

JOHNSON COUNTY COMMISSIONERS COURT



APR 26 2021

Becky Ivey, County Clerk  
Johnson County Texas

By ma Deputy

MIKE WHITE  
Commissioner Pct. #3

LARRY WOOLLEY  
Commissioner Pct. #4

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

PAULA REID  
Assistant to Commissioner's Court

KENNY HOWELL  
Commissioner Pct. #2

STATE OF TEXAS

§  
§  
§

COUNTY OF JOHNSON

ORDER #2021-13

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 White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Fredrick Addition, Lot 1, 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 26<sup>th</sup> day of April, 2021.

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

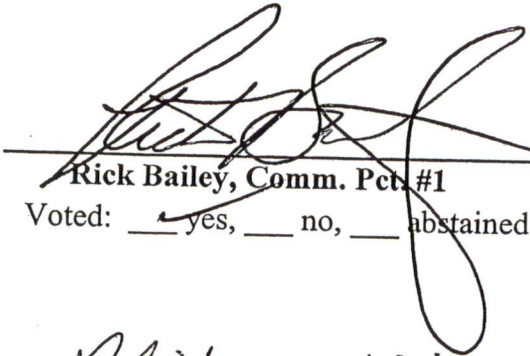
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **The Fredrick Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 26<sup>th</sup> DAY OF APRIL, 2021.



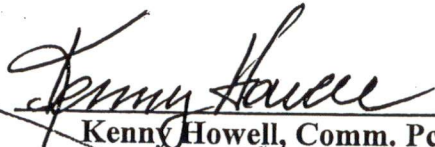
**Roger Harmon, Johnson County Judge**

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



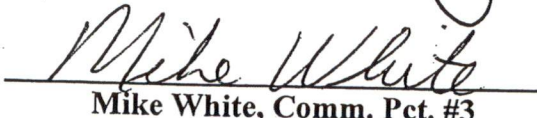
**Rick Bailey, Comm. Pct. #1**

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



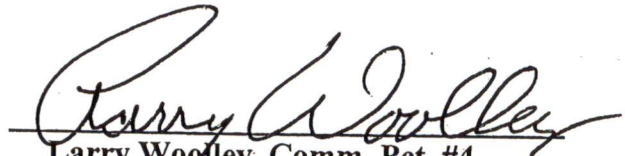
**Kenny Howell, Comm. Pct. #2**

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



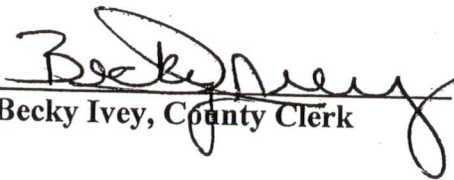
**Mike White, Comm. Pct. #3**

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



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

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

ATTEST:   
**Becky Ivey, County Clerk**



APR 26 2021

**Approved**

**REQUEST FOR AGENDA PLACEMENT FORM**

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

SUBMITTED BY: David Disheroon      TODAY'S DATE: 04/16/2021

DEPARTMENT:                                      Public Works

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

REQUESTED AGENDA DATE:                      04/12/2021

**SPECIFIC AGENDA WORDING:** Consideration of Order No. 2021-13, Order approving Final Plat of The Fredrick Addition, Lot 1, 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 \_\_\_\_\_

BEING A 2.384 ACRE TRACT OF LAND SITUATED IN THE S 5 SMITH SURVEY, ABSTRACT NO. 759 AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO PATRICK & CATHERINE FREDRICK AS RECORDED BY INSTRUMENT NUMBER 2021-793 REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE RIGHT OF WAY PORTION OF COUNTY ROAD NO. 308, THENCE N 58°52'11" E ALONG SAID COUNTY ROAD NO. 308 A DISTANCE OF 150.87 FEET TO A 3/4" IRON ROD FOUND, THENCE S 10°05'31" E DEPARTING SAID COUNTY ROAD NO. 308, A DISTANCE OF 553.47 FEET TO A 5/8" IRON ROD FOUND, THENCE S 59°46'18" W A DISTANCE OF 354.10 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, THENCE N 31°34'51" W A DISTANCE OF 104.50 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, THENCE N 26°55'41" E A DISTANCE OF 301.87 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, THENCE N 17°32'49" W A DISTANCE OF 145.14 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, THENCE N 67°44'22" W A DISTANCE OF 149.21 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW FORT WORTH SURVEYING CAP, THENCE N 33°07'29" W A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.384 ACRES OF LAND MORE OR LESS.

Duties 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 the 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 constitute a representation that the developer, owner or any other person is qualified to provide the services described herein. The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

Johnson County makes no representation that the developer, owner or any other person is qualified to provide the services described herein. The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

Johnson County is relying upon the developer or other person to provide the services described herein. The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The property developer submitting this plat to Johnson County for approval and the owner of the property, subject of this plat, hereby certify that they are a natural person and that the property is not a public utility, and that the approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

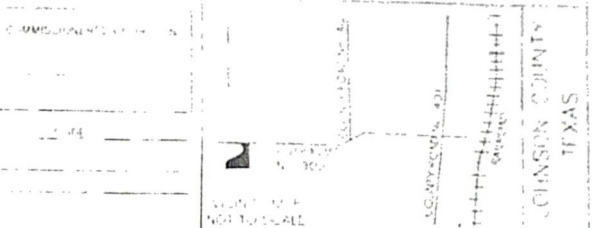
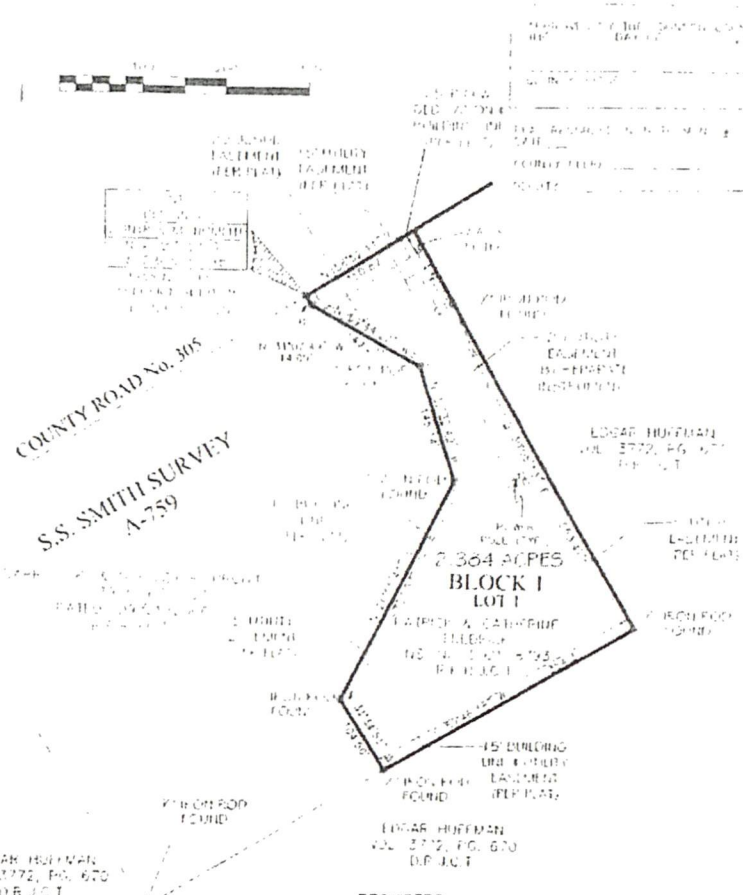
The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.

The approval and filing of this plat by Johnson County does not constitute a representation that the developer, owner or any other person is qualified to provide the services described herein.



FOR INFORMATION KNOWN TO ALL MEN, THESE PRESENTS THAT PATRICK & CATHERINE FREDRICK, OWNER OF THE BELOW DESCRIBED TRACT OF LAND, DO HEREBY, ACCEPT THE DESIGN OF THE TRACT DESCRIBED PROPERLY AS THE FREDRICK ADDITON, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, STOP STRAIGHT EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC USES HEREON.

*Patrick & Catherine Fredrick*  
 DATE: 4/18/2021  
 4/28/2021  
 APPROVED BY ME: *Mary B. Burtch*  
 THIS IS THE 8th DAY OF April 2021

NOTARY PUBLIC STATE OF TEXAS  
 MARY BURTRCH

**Private Sewage Facility**  
 \*Private sewage performance shall be guaranteed even though compliance with the rules of the State of Texas for Private Sewage Facilities are completed 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 relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if installation conditions are created or if the facility when used does not comply with governmental regulations.

\*A properly designed and constructed private sewage facility system, installed in suitable soil, 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.

**Filing a Plat**  
 \*It is a Criminal Offense punishable by a fine of up to \$1,000.00, confinement in the county jail for up to 90 days or by both the and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other expeditious contract to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

\*A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

**Filing a Plat is Not Acceptance of Roads or 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 Commissioner's Court entered of record in the minutes of the Commissioner's Court of Johnson County, Texas specifically identifying any such road, street or passageway for county maintenance.



**KNOW ALL BY THESE PRESENTS:**  
 THAT I, RICKY LYNN HICKMAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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.

SURVEY WAS MADE ON THE GROUND MARCH 31<sup>st</sup> 2021.

*Ricky Lynn Hickman*  
 RICKY LYNN HICKMAN R.P.L.S. # 4974

**SURVEYOR:**  
 FORT WORTH SURVEYING  
 P.O. BOX 760  
 ALVARADO, TX 76009  
 (817) 790-5900  
 FIRM No. 10194635  
 RICK@FWSURVEYING.COM

**DEVELOPER:**  
 PATRICK B. & CATHERINE FREDRICK  
 8836 COUNTY ROAD NO. 305  
 GRANDVIEW, TX 76050  
 (972) 998-8425  
 PATRICK.FREDRICK@CBGLOBAL.NET

**FINAL PLAT**  
 of  
**THE FREDRICK ADDITON**  
**LOT 1, BLOCK 1**  
**2.384 ACRES**  
 AN ADDITION TO  
**JOHNSON COUNTY, TEXAS**  
**S.S. SMITH SURVEY, A-759**

JOHNSON COUNTY TEXAS  
 DATE: 04/07/21  
 DRAWN BY: JRM  
 CHECKED BY: RLH  
 JOB # 2021005  
 THE FREDRICK ADDITION COUNTY PLAT  
 FORT WORTH SURVEYING  
 P.O. BOX 760  
 ALVARADO, TEXAS 76009  
 817-790-5900