

JOHNSON COUNTY COMMISSIONERS COURT

NOV 23 2020



Becky Ivey  
County Clerk, Johnson County Texas  
BY md 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 #2020-74

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 Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of TKB Addition, Lot 1, 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 23<sup>rd</sup> day of November, 2020.

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

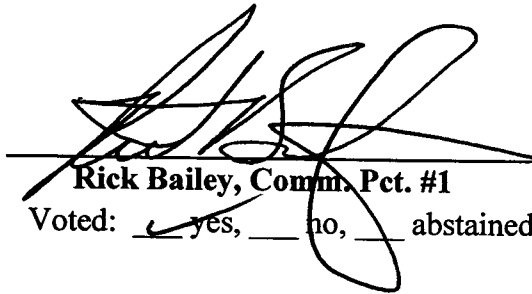
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **TKB Addition**, Lot 1, Block 1 in Johnson County, Texas, Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make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

**WITNESS OUR HAND THIS, THE 23<sup>rd</sup> 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 Woodley, Comm. Pct. #4**

Voted:  yes,  no,  abstained

ATTEST:



**Becky Ivey, County Clerk**



NOV 23 2020

Approved

**REQUEST FOR AGENDA PLACEMENT FORM**

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

SUBMITTED BY: David Disheroon      TODAY'S DATE: 11/12/2020

DEPARTMENT:                                      Public Works

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

REQUESTED AGENDA DATE:                      11/23/2020

**SPECIFIC AGENDA WORDING:** Consideration of Order No. 2020-74, Order approving Final Plat of TKB Addition, Lot 1, Block 1 in Precinct #3- 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 \_\_\_\_\_

E-MAILED NOV 12 2020

**OWNER'S CERTIFICATION**

WHEREAS TTB Development LLC is the sole owner of a 5.001 acre tract of land situated in the W. Johnson Survey, Abstract Number 327, Johnson County, Texas, and being a 5 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2019-1777, Deed Records, Johnson County, Texas, and being more particularly described by plat and books in the following:

TRACT 1: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the west-southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 2: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 3: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 4: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 5: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 6: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 7: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 8: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 9: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

TRACT 10: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

NOW THEREFORE SHOWING ALL ARE BY THESE PRESENTS

That TTB Development LLC, owner of the above described tract of land, do hereby certify that the plat describing the herein described property as LOT 1, BLOCK 1, TTB ADDITION is accurate in addition to the E.T. of the City of Alvarado, Texas, and being hereby dedicated to the public use, without reservation, the right, easements, rights-of-way, and any other public use therein herein.

TTB Development LLC  
Name: Terry Rice  
Title: President  
Date: 11/15/2019

SWORN AND SUBSCRIBED BEFORE ME BY Terry Rice  
THIS THE 15th DAY OF November, 2019

Notary Public  
Johnnie M. Pugh  
ACTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 12/31/2021



**Surveyor's Certification**

I, Jeremy Lukas Quast, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Executed this the 09th day of November, in the year of our Lord 2020.

Jeremy Lukas Quast  
Title: Surveyor  
Texas Registration No. 5698

**MINOR PLAT OF LOT 1, BLOCK 1 TKB ADDITION**  
**BEING 5.001 acres of land situated in the W. Rickman Survey, Abstract Number 327, Johnson County, Texas.**  
Prepared: November 14, 2019  
Total Lot located within the E.T.J. of the City of Alvarado, Texas.

**Standard Notes**

The State of Texas is the Texas Constitution System, Texas American Edition of 1985, North Central Edition, 4262.

The subdivision is based upon the Deeds-Territorial Jurisdiction (TTJ) of the City of Alvarado, but placed through Johnson County.

The description of the proposed maps of this plat is for informational purposes only.

Nothing in this plat is intended to create any new rights or obligations, nor to alter or modify any existing rights or obligations.

The plat is based upon the best available data, including, but not limited to, the plat and books in the following:

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TRACT 4: A 1/2" wide road located at the southwest corner of said called 5 acre tract, more being the southwest corner of a called 194.09 acre tract of land described by deed to TTB Development LLC, recorded in County Clerk's File Number 2013-0284, Deed Records, Johnson County, Texas, and being in the northeast right-of-way line of U.S. Highway No. 67, a variable width public right-of-way.

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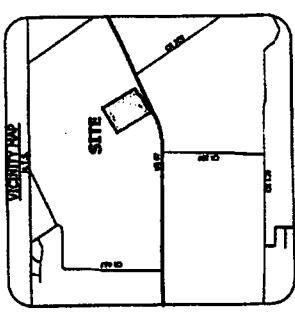
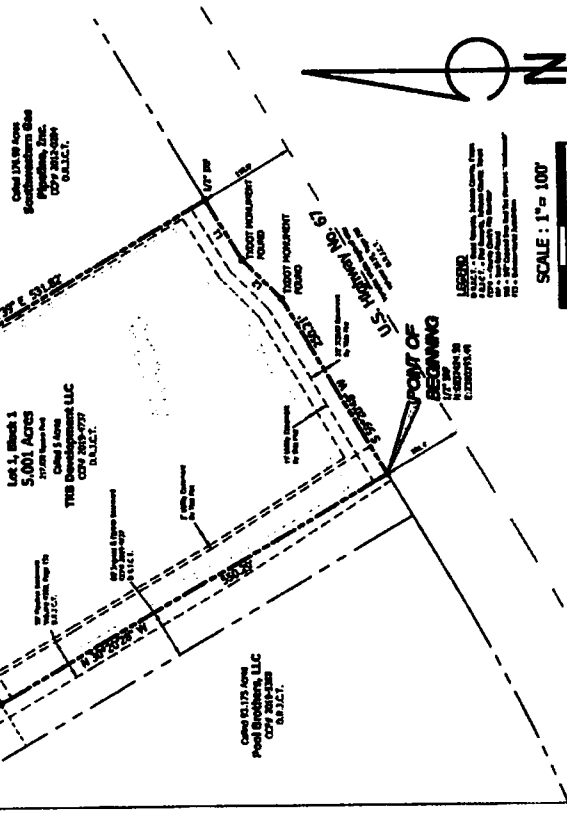
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**Easements and Setbacks**

1976 Easement  
17' From lot line in front and back  
5' From lot line on the sides

Mark of High Occupancy road on P.A. as State  
50' From lot line (Church Road or Subdivision Road)  
50' From lot line (Church Road or Subdivision Road)  
15' From lot line of rear

Special Note (Class High & P.A.)  
25' From lot line (Church Road or Subdivision Road)  
15' From lot line on sides



**Flood Statement**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Flood Hazard Insurance Study, effective date December 4, 2015, the subject property is located in Zone "X". (Area determined to be outside of the flood plain).

The above referenced FIRM Flood Insurance rate map is for use in determining the hazard. It does not necessarily show all areas subject to flooding, particularly from local sources of flood water, such as overflowing streams, dams, levees, or other structures, or from landslides, sinkholes, or other natural or man-made causes. Flood insurance coverage is available in areas with flood insurance risk. There may be other structures, levees, dams, or other structures, or other natural or man-made causes which are not shown on or near the subject property which are not studied or indicated on the FIRM.

APPROVED:  
Johnson County Commissioner's Court

Date \_\_\_\_\_

County Judge \_\_\_\_\_

Plat recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

Date \_\_\_\_\_

County Clerk, Johnson County, Texas \_\_\_\_\_

County \_\_\_\_\_

**REALSEARCH OF TEXAS, LLC**  
P.O. Box 1004, Dallas, Texas 75204  
Phone: (214) 414-1111  
www.realsearchofTexas.com  
Equal Housing Opportunity Act of 1968 (42 USC 2924a)



Project Number: 190190 Date: November 14, 2019  
Revised Date:  
Revision Notes:  
Sheet 1 of 1