

JOHNSON COUNTY COMMISSIONERS COURT



APR 26 2021

Becky Ivey, County Clerk
Johnson County Texas
By ma Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2021-23

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 Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Gambrell Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #1 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 26th day of April, 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

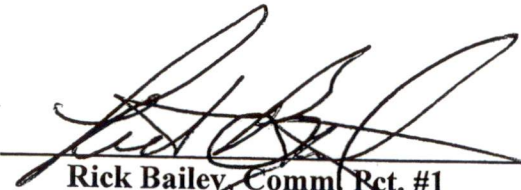
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Gambrell Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not**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

WITNESS OUR HAND THIS, THE 26th DAY OF APRIL, 2021.



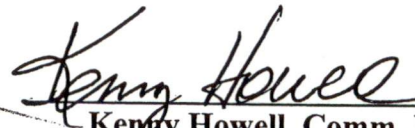
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



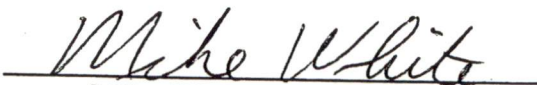
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



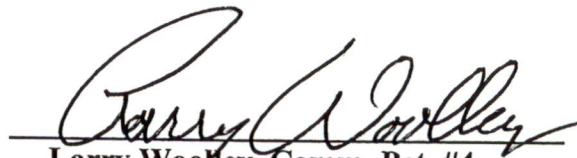
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



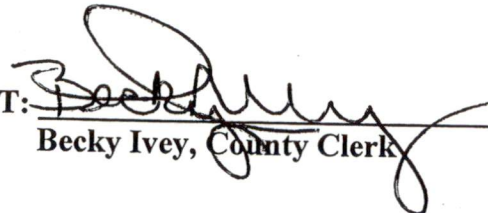
Mike White, Comm. Pct. #3

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. 2021-23, Order approving Final Plat of Gambrell Addition, Lot 1, Block 1, in Precinct #1- 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 _____

OWNER'S CERTIFICATE

WHEREAS Shawn Gambrell, is the sole owner of a tract of land situated in the RALPH TANDY SURVEY, ABSTRACT NO. 824, in Johnson County, Texas and being all of that certain tract of land described in a deed to Shawn Gambrell, recorded in Document Number 2021-9258, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found for the common corner of said Gambrell tract, and a tract of land described in a deed to Larry Joe Sanders, recorded in Volume 571, Page 118, Deed Records, Johnson County, Texas, said point being in the west right-of-way line County Road 1103A;

THENCE N 30°48'47" E, along the west line of said Gambrell tract, and along the east right-of-way line of said County Road 1103A, a distance of 225.03 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northwest corner of said Gambrell tract;

THENCE N 60°03'10" E, along the north line of said Gambrell tract, a distance of 580.80 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northeast corner of said Gambrell tract;

THENCE S 30°48'47" E, along the east line of said Gambrell tract, a distance of 225.03 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the southeast corner of said Gambrell tract, said point being in the north line of said Sanders tract;

THENCE S 60°03'10" W, along the common line of said Gambrell tract, and said Sanders tract, a distance of 580.80 feet to the **POINT OF BEGINNING** and containing 130,680 square feet or 3.000 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW TO ALL MEN BY THESE PRESENTS

That Shawn Gambrell, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as GAMBRELL ADDITION, LOT 1, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon

WITNESS OUR HAND, this the _____ day of _____, 2021

By Shawn Gambrell

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Shawn Gambrell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

Notary Public in and for
The State of Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, April 13, 2021. The subdivision boundary corners are marked with iron pins as noted.

PRELIMINARY

RELEASED 04/13/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Signature _____
Date _____

GENERAL NOTES

This subdivision or any part thereof is not located within the ETJ of any city or town
The proposed usage of the area shown on plat, is for single family residential use
The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval

Water Parker Water Supply 817-373-2666
Electric United Co Op 817-556-4000
Septic Private Individual Septic Systems

Private Sewage Facility

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

Inspectors 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 unsanitary 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

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0325J, effective date December 01, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain)

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP"

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements

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 owner of the property of any duty to any adjacent or downstream property owner or impose, assume or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, ditches or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on the plat, and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of securing the permission of anyone

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 90 days, or by both, fine 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 executor contract to convey that is delivered in a purchaser unless the plat or replat 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 this real property conveyed before the recording of the plat

A purchaser may not use or occupy property described in a plat or replat 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 for 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 Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance

SURVEYOR'S NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202) NAD83 (CORS94)
- THE FLOOD WAY DEFINED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL MAP NUMBER 48251C0325J, REVISED DATE OF DECEMBER 04, 2012. THE 100 YEAR FLOOD PLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADDED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN BASED ON INFORMATION STATED ABOVE
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING"

NOTES

Minimum Road frontage:	
Single Family Residence	150' Minimum frontage (street/road) 60' Minimum frontage (Cul-de-sac)
Duplex, Triplex, 4-plex	200' Minimum frontage (street/road) 80' Minimum frontage (Cul-de-sac)
Right-Of-Way Dedication	40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in Subdivision
Utility Easement	15' from lot line in front and back 5' from lot line on the sides
Building Lines	50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads) 10' from lot line on sides 15' from lot line on rear

Plat Recorded in

Instrument # _____

Drawer _____, Slide, _____

Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 2020

County JUDGE

**FINAL PLAT
GAMBRELL ADDITION
LOT 1, BLOCK 1
BEING A
3.000 ACRES
SITUATED IN
RALPH TANDY SURVEY, ABSTRACT NO. 824
JOHNSON COUNTY, TEXAS
APRIL 13, 2021**

OWNER
SHAWN GAMBRELL
ATTY: SHAWN GAMBRELL
4824 COUNTY ROAD 304
GRANDVIEW TEXAS, 76650
PHONE NUMBER 817-648-5919

COMMISSIONER'S COURT SHALL REVIEW THIS PLAT TO DETERMINE IF IT MEETS THE REQUIREMENTS OF THE TEXAS STATE PLAT ACT AND IF IT IS IN ACCORDANCE WITH THE TEXAS STATE PLAT ACT. THE COMMISSIONER'S COURT SHALL HAVE THE AUTHORITY TO APPROVE OR DISAPPROVE THIS PLAT. IF THE COMMISSIONER'S COURT DISAPPROVES THIS PLAT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF REVISIONS AND RE-RECORDING. THE COMMISSIONER'S COURT SHALL HAVE THE AUTHORITY TO APPROVE OR DISAPPROVE THIS PLAT. IF THE COMMISSIONER'S COURT DISAPPROVES THIS PLAT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF REVISIONS AND RE-RECORDING.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1010 STATE STREET SU 101
DALLAS, TEXAS 75201
WWW.BLUESTARSURVEYING.COM

JN 21-047-P SHEET 2 OF 2 DATE: 04/13/2021