

JOHNSON COUNTY COMMISSIONERS COURT

NOV 09 2020



Becky Ivey
County Clerk, Johnson County Texas
BY [Signature] DEPUTY

JERRY D. STRINGER
Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

Carla Hester
Assistant to Commissioner's Court

KENNY HOWELL
Commissioner Pct. #2

STATE OF TEXAS

§
§
§

ORDER #2020-69

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

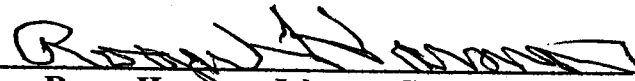
WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner Stringer, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of Wilkins Way, Lots 1-8, Block 1 in Johnson County, Texas, Precinct #4 and clarify that the filing of the plat which 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 9th day of November, 2020.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Wilkins Way**, Lots 1-8, Block 1 in Johnson County, Texas, Precinct #4 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 9TH DAY OF NOVEMBER, 2020.



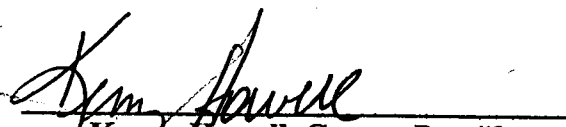
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



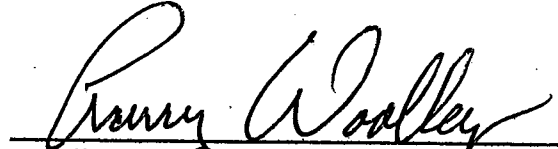
Kenny Howell, Comm. Pct. #2

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



NOV 9 2020

REQUEST FOR AGENDA PLACEMENT FORM

Approved

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 11/03/2020

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 11/09/2020

SPECIFIC AGENDA WORDING: Consideration of Order No. 2020-69, Order approving Final Plat of Wilkins Way, Lots 1-8, Block 1 in Precinct #4- Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

ACTION ITEM: X
WORKSHOP _____

(Anticipated number of minutes needed to discuss item)

CONSENT: _____
EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____ **IT DEPARTMENT:** _____
AUDITOR: _____ **PURCHASING DEPARTMENT:** _____
PERSONNEL: _____ **PUBLIC WORKS:** X
BUDGET COORDINATOR: _____ **OTHER:** _____

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

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

Private Sewage Facility
 On-site sewage facility performance cannot be guaranteed even though all conditions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

* **Temperature and acceptance of a private sewage facility** by the Public Works Department shall indicate that the facility meets performance requirements and does not release the water of the property into any waterway. State and Federal regulations, Private Sewage Facilities, otherwise approved on existing minimum standards, shall be followed by the owner. It is the owner's responsibility to ensure operation of the facility meets or exceeds all applicable rules, if a sewage system is installed, or if the facility when used does not comply with governmental regulations.

* **A properly designed and constructed private sewage facility system, installed in accordance with all applicable rules, shall be required to dispose of all wastewater. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.**

Filing a plat
 It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 60 days or by both fine and confinement for a person who publishes a plat for a lot or lots that do not conform to the requirements of the Rules of Johnson County, Texas, or a contract of sale or other contract to convey land is delivered to a purchaser within the plat or part of the plat. However, such disposition may be void if the conveyance is expressly conditioned on approval and recording of the plat and the purchaser is not given notice or opportunity of the plat properly conveyed before the recording of the plat.

* **A purchaser may not use an acreage property described in a plat or part of a plat unless such acreage is on the plat in blue for record with the county clerk's office of Johnson County, Texas.**

Plat & Not Compliance of Rules for County Minimums

The approved and filed plat of Johnson County shall conform to the minimum standards set forth in the Rules of Johnson County, Texas, and shall be subject to the minimum standards of the Rules of Johnson County, Texas, and shall be subject to the minimum standards of the Rules of Johnson County, Texas, and shall be subject to the minimum standards of the Rules of Johnson County, Texas.

Rules of Johnson County Clerk

The approval and filing of this plat by Johnson County shall not release the owner from the responsibility of the plat or part of the plat. The plat or part of the plat shall be subject to the minimum standards of the Rules of Johnson County, Texas, and shall be subject to the minimum standards of the Rules of Johnson County, Texas, and shall be subject to the minimum standards of the Rules of Johnson County, Texas.

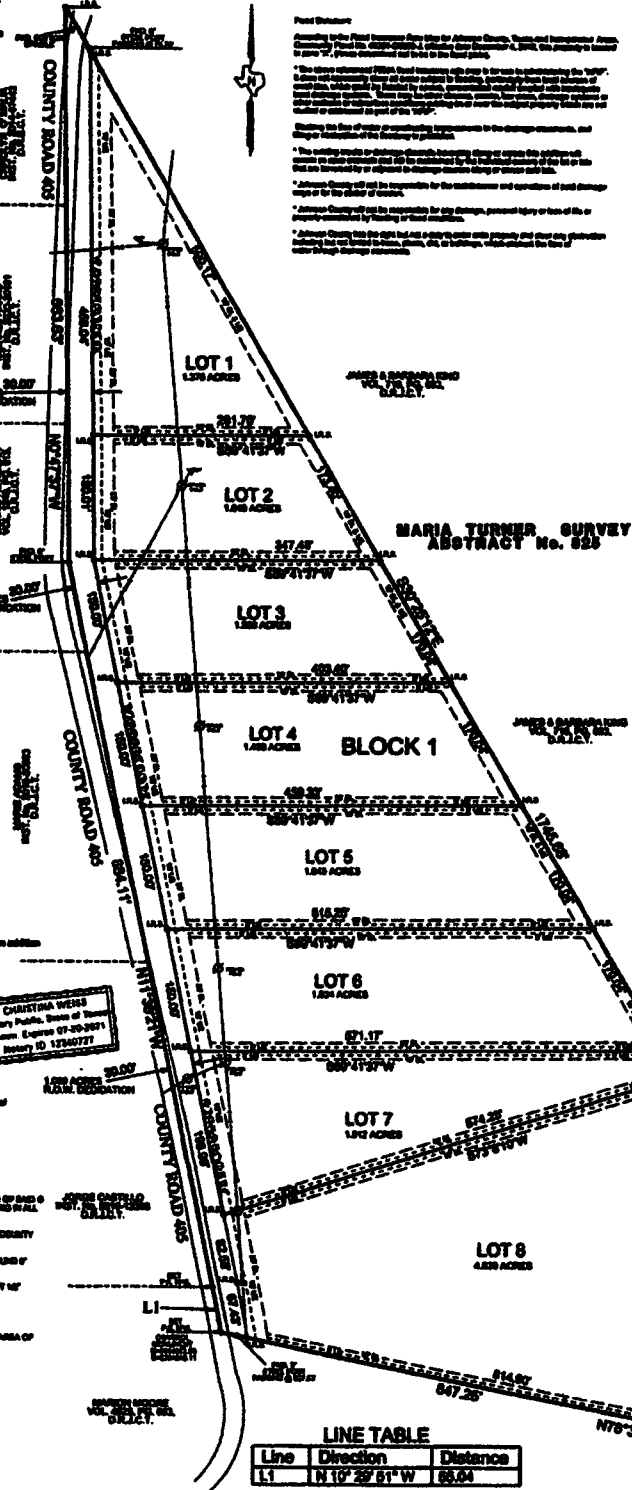
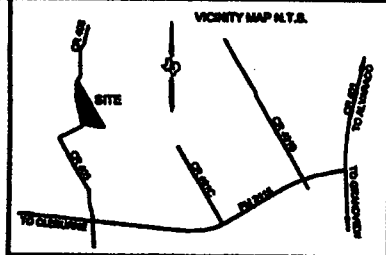
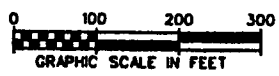
Johnson County Public Works Department

Johnson County Public Works Department shall not be responsible for the design, construction, operation, maintenance, or repair of any private sewage facility. The owner of the private sewage facility shall be responsible for the design, construction, operation, maintenance, or repair of the private sewage facility.

Plat Approval

Any public utility, including Johnson County, shall have the right to use and take any easement or right of way for the purpose of installing, operating, maintaining, or repairing any public utility. The owner of the private sewage facility shall be responsible for the design, construction, operation, maintenance, or repair of the private sewage facility.

* **The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.**



LAND AREA SUMMARY

Lot	Area
RESIDENTIAL LOT 1	1.250
RESIDENTIAL LOT 2	1.250
RESIDENTIAL LOT 3	1.250
RESIDENTIAL LOT 4	1.250
RESIDENTIAL LOT 5	1.250
RESIDENTIAL LOT 6	1.250
RESIDENTIAL LOT 7	1.250
RESIDENTIAL LOT 8	1.250
TOTAL AREA OF THIS SUBDIVISION	10.000
TOTAL	10.000

APPROVED BY JOHNSON COUNTY
 COUNTY CLERK

PLAT RECORDED IN INSTRUMENT # _____ A.B.S.E.
 DATE: _____
 COUNTY CLERK: _____
 DEPUTY: _____

STATE OF TEXAS, COUNTY OF JOHNSON
 I, _____, County Clerk of Johnson County, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

LEGAL DESCRIPTION
 BEING A PLAT OF LAND SHOWN IN THE MARIA TURNER SURVEY ABSTRACT NUMBER 825 OF JOHNSON COUNTY, TEXAS, AND BEING A PART OF SAID SURVEY AS SHOWN ON SAID ABSTRACT, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING:

LEGAL DESCRIPTION
 BEING A PLAT OF LAND SHOWN IN THE MARIA TURNER SURVEY ABSTRACT NUMBER 825 OF JOHNSON COUNTY, TEXAS, AND BEING A PART OF SAID SURVEY AS SHOWN ON SAID ABSTRACT, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING:

FINAL PLAT
 of
WILKINS WAY
 BLOCK 1, LOTS 1, THRU 8,
 16.060 ACRES
 AN ADDITION TO
 JOHNSON COUNTY, TEXAS, BEING A PART OF THE
 MARIA TURNER SURVEY ABSTRACT No. 825

LINE TABLE

Line	Direction	Distance
L1	N 10° 29' 51" W	68.04

KNOWN ALL BY THESE PRESENTS:



SURVEYOR

FORT WORTH SURVEYING
 107 E. COLLEGE AVE.
 ALVARADO TEXAS, 76009
 817-790-5800 FIRM No. 100764-00

PROJECT NO.	ISSUED	DATE