

MAY 26 2020

Approved

**REQUEST FOR AGENDA PLACEMENT FORM**

Submission Deadline - Tuesday, 12:00 PM before Court Dates

**SUBMITTED BY:** David Disheroon      **TODAY'S DATE:** 05/18/2020

**DEPARTMENT:**                                      Public Works

**SIGNATURE OF DEPARTMENT HEAD:** \_\_\_\_\_

**REQUESTED AGENDA DATE:**                      05/26/2020

**SPECIFIC AGENDA WORDING:** Consideration of Order No. 2020-32, Order approving Final Plat for Chipps Addition, Lots 1-3, Block 1 in Precinct 3- Public Works Department

**PERSON(S) TO PRESENT ITEM:** David Disheroon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

<b>TIME:</b> 10 minutes	<b>ACTION ITEM:</b> <u>  X  </u>
	<b>WORKSHOP</b> _____
(Anticipated number of minutes needed to discuss item)	<b>CONSENT:</b> _____
	<b>EXECUTIVE:</b> _____

**STAFF NOTICE:**

<b>COUNTY ATTORNEY:</b> _____	<b>IT DEPARTMENT:</b> _____
<b>AUDITOR:</b> _____	<b>PURCHASING DEPARTMENT:</b> _____
<b>PERSONNEL:</b> _____	<b>PUBLIC WORKS:</b> <u>  X  </u>
<b>BUDGET COORDINATOR:</b> _____	<b>OTHER:</b> _____

\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\*

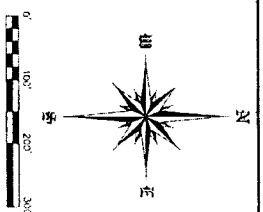
ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

COURT MEMBER APPROVAL \_\_\_\_\_ Date \_\_\_\_\_

J. DOLGASS SURVEY  
 ABSTRACT NO. 216  
 3/4" IRON  
 PIPE FOUND  
 S 89°29'08" E 384.13'  
 S 89°21'03" E  
 158.10'

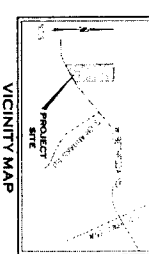
PLACE OF BEGINNING  
 3/4" IRON  
 PIPE FOUND  
 (C.M. 1)



**LEGEND**

- 0 5/8" IRON ROD SET WITH A CUP STAMPED "TRANS TEXAS SURVEYING"
- STAMPED ANGLE
- IRON ROD FOUND
- CONCRETE FOUND
- CONCRETE FOUND
- UTILITY EASEMENT
- 5/8" IRON ROD FOUND
- STEEL TOWER CORNER POST

- SURVEYOR'S NOTES**
- ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE CORRECTED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
  - THE SURVEY PERFORMED ON THE ABOVE IS THE SUBJECT PROPERTY AND THE PREPARATION OF A DEED OR THE RESULT THEREOF ON THIS FINAL PLAN AND PROCEEDING THEREFROM IS DEEMED TO BE A MATTER OF PUBLIC INTEREST AND THE PUBLIC IS ADVISED THAT ANY DISCREPANCIES OR OTHER MATTERS THAT COULD ARISE AND ARE NOT SHOWN.
  - ( ) DENOTES RECORD DATA.



**AREA TABLE**

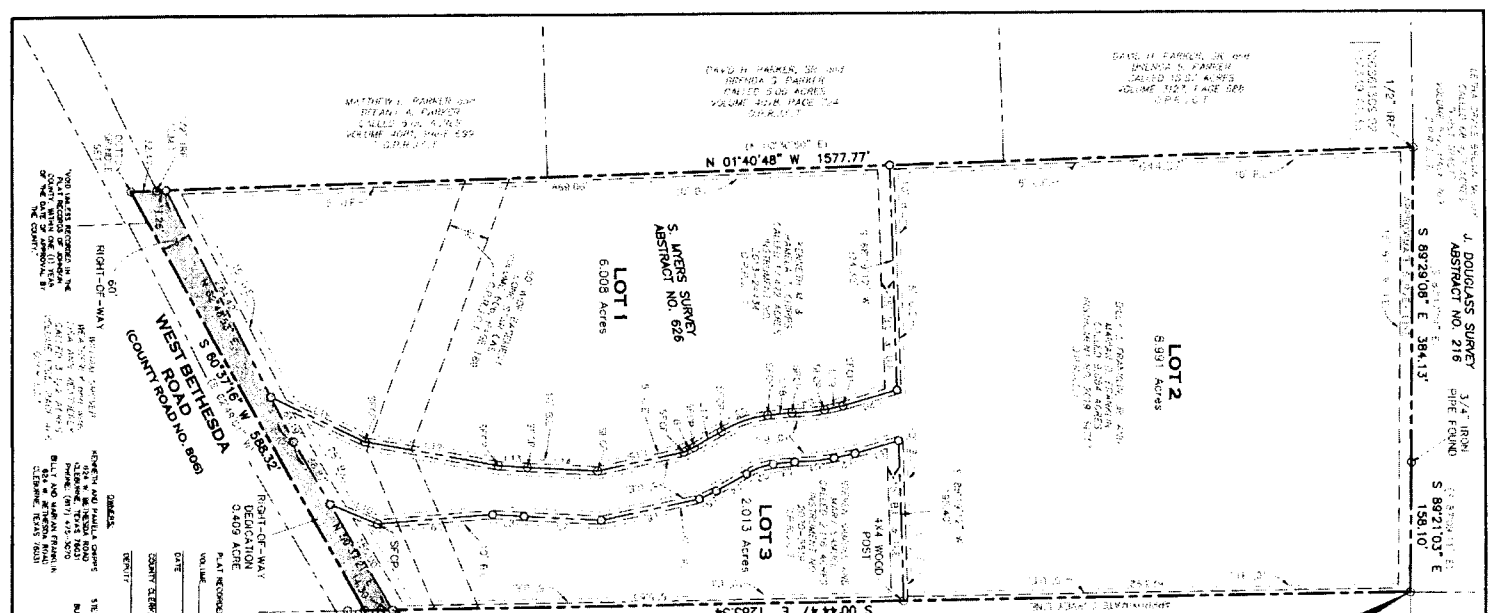
TRAC	ACRES	AREA	PERCENT
1	1.1713	1.1713	100.00
2	1.1713	1.1713	100.00
3	1.1713	1.1713	100.00
4	1.1713	1.1713	100.00
5	1.1713	1.1713	100.00
6	1.1713	1.1713	100.00
7	1.1713	1.1713	100.00
8	1.1713	1.1713	100.00
9	1.1713	1.1713	100.00
10	1.1713	1.1713	100.00
11	1.1713	1.1713	100.00
12	1.1713	1.1713	100.00
13	1.1713	1.1713	100.00
14	1.1713	1.1713	100.00
15	1.1713	1.1713	100.00
16	1.1713	1.1713	100.00
17	1.1713	1.1713	100.00
18	1.1713	1.1713	100.00
19	1.1713	1.1713	100.00
20	1.1713	1.1713	100.00
21	1.1713	1.1713	100.00
22	1.1713	1.1713	100.00
23	1.1713	1.1713	100.00
24	1.1713	1.1713	100.00
25	1.1713	1.1713	100.00

APPROVED BY JOHNSON COUNTY  
 DEPT. OF PUBLIC WORKS  
 ON THE \_\_\_\_\_  
 COUNTY CLERK

**FINAL PLAN SHOWING**  
 LOTS 1, 2 & 3, BLOCK 1  
 CHIPPS ADDITION  
 AN ADDITION TO JOHNSON COUNTY, TEXAS,  
 BEING 17.421 ACRES OF LAND LOCATED IN THE  
 S. MYERS SURVEY,  
 ABSTRACT NO. 626, JOHNSON COUNTY, TEXAS.

201 N. HOLLAND RIVER ROAD  
 CHIPPS ADDITION  
 OFFICE: 817-566-3440  
 FAX: 817-566-3448  
 WWW.TRANSTEXASSURVEYING.COM  
 TRANSTEXAS SURVEYING

Scale: 1"=100'  
 Date: 03/10/20  
 Drawn: GMS  
 Checked: RL7  
 No. 20190125



JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION IS NOT LOCATED WITHIN ANY CITY OR E.T.A.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY, RESIDENTIAL.
3. UTILITY PROVISIONS:  
WATER SERVICE PROVIDED BY BETHESDA WATER SUPPLY, PHONE 817-760-2516.  
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE 817-656-4000.
4. SEPTIC IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
5. FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FLOOD NO. 48252C000A, EFFECTIVE DATE: DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN).  
THE ABOVE REFERENCED 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 AN UNUSUAL OR LOCAL DRAINAGE SYSTEM. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESS AS PART OF THE "NFIP".
6. FLOOD NOTES:  
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE CHANNELS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
THE EXISTING CREEKS OR DRAINAGE CHANNELS DRAINING 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 TRANSFERRED BY OR ADVANTAGE TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF DROUGHT.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOOD CONDITIONS.  
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION HOLDINGS BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.
7. UTILITY EASEMENTS:  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF UTILITY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY BELONGING TO 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, MAINTENANCE, REPAIR AND ACCESS TO OR REMOVAL OF ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
8. UTILITY EASEMENTS:  
15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN REAR  
5' FROM LOT LINE ON THE SIDES
9. RIGHT-OF-WAY DEDICATION:  
40' FROM CENTER OF ROAD ON E.M. OR STATE  
50' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
10. BUILDING LINES:  
80' FROM LOT LINE (STATE HWY. & CAL)  
25' FROM LOT LINE ON COUNTY ROAD OR SUB-DIVISION ROADS  
15' FROM LOT LINE ON REAR  
15' FROM LOT LINE ON SIDES
11. FILING A PLAT:  
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$2000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH BY THE COUNTY AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO THE USE OF THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OF OTHER EVIDENCE CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR DEED OF THE SUBDIVISION IS APPROVED AND FILED FOR RECORD WITHIN THE JOHNSON COUNTY CLERK'S OFFICE. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONTRACTS IS EXPRESSLY CONTAINED IN APPROVAL RECORDS OF THE FINAL PLAT, AND THE PURCHASER IS NOT GIVEN NOTICE OF OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
12. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNLESS, EACH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
13. PRIVATE SEWAGE FACILITY:  
ONCE PRIVATE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN WITHIN 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 COMPLIING 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 OWN RISK IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH ENVIRONMENTAL REGULATIONS.  
A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN A DURABLE SOLID, 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.

11. NOTES 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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

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.

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 JOHNSON COUNTY 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 HEREWITH.

14. FILING A PLAT IS NOT ACCEPTANCE OF BOARD 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 EVIDENCE OF RECORD IN THE OFFICES 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 KNOWING TO ALL MEN BY THESE PRESENTS THAT KENNETH M. CHIPPS, PAMELA L. CHIPPS, BILLY J. FRANKLIN, JR., MARIAN D. FRANKLIN AND STEVEN SAMUEL, AND MARY SAMUEL, OWNERS OF THE ABOVE DESCRIBED PROPERTY AS LOTS 1, 2 & 3, BLOCK 1, CHIPPS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS HEREBY DEVOLVE TO THE PUBLIC USE, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREOF.

KENNETH M. CHIPPS  
*[Signature]*  
PAMELA L. CHIPPS

STEVEN SAMUEL  
*[Signature]*  
MARY SAMUEL

BILLY J. FRANKLIN, JR.  
*[Signature]*  
MARIAN D. FRANKLIN

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 KENNETH M. CHIPPS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 PAMELA L. CHIPPS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 BILLY J. FRANKLIN, JR., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 MARIAN D. FRANKLIN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 STEVEN SAMUEL, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE S. MYERS SURVEY, ABSTRACT NO. 626 AND BEING ALL OF A CALLED 17.422 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 8015-34454, OFFICIAL PUBLIC RECORD, JOHNSON COUNTY, TEXAS (O.P.R.I.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 17.422 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 68-4/7 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN A DEED RECORDED IN VOLUME 527, PAGE 760, O.P.R.I.C.T., THE SOUTHWEST CORNER OF A CALLED 52 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT" IN SAID VOLUME 827, PAGE 769, O.P.R.I.C.T. AND THE NORTHWEST CORNER OF A CALLED 8.106 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3283, PAGE 771, O.P.R.I.C.T.;

THENCE S 00°44'47" E, WITH THE EAST LINE OF SAID 17.422 ACRE TRACT, AT A DISTANCE OF 317.96 FEET, PASSING THE SOUTHWEST CORNER OF SAID 8.106 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 8.111 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1737, PAGE 504, O.P.R.I.C.T., AT A DISTANCE OF 1293.80 FEET, PASSING A 2" STEEL FENCE CORNER POST IN THE NORTH LINE OF WEST BETHESDA ROAD (COUNTY ROAD NO. 806) FOR REFERENCE, CONTINUING IN ALL, A TOTAL DISTANCE OF 1283.34 FEET TO A COTTON SPINDLE SET IN SAID WEST BETHESDA ROAD (COUNTY ROAD NO. 806), FOR THE SOUTHWEST CORNER OF SAID 17.422 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS, S 00°44'47" E, A DISTANCE OF 20.79 FEET;

THENCE S 80°37'16" W, WITH THE SOUTH LINE OF SAID 17.422 ACRE TRACT AND WITH SAID WEST BETHESDA ROAD (COUNTY ROAD NO. 806), A DISTANCE OF 588.32 FEET TO A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID 17.422 ACRE TRACT;

THENCE N 01°40'48" W, AT A DISTANCE OF 32.47 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE IN THE NORTH LINE OF SAID ROAD, AT A DISTANCE OF 392.00 FEET, PASSING A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4081, PAGE 699, O.P.R.I.C.T. AND THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4078, PAGE 724, O.P.R.I.C.T., CONTINUING IN ALL, A TOTAL DISTANCE OF 1077.77 FEET TO A 1/2" IRON ROD IN THE SOUTH LINE OF SAID 68-4/7 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 17.422 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 18.67 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3127, PAGE 688, O.P.R.I.C.T.;

THENCE WITH THE NORTH LINE OF SAID 17.422 ACRE TRACT AND THE SOUTH LINE OF SAID 68-4/7 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 89°29'08" E, A DISTANCE OF 384.13 FEET TO A 3/4" IRON PIPE FOUND;

S 89°03'05" E, A DISTANCE OF 156.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 17.421 ACRES OF LAND.

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 DECEMBER 04, 2018 AND THAT THE CORNER MARKINGS SHOWN THEREON AS SET FORTH SPECIFICALLY PLACED UNDER MY PERSONAL SUPERVISION.

*[Signature]*  
ROBERT L. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400



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 KENNETH M. CHIPPS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 PAMELA L. CHIPPS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 BILLY J. FRANKLIN, JR., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

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 MARIAN D. FRANKLIN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY of May, 2020

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LARA GRACE PEHNER  
My Commission Expires June 5, 2023

FINAL PLAT SHOWING

LOTS 1, 2 & 3, BLOCK 1  
CHIPPS ADDITION  
AN ADDITION TO JOHNSON COUNTY, TEXAS.  
BEING 17.421 ACRES OF LAND LOCATED IN THE S. MYERS SURVEY,  
ABSTRACT NO. 626, JOHNSON COUNTY, TEXAS.

OWNERS:  
KENNETH AND PAMELA CHIPPS  
624 W. BETHESDA ROAD  
CLEBURNE, TEXAS 76033  
PHONE: 817-556-3440

BILLY AND MARIAN FRANKLIN  
824 W. BETHESDA ROAD  
CLEBURNE, TEXAS 76031

STEVEN AND MARY SAMUEL  
1008 ALTA VISTA  
BURLINGTON TEXAS 76028

TRANS TEXAS SURVEYING & MAPPING

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

Scale: 1"=100' Date: 03/10/20 PLOT: 2019025-FINAL PLATWORK  
Drawn: LGP Checked: RLY Job: 2019025

JOHNSON COUNTY COMMISSIONERS COURT

MAY 26 2020



Becky Ivey  
County Clerk, Johnson County Texas  
BY ma DEPUTY

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

JERRY D. STRINGER  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

Carla Hester  
Assistant to Commissioner's Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER #2020-32

COUNTY OF JOHNSON

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ORDER APPROVING PLAT

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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; and

WHEREAS, a motion was made by Commissioner Stringer, Pct #3 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Chipps Addition**, Lots 1-3, Block 1, in Johnson County, Texas, Precinct #3 and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 26<sup>th</sup> day of May, 2020.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

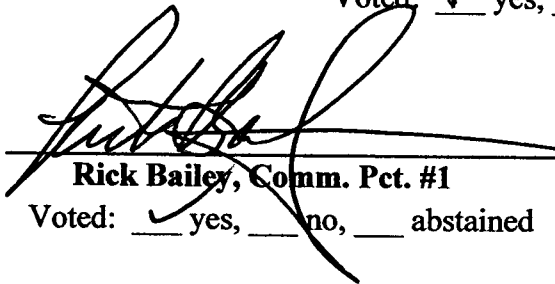
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Chipp's Addition**, Lots 1-3, Block 1, in Johnson County, Texas, Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

**WITNESS OUR HAND THIS, THE 26<sup>TH</sup> DAY OF MAY, 2020.**



**Roger Harmon, Johnson County Judge**

Voted:  yes,  no,  abstained



**Rick Bailey, Comm. Pct. #1**

Voted:  yes,  no,  abstained



**Kenny Howell, Comm. Pct. #2**

Voted:  yes,  no,  abstained



**Jerry D. Stringer, Comm. Pct. #3**

Voted:  yes,  no,  abstained



**Larry Woolley, Comm. Pct. #4**

Voted:  yes,  no,  abstained

ATTEST:   
**Becky Ivey, County Clerk**

