W. & SHIRLEY K. HASTY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2015-25744, O.P.R.J.C.T.;

**THENCE**, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HASTY TRACT, AND WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH A TRACT OF LAND CONVEYED TO KING JERRY WAYNE LIFE ESTATE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-1518, O.P.R.J.C.T., CONSECUTIVELY, S 31°02'24" E, A DISTANCE OF 453.84 FEET, TO A CAPED IRON ROD SET, STAMPED "GS SURVEYING", FOR THE SOUTHEAST CORNER OF SAID MALAISE TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO DONALD L. & PATRICIA A. HARGROVE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-01752, O.P.R.J.C.T.;

**THENCE**, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HARGROVE TRACT, S 59°28'36" W, A DISTANCE OF 496.98 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID MALAISE TRACT;

**THENCE**, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID MC MENAMY TRACT, N 31°29'58" W, A DISTANCE OF 451.74 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.175 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 0084, ON MAY 18, 2023.

**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.

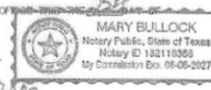
- **FILING A PLAT:** IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS BELIEVED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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 REPEAT OF A SUBDIVISION UNTIL SUCH TIME THAT THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS THAT ANTHONY TAYLOR CUSTOM HOMES, LLC, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY ADMIT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 15R-1, 15R-2 AND 16R, COOK HILLS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES 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.

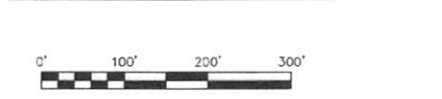
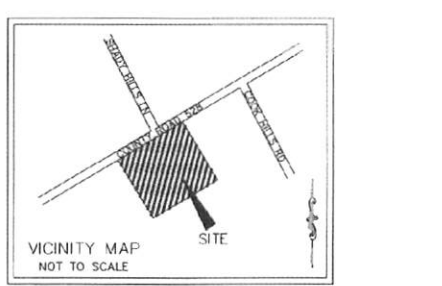
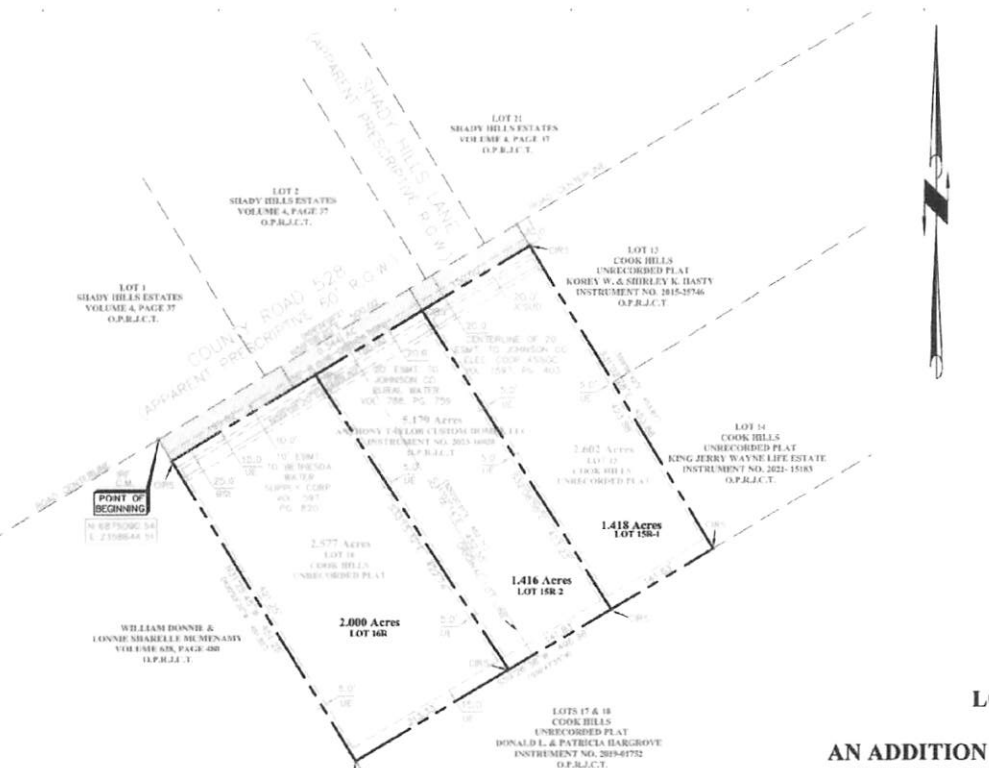
ANTHONY TAYLOR  
OWNER

STATE OF TEXAS  
COUNTY OF JOHNSON  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTHONY TAYLOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON 05/23/24  
MAY 23, 2024  
Mary Bullock  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8/6/2027



**LEGEND**

IRF	IRON ROD FOUND
NRS	NAIL SET
CIRS	CAPPED IRON ROD SET
SM	STAMPED "GS SURVEYING"
C.M.	CONTROLLING MONUMENT
(.)	DENOTES RECORD DATA
BSL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS
JCS/D	JOHNSON COUNTY, TEXAS JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

**FINAL PLAT OF  
LOTS 15R-1, 15R-2, AND 16R,  
COOK HILLS**  
AN ADDITION TO JOHNSON COUNTY, TEXAS, A 5.175  
ACRE TRACT OF LAND, IN THE VINCENT ANDERSON  
SURVEY, ABSTRACT NO. 1, JOHNSON COUNTY,  
TEXAS, CONVEYED TO ANTHONY TAYLOR CUSTOM  
HOMES, LLC, AS DESCRIBED IN A DEED, RECORDED  
IN INSTRUMENT NO. 2023-16020, OFFICIAL PUBLIC  
RECORDS, JOHNSON COUNTY, TEXAS

**SURVEYOR'S CERTIFICATION**  
I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 18, 2023 AND THAT THE MONUMENTS SHOWN HEREON AS SET HERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

5/23/24  
10/23/24

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6094



**GEOMATIC SOLUTIONS, INC.**  
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916  
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM  
Scale: 1"=100' Date: 10/23/24 DWG: 2023278-MINOR PLAT  
Drawn: CF Checked: SJH Job: 2023-278