

JOHNSON COUNTY COMMISSIONERS COURT



APR 26 2021

Becky Ivey, County Clerk  
Johnson County Texas

By md 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

§  
§  
§

ORDER #2021-25

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 White, Pct. #3 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **South Oaks Addition**, Lots 1-4, 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 26<sup>th</sup> day of April, 2021.

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

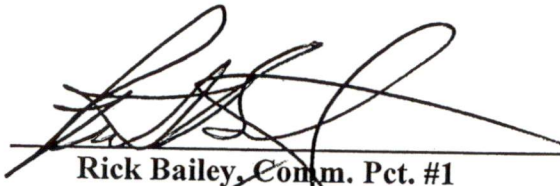
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **South Oaks Addition**, Lots 1-4, Block 1, in Johnson County, Texas, Precinct #3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

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



**Roger Harmon, Johnson County Judge**

Voted:  yes,  no,  abstained



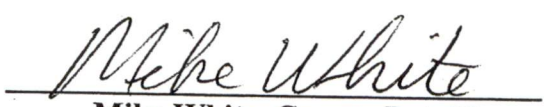
**Rick Bailey, Comm. Pct. #1**

Voted:  yes,  no,  abstained



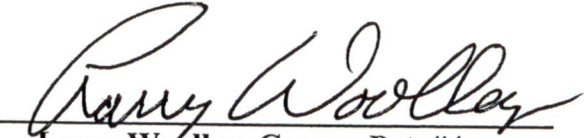
**Kenny Howell, Comm. Pct. #2**

Voted:  yes,  no,  abstained



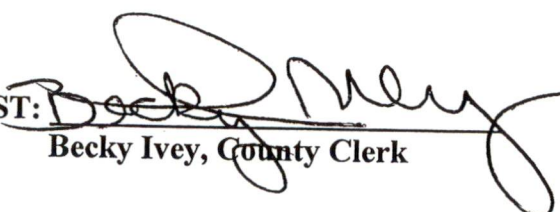
**Mike White, Comm. Pct. #3**

Voted:  yes,  no,  abstained



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

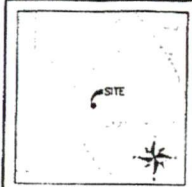
Voted:  yes,  no,  abstained

ATTEST:   
**Becky Ivey, County Clerk**



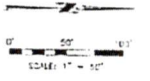






**NOTES:**  
 1. THIS PLAT IS FOR THE SOUTH OAKS ADDITION IN JOHNSON COUNTY, TEXAS.  
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY AND STATE.  
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.

**B.F.E. NOTE:**  
 THE B.F.E. IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY AND STATE.  
 THE B.F.E. IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.



**HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:**  
 THAT WE, THE UNDERSIGNED, HAVE HEREBY CAUSED TO BE PREPARED AND FORWARDED TO THE CLERK OF SAID COUNTY, TEXAS, THE FOLLOWING PLAT OF THE SOUTH OAKS ADDITION IN JOHNSON COUNTY, TEXAS, FOR THE PURPOSES HEREIN SET FORTH.

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LOCATED IN THE S.E. 1/4 OF SECTION 10, T.10N. R.10E. S.10E., JOHNSON COUNTY, TEXAS, BEING THE SOUTH OAKS ADDITION IN JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**GENERAL NOTES:**  
 1. THE PROPERTY IS TO BE DIVIDED INTO LOTS AS SHOWN ON THIS PLAT.  
 2. THE LOTS ARE TO BE CONVEYED TO THE PURCHASER BY DEED.  
 3. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

**FILING A PLAT:**  
 1. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY AND STATE.  
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.

**FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:**  
 THE PLAT IS NOT AN ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE.

**FLOOD STATEMENT:**  
 THE PLAT IS NOT A FLOOD STATEMENT.

**DUTIES OF DEVELOPER/PROPERTY OWNER:**  
 1. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.  
 2. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PLAT.

**INDemnITY:**  
 THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PLAT.

**UTILITY EASEMENT:**  
 THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

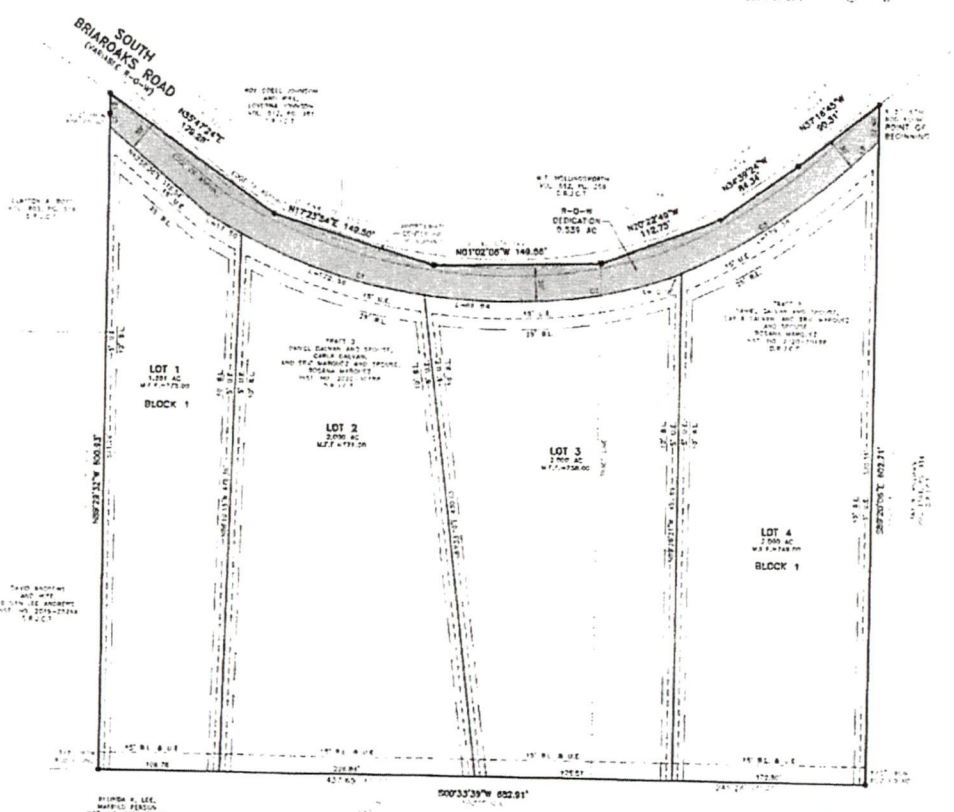
**PRIVATE FACILITY NOTES:**  
 THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

**UTILITY PROVIDERS:**  
 WATER: METRO WATER SUPPLY CORPORATION, 1111 W. 11TH STREET, FORT WORTH, TEXAS 76102.  
 SEWER: METRO WATER SUPPLY CORPORATION, 1111 W. 11TH STREET, FORT WORTH, TEXAS 76102.

**LEGEND:**  
 BOUNDARY: DASHED LINE  
 EASEMENT: DOTTED LINE  
 CONVEYANCE: SOLID LINE

**BASES OF BEARINGS:**  
 BASES OF BEARINGS ARE GIVEN IN NORTH AMERICAN EASTING OF 1983.  
 TRUE NORTH, CENTAL, CIVIL SERVICE, FROM THE OBSERVATORY.

**SURVYOR:**  
 DFW Geodesy  
**OWNERS:**  
 TRACY CALVIN  
 ROSA MARCO  
 JOHN DICKERSON  
 JOHN DICKERSON  
**PROPERTY ADDRESS:**  
 101 S. BEAUFORT ST.  
 DALLAS, TX 75201



THESE BEARINGS AND DISTANCES WERE OBTAINED BY MEASUREMENTS MADE BY THE SURVYOR, AND THE SURVYOR CERTIFIES THAT THE SAME ARE TRUE AND CORRECT.  
 I, THE SURVYOR, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT.  
 WITNESSE MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF APRIL, 2021.

**STATE OF TEXAS COUNTY OF JOHNSON**  
 I, *Agnes B. Smith, Justice*, County Clerk of Johnson County, Texas, do hereby certify that the above and foregoing plat of the South Oaks Addition in Johnson County, Texas, was duly filed for record in my office on this 17th day of April, 2021.

**STATE OF TEXAS COUNTY OF JOHNSON**  
 I, *Agnes B. Smith, Justice*, County Clerk of Johnson County, Texas, do hereby certify that the above and foregoing plat of the South Oaks Addition in Johnson County, Texas, was duly filed for record in my office on this 17th day of April, 2021.

**STATE OF TEXAS COUNTY OF JOHNSON**  
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**STATE OF TEXAS COUNTY OF JOHNSON**  
 I, *Agnes B. Smith, Justice*, County Clerk of Johnson County, Texas, do hereby certify that the above and foregoing plat of the South Oaks Addition in Johnson County, Texas, was duly filed for record in my office on this 17th day of April, 2021.

**SURVYOR'S CERTIFICATE:**  
 I, *Walt Powell*, Surveyor, do hereby certify that the above and foregoing plat of the South Oaks Addition in Johnson County, Texas, was duly filed for record in my office on this 17th day of April, 2021.

**PLAT FROM:** 2021  
**JOHNSON COUNTY PLAT BUREAU**  
**ATTORNEY:** N/A  
**DRAWN BY:** SINDI  
**BOOK BY:** JOHNSON COUNTY CLERK  
**DEPUTY COUNTY CLERK:** N/A

**FINAL PLAT**  
**LOT 1-4, BLOCK 1,**  
**SOUTH OAKS ADDITION**  
**BRIDGEMAN ET AL, JOHNSON COUNTY, TEXAS**