

JOHNSON COUNTY COMMISSIONERS COURT

SEP 14 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 #2020-53

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; and

WHEREAS, a motion 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 14<sup>th</sup> day of September, 2020.

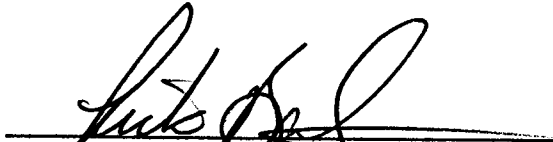
**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

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.

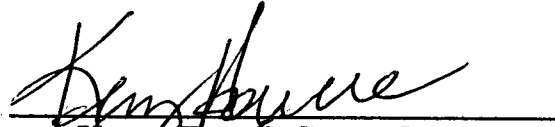
**WITNESS OUR HAND THIS, THE 14<sup>TH</sup> DAY OF SEPTEMBER, 2020.**

  
\_\_\_\_\_  
**Roger Harmon, Johnson County Judge**


Voted:  yes, \_\_\_ no, \_\_\_ abstained

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

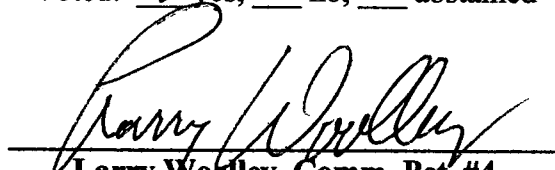
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
\_\_\_\_\_  
**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**







**GENERAL CONDITIONS:**

1. All drawings shown herein are Texas State Plans Commission System, MUD03 (2011), Texas North Central Zone (4202). All drawings shown herein are under license.

2. Notice: Setting a portion of any lot in this addition by means and bounds is a violation of state law and is subject to penalties imposed by law.

3. Easement: The property shown herein is subject to the easements shown on the plat. The easements shown on the plat are subject to the terms and conditions of the easement agreements.

4. The developer warrants that the plat is a true and correct representation of the land shown thereon. The developer warrants that the plat is a true and correct representation of the land shown thereon.

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**GENERAL NOTES:**

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**Notes of Developer/Professional Engineer:**

The approved and filed plat by Johnson County does not release the developer of the property or the owner of the property of any duty to comply with all local, state or federal law of the jurisdiction in which the property is located.

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**WATER SERVICE:**  
HOUSTON AREA SPECIAL  
UTILITY DISTRICT  
5721 WESTBROOK ROAD  
HOUSTON, TEXAS 77035  
PHONE: 972-775-9785

**SEWER SERVICE:**  
PRIVATE DRAINAGE  
SERVICE SYSTEMS  
2801 S. BRISTOL DRIVE  
HOUSTON, TEXAS 77028  
PHONE: 817-782-8316

**ELECTRIC SERVICE:**  
UNITED COOPERATIVE  
SERVICES  
2801 S. BRISTOL DRIVE  
HOUSTON, TEXAS 77028  
PHONE: 817-782-8316

**ENGINEER / SURVEYOR:**  
BANNISTER ENGINEERING, LLC  
240 NORTH HITCHCOCK ROAD  
HOUSTON, TEXAS 77035  
CONTACT: MICHAEL OWENS, P.E.  
PHONE: 817-945-5594  
mowens@bannistereng.com

**OWNER / DEVELOPER:**  
DAVIDSON GROUP  
7280 COUNTY ROAD 536  
HOUSTON, TEXAS 77035  
PHONE: 817-503-6800  
gwendolyn@dauidson.com

**PLAT FOR RECORD:**  
Volume \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_  
County Clerk \_\_\_\_\_  
Date \_\_\_\_\_

**NOTICE TO THE PUBLIC:**  
THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. APPROVAL BY THE COUNTY CLERK IS NOT NECESSARY FOR THIS PLAT TO BE EFFECTIVE.

**GAONA ESTATES**  
OF  
FINAL PLAT  
LOTS 1 THRU 7, BLOCK A  
BEING 34.121 acres out of the  
William Hildman Survey, Abstract No. 327  
Johnson County, Texas

**PREPARED BY:**  
SHEET 2 OF 2  
PROJECT NO. 004-30-003  
**BANNISTER ENGINEERING, LLC**  
240 NORTH HITCHCOCK ROAD  
HOUSTON, TEXAS 77035  
PHONE: 817-945-5594

**REGISTERED PROFESSIONAL LAND SURVEYOR:**  
Michael Owen Owen, State of Texas, having certified that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners therein have been found or set as shown.

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