Filed For Record 1:35 pm

JOHNSON COUNTY COMMISSIONERS COURT

SEP 14 2020

RICK BAILEY
Commissioner Pct. #1

KENNY HOWELL Commissioner Pct. #2 ROGER HARMON County Judge

Carla Hester Assistant to Commissioner's Court JERRY D. STRINGER Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

COUNTY OF JOHNSON

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ORDER #2020-53

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; and

where was made by Commissioner Stringer, Pct. #3 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of Gaona Estates, Lot 1-7, Block A, 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 14th day of September, 2020.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

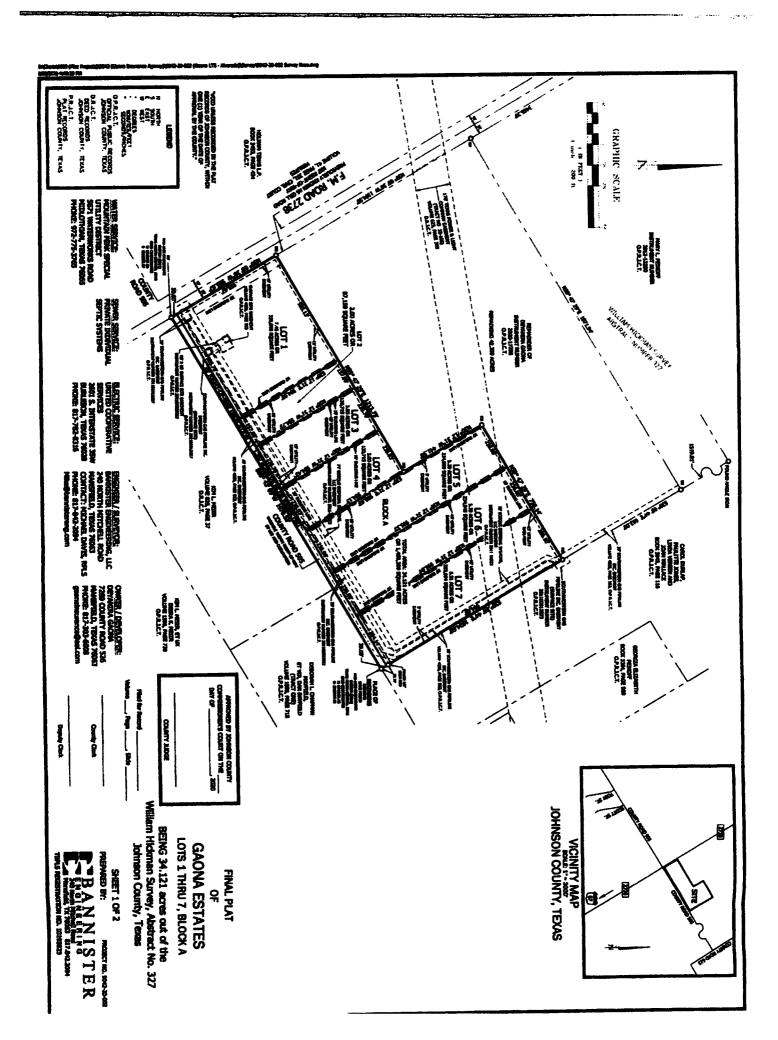
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat Gaona Estates, Lot 1-7, Block A, in Johnson County, Texas, Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 14^{TH} DAY OF SEPTEMBER, 2020.

The state of the s	Harris
	inson County Judge
Voted: 🔌 yes, _	no, abstained
fut fol	Kendoure
Rick Bailey, Comm. Pct. #1	Kenny Howell, Comm. Pct. #2
Voted:yes, no, abstained	Voted: yes, no, abstained
	Korry / Smelley
Jerry D. Stringer, Comm. Pct. #3	Larry Woolley, Comm. Pct. #4
Voted: ves, no, abstained	Voted:yes,no,abstained
ATTEST: Booky Ivey, County Clerk	TO THE STATE OF TH

SEP 14 2020

REQUEST FOR AGENDA PLACEMENT FORM Submission Deadline - Tuesday, 12:00 PM before Court Dates		
<u>DEPARTMENT</u> :	Public Works	
SIGNATURE OF DEPARTMENT HEAD:	:	
REQUESTED AGENDA DATE:	09/14/2020	
SPECIFIC AGENDA WORDING: Consideration of Gaona Estates, Lots 1-7, Blo Department	ration of Order No. 2020-53, Order ck A in Precinct #3- Public Works	
PERSON(S) TO PRESENT ITEM: David		
SUPPORT MATERIAL: (Must enclose su		
TIME: 10 minutes	ACTION ITEM: X WORKSHOP	
Anticipated number of minutes needed to discuss it	-	
	EXECUTIVE:	
STAFF NOTICE:		
COUNTY ATTORNEY: IT I AUDITOR: PUI		
	RCHASING DEPARTMENT: BLIC WORKS:X	
***********This Section to be Completed by	y County Judge's Office********	
	IDA DATE:	
REQUEST RECEIVED BY COUNTY JU	JDGE'S OFFICE	
	4	



Writtlind Stepathin Channa, to the acts censer of a 34,121 acre to cold final located in the William Histories Stavey, Authord No. 27, Schooles County, Trace; and 34,121 acre to cold that being a portion of that centre locate of best described in a dead to Departua Group Counterfor referred to an Gorsel touch, an extended in Sectionary Research 2020-17296, Official Peath Research, Johnson Guardy, Tours (0.9 ALLCT.); and 34,121 acre touch of load being more perturbatly described, by makes and located, as

EXECUTION is embrack galax set for the Sendmentary corner of said George breat, stone busing the distribution coming of that contain beact of land described in a Westerly Gift Dead with Assessed in all the Cornell Contain, Placifies Johns, Lichen Vorsee and Jonn Webson (Residualities referred to as Deaday 1), as recented in the John, Page 116, (GUPA, LCT., seems also being in Corney Read SEC, (variable to right of way by can and competiturity.

EMCE Study 19 degrees 49 standars 69 seconds West with the Southeasterly lets of said Gainn tred.
1 allow said County Read Stiff, o distance of STALS3 text to a five-spicios leck has not with plants cap read "READ degree transfer to the Standarssath's connect of the countainty of said Gainna back, some by the costing Standarssathly degree of the plant STIR, (100" right of way), an exceeded in with 41, Page STI, Chill Count Minister of Johnson County;

PHINCE forth 20 degraes OB mithats 35 seconds West with the convens has believen the revealeder of all Games treet and the meloting Hard-scalady right of way has of said F. P. Rocal 2730, a distance of ISSAV het to a fine-digitals such tens and with plaudic cap stampact YMCS 463P set for corner;

NCT cruing said Geom tract for the following 3 courses:

North 39 degrees 47 whintes 20 seconds Dark, departing the existing furth-waterly right-of-way the of sald F. M. Road 273M, a detence of 1213-175 had to a five-clipidal both less and with places cap atmosphill "RNLS 4039" and for corner;

2. Hotel to diagnose 47 electron 39 seconds Dat. 4 diagnose of 751.14 flast to 6 the equiphity business of order of the following busy of easy set for more to the introduction busy of easy set (income treat, some being the first functions) flast of the diagnosis busy settly.

2. North 30 degrees 12 minutes 21 scornels Wart, a distinct of 411.50 fast to a five-algebra inch Non red with places cap stamped "504.5 distill set for corner;

THERMS Such 20 degrees 65 cataches 44 seconds that with the galaxies that behavior and Gause that and self-buildy test, pass at a delation of 1813. If say, a con-half such two sad found for reference point and continue with the common the behavior said Gause test and and Davillay that for a Mari distance of 1814.88 higher to the PLACE of BREGORDING, and containing a catachesia area of 19.121 series (1.484.289 against hard) of tred.

NOW THEREFORE WOW ALL NEW BY THESE PRESENTS:

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Consider the Court of the court



Official (it is indicated define), in the day personally appeared Departme Germa, Iranes to re-to be the person whose some is indicated to the foregating into person, and administrated to rise that the excepted the same for the preparate and exception thereto expressed, in the capitally forces stated and on the act and duted of each Personal person.

ENDIUMEN IN INIO AND SELL OF OFFICE on the the SITCHAR of Sel (Selection) and



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SEME SEMICE: PROVATE DOSVIDUAL SEME SYSTEMS

MATER SERVICE:
HOLITAIN FEAT SPECIAL
UTILITY OSSIBLET
SOT WINTERWOODS ROAD
HOLIOTHEAN, TENS NOUS
PHONE: 572-775-1765

BABLIBIC SERVICE: LIMITED COOPERATIVE SERVICES JOHN & BYTESTIVITE 35W STRUMENT TEXAS 78028 PHONE: 817-782-4316

4. Michael Den Cinek, Registered Protessional Lead Strenger Humber 4859, State of Yous, Investorable Den Cinek, Registered Protessional Lead Strenger Institute, on the date obtain, and that of property common horses have been found or set as about.

90' from let the (Shale Hary & F.M.). 20' from let the (Churshy Road er Seichdeiten 19' from let the en enter 19' from let the en eides

THE PROPERTY OF THE PARTY OF TH

40' NOW from center of read on F.A. or State 30' NOW from center of Charriey reads or reads in a subdivision.

State of the Desired on

Piling a Plat is that Acceptance of Basels for County Habitanance

The apprend and Ethy of a Fet which districts reads and streets does not make the reads and streets county seach redget to county mandements. He wast, street or percepturely set each in this Fet shall be maintained by Johann Charley, Terms in the absence of an express Order of the Commissioners Count ordered or created in the enhance of the Commissioners Count ordered or created in the enhance of the Commissioners County or of Johann Charley, Terms expectitudy broadlyng only each read, street or percepturely and specifically descripting only each read, street or percepturely sectionary, and specifically accepting only accepting each read, street or percepturely sections.

PAGNESS / SURPCION:
DWARTS BAGDESSING, LLC
240 HORTH HITCHEL HOAD
MANSTREA, TENNS 7808
CONTACT: HOCHES BAHS, RH.S
PHONE: 817-917-2004

EXCENT STATEMENT OF STATEMENT O

 All buships shown haven are Texas State Plane Ozo defances shown haven are surface distances. dinata System, NACOES (2011), Touas Horth Cardral Zone (4202).

The approved each thing of this pink by Johnson County does not relieve the descriper of the property county of the property owner of the property of any duty to examply with all texts, state or induced have of the jurisdictions in which the property is bostonic.

The expensed and Blog of this plate by Johnson County does not referre the developer of the property or comes of this property of any chap to any Adjanes or development property exerce or Expense, Newson to the County of Buildy to Johnson County, the Commissionary, officials or applicated of Johnson

Notice Sulling a portion of any let in the addition by centre and bounds is a violation of state law and is subject to possible imposed by fam.

1. Charl Submoti:

According to the Pixed Insurance Rate May for Johnson County, Yesis and Incorporated Areas, Costmustry Pased No. 4855(COZZS), effective date Desember 4, 2012, this property is tracted in Dates "A", (Areas determined to be extente of the

The obner offerend PSMs flood trausters rate map is for use in administrating the "MSP". It does not necessary show at seems enjoy to "MSP". It does not necessary show at seems enjoy to the characteristic better to be a seem of the seems of the se

Scheens County is existing upon the nerveyor whose none is affixed becam to exist accounts and health representations upon which Johnson County can realis determinations regarding the approval or disapproved of this plat.

Altereen Clarety makes on representation that the create, streams, shem, destrage channels or other destraines destraines, chandes, or features persuped learnes are actually enabling on the property persuped by this part to cost values the statutes or common law of an incorporated day, between County, the Statu of Tomas, or the United Status.

The property developer scheduling this jet to Johanno Caraly for opposed and its cense of the property of the place of the

with, and filling or obstruction of the fitochesy is

The editing code or debugs channels tenevising dang or across the edition will remain as open channels and will be restained by the helicitud consen of the lat or foll that are travered by or different to desimple observe damp or across and late.

blums Currly will not be responsible for the maintenance and operations of said desirage ways or for the casted of evalen

Uthron Clusty will not be expossible for any dereage, present injury or less of the or properly occasioned by finedtop or dead conditions.

Scheen Charly has the right but not a duty to enter ents properly and class any challection including but not limited to busy plants, dat, or buildings, which existent the flow of water through drainings essentially.

4. This subdivition or any part channel is mak because within the ET7 of any city or team.

S. Lets 1 and 2 are for convenient/théachtal sen and Lots 3 through 7 are single family residentes sen.

6. The developer shall complete all weeks and develops furthlists in a subdivision within busine (12) monitorable other the class of their plat approved.

William Remainship to from A back.
There for the on the sides

Any public celling, including Johnson Chardy, shall know the right to move and leap moved all or part of any haddings, farmer, from a strain, other promisin, or improvements which to any way eathings or startions with the controlled or maximization, or officing of the respective primaries have of the constructed thereon on the piot, and any public selling subtrained phirmage chards, don't have been displayed at all thems of the past and opposits to be from that comments for the purpose of construction, reconstruction, impaction, principally, and extracting that desting the reconstruction of the respective systems which the measuring at any time of precaving the permission of anyone.

7. Program Service (Section)

On the sweeps holder performance connect he pulsarational even though all previolate of the hales of Johannia County, Tuess for Private Severys Publish are complete with.

Important and/or exceptions of a private sensige facility by the Polick Weeks Department shall indicate only that the facility made exclusion experiences and does not referre the course of the properly from complety with Courty, Shall and Federal regulation. From Sensity Politics, Shallowsky approved on country exhibits, advantage to regulate the property of the facility results to opposite other, all requires the country expense if country or the facility results to opposite other, all requires the country of the facility results to opposite other, and only results and opposite of the facility results are consistent expensions.

A preparty designal and constructed powers exempt facility epiters/vehicled in exhibit sell, can melbackin if the execut of under that is required to depart of it not construct. It will be the responsibility of the lot execut to replace and operate the private exempt facility in a satisfactory respect.

It is a Command Officere purchiculate by a these of up to \$10000.000,com/frecent in the country just for up to \$0 days or by both filter and confidences for a justice of the seal confidences of the process of the confidence of the committee of the confidence of th A perchaner may not one or compay preparaly described in a plat or regulat of a solichaten until tools time as the plat is final for resert with the county death of the Jahrsonn Churchy Clark.

Michael Den Davis DATE: Registered Professional Land Savegor No. 4888 BANNESTER BUSINESSING, LLC T.S.P.L.S. REGISTRATION NO. 101508229

GAONA ESTATES

FINAL PLAT

LOTS 1 THRU 7, BLOCK A

William Hickman Survey, Abstract No. 327 BEING 34.121 acres out of the Johnson County, Texas

PROFUED BY: 9年720F2 PRODUCT NO. SOCI-CO-CO

BANNISTE E Z