

JOHNSON COUNTY COMMISSIONERS COURT

JUN 14 2021



Becky Ivey, County Clerk
Johnson County, Texas
By MIW 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 #2021-39

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 Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of Norton's Way, Lots 1-5, Block A 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 14th day of June 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

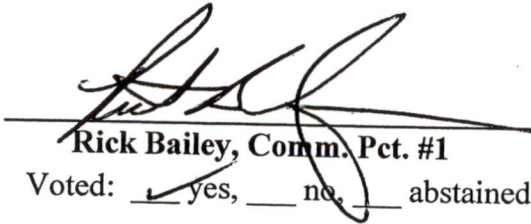
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Norton's Way**, Lots 1-5, Block A in Johnson County, Texas, Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 14TH DAY OF JUNE 2021.

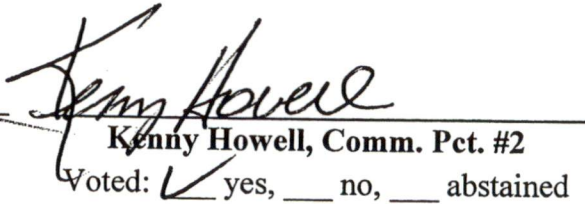


Roger Harmon, Johnson County Judge

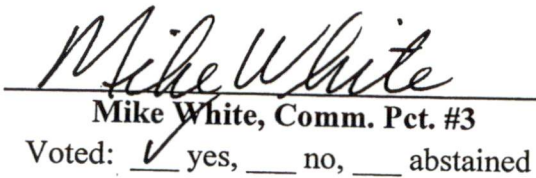
Voted: yes, ___ no, ___ abstained



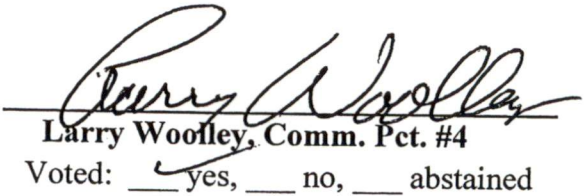
Rick Bailey, Comm. Pct. #1
Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. #2
Voted: yes, ___ no, ___ abstained

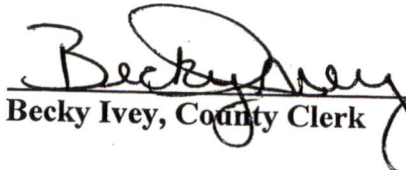


Mike White, Comm. Pct. #3
Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4
Voted: ___ yes, ___ no, ___ abstained

ATTEST:



Becky Ivey, County Clerk



JUN 14 2021

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon TODAY'S DATE: 06/03/2021

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 06/14/2021

SPECIFIC AGENDA WORDING: Consideration of Order No. 2021-39, Order approving Final Plat of Norton's Way, Lots 1-5, Block A, in Precinct #4- Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u> X </u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP _____
	CONSENT: _____
	EXECUTIVE: <u> -- </u>

STAFF NOTICE:

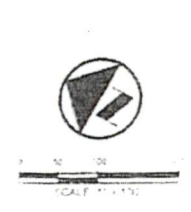
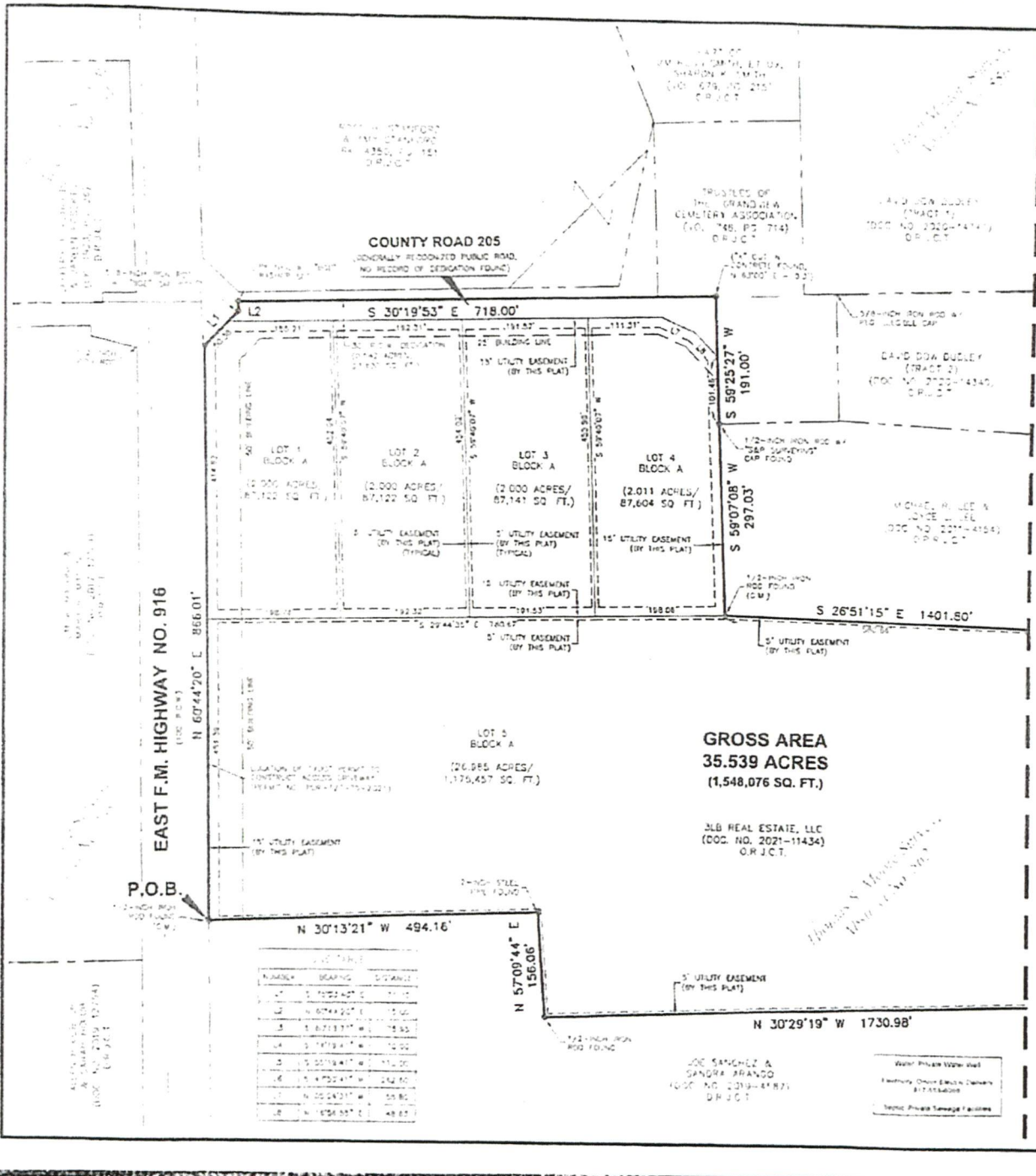
COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u> X </u>
BUDGET COORDINATOR: _____	OTHER: _____

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

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____



VICINITY MAP
NOT TO SCALE

LEGEND

- 1" = 1" CONTOUR
- 2" = 2" CONTOUR
- 3" = 3" CONTOUR
- 4" = 4" CONTOUR
- 5" = 5" CONTOUR
- 6" = 6" CONTOUR
- 7" = 7" CONTOUR
- 8" = 8" CONTOUR
- 9" = 9" CONTOUR
- 10" = 10" CONTOUR
- 11" = 11" CONTOUR
- 12" = 12" CONTOUR
- 13" = 13" CONTOUR
- 14" = 14" CONTOUR
- 15" = 15" CONTOUR
- 16" = 16" CONTOUR
- 17" = 17" CONTOUR
- 18" = 18" CONTOUR
- 19" = 19" CONTOUR
- 20" = 20" CONTOUR

GENERAL NOTES

1. Survey for the property is based on the Texas Public Survey, 1842-43, 1850-51, 1852-53, 1854-55, 1856-57, 1858-59, 1860-61, 1862-63, 1864-65, 1866-67, 1868-69, 1870-71, 1872-73, 1874-75, 1876-77, 1878-79, 1880-81, 1882-83, 1884-85, 1886-87, 1888-89, 1890-91, 1892-93, 1894-95, 1896-97, 1898-99, 1900-01, 1902-03, 1904-05, 1906-07, 1908-09, 1910-11, 1912-13, 1914-15, 1916-17, 1918-19, 1920-21, 1922-23, 1924-25, 1926-27, 1928-29, 1930-31, 1932-33, 1934-35, 1936-37, 1938-39, 1940-41, 1942-43, 1944-45, 1946-47, 1948-49, 1950-51, 1952-53, 1954-55, 1956-57, 1958-59, 1960-61, 1962-63, 1964-65, 1966-67, 1968-69, 1970-71, 1972-73, 1974-75, 1976-77, 1978-79, 1980-81, 1982-83, 1984-85, 1986-87, 1988-89, 1990-91, 1992-93, 1994-95, 1996-97, 1998-99, 2000-01, 2002-03, 2004-05, 2006-07, 2008-09, 2010-11, 2012-13, 2014-15, 2016-17, 2018-19, 2020-21.
2. The survey was made by the Surveyor General of the State of Texas, and the bearings and distances are as shown on the plat.
3. The subdivision of any part thereof is not subject to the rules of the Surveyor General.
4. The plat is subject to the rules of the Surveyor General.
5. The surveyor shall prepare a map and plat of the survey, and shall file the same with the Surveyor General.

Date of Sale: _____
 Instrument #: _____
 County: _____
 City: _____
 State: _____

FINAL PLAT
NORTON'S WAY
LOTS 1-5, BLOCK A
 BEING 35.539 ACRES SITUATED IN THE
 THOMAS S. MOORE SURVEY, ABSTRACT NUMBER 562
 JOHNSON COUNTY TEXAS
 MAY 2021

SHEET 1 OF 3

OWNER

3LB REAL ESTATE, LLC
 5700 Dual Club Road
 Fort Worth, Texas 76179
 Contact Mr. James Baker
 817-237-0577 ext 102

SURVEYOR

BGE, Inc.
 177 Main Street, Suite 1000, Fort Worth, TX 76102
 Tel: 817-630-7400 • www.legend.com
 TSPS Registration No. 11524816

Contact: James Baker, J.L.L.
 Telephone: 817-237-0577 • Email: jacob@bge.com

LINE	BEARING	DISTANCE
1	S 17°52'42" E	11.11
2	N 67°44'20" E	866.01
3	S 67°13'31" W	78.55
4	S 1°19'14" W	10.00
5	S 57°09'44" E	156.06
6	S 4°42'41" W	24.40
7	N 55°42'31" W	55.80
8	N 1°54'55" E	48.83

JOE SANCHEZ & PANDORA BRANDO
 (DOC. NO. 2019-4187)
 O.R.J.C.T.

West: Private Water Well
 Authority: Other Public Utility
 E.P. Association
 Septic: Private Sewerage Facilities

John Moore Survey
Abstract No. 580

DAVID DON DUDLEY
(TRACT 1)
(DOC NO. 2020-14340)
D.R.J.C.T.

DAVID DON DUDLEY
(TRACT 2)
(DOC NO. 2020-14340)
D.R.J.C.T.

MICHAEL R LEE &
JOYCE L LEE
(DOC NO. 2011-4154)
D.R.J.C.T.

JAMES SCHULTZ &
PATSY JEAN SCHULTZ
(BK. 2789, PG. 935)
D.R.J.C.T.

LOT 5
BLOCK A
(26.885 ACRES/
1,175,457 SQ. FT.)

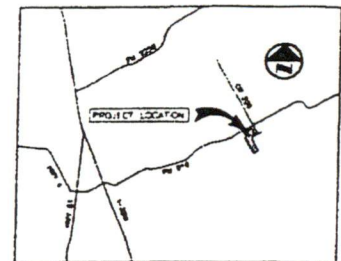
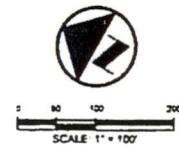
**GROSS AREA
35.539 ACRES
(1,648,076 SQ. FT.)**

3LB REAL ESTATE, LLC
(DOC NO. 2021-11434)
D.R.J.C.T.

JOE SANCHEZ &
SANDRA ARANGO
(DOC NO. 2019-4587)
D.R.J.C.T.

JAMES SCHULTZ &
PATSY JEAN SCHULTZ
(BK. 4407, PG. 686)
D.R.J.C.T.

Author: Private Plat
Boundary: Deed & Survey, Deed Only
S17, S18, S20, S21
Survey: Private Survey, Features



VICINITY MAP
(NOT TO SCALE)

LEGEND	
(C.M.)	CONTROLLING MONUMENT
BK	BOOK
DOC	DOCUMENT
NO	NUMBER
PG	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS

GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4222 based on observations made on February 25, 2021 with an optical control scale factor of 1.00212.
2. The bearing (angle) value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way warrants the precision of closure of the survey or the accuracy of corner monuments found or placed.
3. The subdivision of any part thereof is not located within the ETJ of any city or town.
4. The purpose of this plat is to create two (2) single family residential lots.
5. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Plat Paid _____
 Instrument # _____
 Drawn: _____ Date _____
 By: _____ Deputy Clerk

**FINAL PLAT
NORTON'S WAY
LOTS 1 - 5, BLOCK A**
 BEING 35.539 ACRES SITUATED IN THE
 THOMAS S MOORE SURVEY, ABSTRACT NUMBER 562
 JOHNSON COUNTY, TEXAS
 MAY 2021

SHEET 2 OF 3

OWNER
 3LB REAL ESTATE, LLC
 8201 East Oak Road
 Fort Worth, Texas 76179
 Contact: Mr. Jared Baker
 817.737.2677 ext 102



SURVEYOR
 BGE, Inc.
 777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-687-6130 • www.bgeinc.com
 TPPELS Registration No: 12134418
 Contact: René Salas, P.E., S.
 Telephone: 817-752-4183 • Email: rnsalas@bgeinc.com

1. This plat was prepared by the Surveyor in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Property Code, and the rules and regulations of the State Board of Surveying.

GENERAL NOTES

1. ALL NOTES ON THIS PLAN SHALL BE CONSIDERED TO BE PART OF THIS PLAN. NOTES ON THIS PLAN SHALL TAKE PRECEDENCE OVER NOTES ON ANY OTHER PLAN.

2. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

3. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

4. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

5. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

6. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

7. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

8. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

9. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

10. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

11. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

12. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

13. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

14. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

15. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 223, SUBCHAPTER C, SECTION 04.01, TEXAS STATUTES.

OWNER'S REPRESENTATION

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

DEED BEING INDEXED

This deed is being indexed in the public records of the County of *[County]*, State of *[State]*.

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

DEED BEING INDEXED

This deed is being indexed in the public records of the County of *[County]*, State of *[State]*.

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

OWNER
318 REAL ESTATE, LLC
5301 ROCKDALE ROAD
FORT WORTH, TEXAS 76117
Contact: JARED BERRY
(817) 727-2077 ext 112

SURVEYOR
BGE, Inc.
777 East Stone Lane 1900 Fort Worth TX 76102
Tel: 817-657-6130 • www.bgeinc.com
19613 Magnolia St. 19194113
Copyright 2021
Improve 18117 752-4118 • Email: info@bgeinc.com

FINAL PLAT
NORTON'S WAY
LOTS 1 - 5, BLOCK A
BEING 35.539 ACRES SITUATED IN THE
THOMAS S. MOORE SURVEY, ABSTRACT NUMBER 562
JOHNSON COUNTY, TEXAS
MAY 2021

SHEET 3 OF 3

City of Johnson
Approved By: _____
Date: _____ 2021
County Judge

My Final
Required of _____
Owner _____
By: _____
Name: _____
City: _____



DEED BEING INDEXED

This deed is being indexed in the public records of the County of *[County]*, State of *[State]*.

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*

Date: *[Date]*

City: *[City]*

County: *[County]*

State: *[State]*

Signature: *[Signature]*
Name: *[Name]*

Address: *[Address]*