

JUL 26 2021

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon TODAY'S DATE: 07/12/2021

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 07/26/2021

SPECIFIC AGENDA WORDING: Consideration of Order No. 2021-53, Order approving Final Plat of TCKH Land 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:	<u> X </u>
	WORKSHOP	_____
(Anticipated number of minutes needed to discuss item)	CONSENT:	_____
	EXECUTIVE:	_____

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 _____

E-MAILED JUL 16 2021

BLUESTAR SURVEYING
 1717 W. STATE ST. SUITE 101
 DALLAS, TEXAS 75201
 PHONE: 972-412-1111
 WWW.BLUESTARSURVEYING.COM

OWNER:
 TCKH LAND, LLC
 301 FOREST AVENUE
 CLEBURNE, TEXAS 76033
 PHONE NUMBER: 817-698-1500
 EMAIL: info@tckh.com

COMPILED BY: LINDSEY BENTLEY, L.L.C. IS NOT A LICENSED SURVEYOR.
 THIS DRAWING IS THE PROPERTY OF BLUESTAR SURVEYING, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 BLUESTAR SURVEYING, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS DRAWING OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.
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FINAL PLAT
 TCKH LAND ADDITION
 LOT 1, BLOCK 1
 BEING A
 1.997 ACRES
 SITUATED IN THE
 NATHANIEL DABNEY SURVEY, ABSTRACT NO. 211
 JOHNSON COUNTY, TEXAS
 JUNE 09, 2021

S 31°08'35" E 1840.16'
 (DEED CALL S 31°06'14" E 1949.37')

8.50°17'35" W 275.02'
 (DEED CALL S 58°24'32" W 278.40')
 15.57'

14.87'

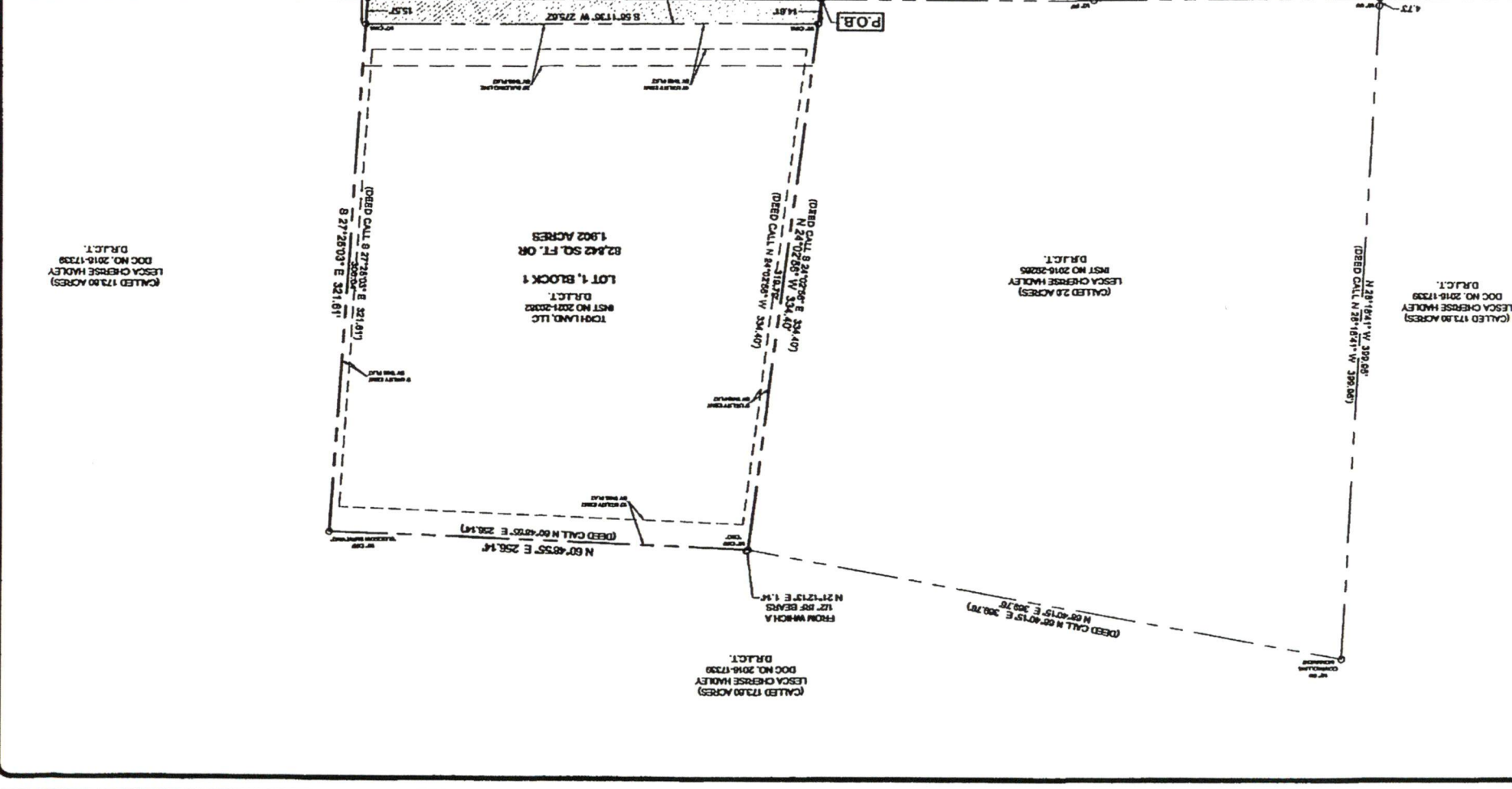
14.87'

S 58°25'22" W 165.65'
 (DEED CALL S 58°25'22" W 165.89')

S 57°45'41" W 177.15'

4.73'

N 22°16'41" W 359.88'
 (DEED CALL N 28°16'41" W 399.86')



(CALLED 173.80 ACRES)
 LESCA CHERRY HADLEY
 DOC NO. 2016-1739
 D.R.L.C.T.

82,842 SQ. FT. OR
 1.902 ACRES
 LOT 1, BLOCK 1
 TCKH LAND, LLC
 81ST NO. 2016-2023
 D.R.L.C.T.

(DEED CALL N 60°45'57" E 258.14'
 (DEED CALL N 60°45'05" E 258.14')

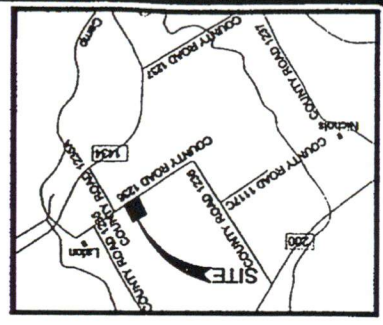
(DEED CALL N 21°12'13" E 1.14'
 FROM WHICH A
 127.88 BEARS
 (DEED CALL N 60°40'15" E 300.70'
 N 60°40'15" E 300.70')

(DEED CALL S 24°12'26" E 334.40'
 24°12'26" W 334.40'
 (DEED CALL N 84°02'58" W 334.40')

(CALLED 29 ACRES)
 LESCA CHERRY HADLEY
 81ST NO. 2016-2028
 D.R.L.C.T.

(CALLED 173.80 ACRES)
 LESCA CHERRY HADLEY
 DOC NO. 2016-1739
 D.R.L.C.T.

(CALLED 29 ACRES)
 DREWLAND ENTERPRISES INC
 81ST NO. 2016-0953
 D.R.L.C.T.



VICINITY MAP
 N.T.S.

OWNER'S CERTIFICATE

WHEREAS TCKH Land, LLC, are the sole owners of a 1.997 acre tract of land situated in the NATHANIEL DABNEY SURVEY, ABSTRACT NUMBER 211, Johnson County, Texas, being that same called 1.997 acre tract of land described in a deed to TCKH Land, LLC, recorded in Instrument Number 2021-20382, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north right-of-way line of County Road 1236, being the common corner of a said called 1.997 acre tract, and a called 2.00 acre tract of land described in a deed to Leasa Christie Hadley, recorded in Instrument Number 2016-26295, Deed Records, Johnson County, Texas;

THENCE N 24°02'56" W, along the common line of said called 1.997 acre tract, and said called 2.00 acre tract, a distance of 334.40 feet to a 1/2 inch capped iron rod with plastic cap stamped "CDG" found for the common corner of said called 1.997 acre tract, and said called 2.00 acre tract, and being in the south line of a called 173.00 acre tract of land described in a deed to Leasa Christie Hadley, recorded in Document Number 2016-17330, Deed Records, Johnson County, Texas;

THENCE N 60°48'55" E, along the common line of said called 1.997 acre tract, and said called 173.00 acre tract, a distance of 256.14 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said called 173.00 acre tract, and said called 1.997 acre tract;

THENCE S 27°25'03" E, along the common line of said called 1.997 acre tract, and said called 173.00 acre tract, a distance of 321.01 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said called 173.00 acre tract, and said called 1.997 acre tract, and being in the north right-of-way line of said County Road 1236;

THENCE S 58°24'32" W, along the common line of said called 1.997 acre tract, and the north right-of-way line of said County Road 1236, a distance of 276.40 feet to the POINT OF BEGINNING and containing 66,503 square feet or 1.997 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That TCKH Land, LLC, owner of the above described tract of land, do hereby adopt this plat dedicating the herein described property to TCKH LAND 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 07th day of July, 2021

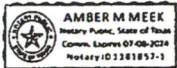
By: [Signature] AUTHORIZED AGENT FOR TCKH Land, LLC

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 07th day of July, 2021.

Notary Public in and for The State of Texas My Commission expires: [Date]



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, June 9, 2021. The subdivision boundary corners are marked with iron pins as noted.

Signature [Signature] Date 07/12/2021



GENERAL NOTES:

This subdivision or any part thereof is not located within the E.T.J. 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.

Utility Providers should be listed on the plat including company name and phone number. "Newly created lots to be serviced by a private water well shall be a minimum of 2 acres.

Water: Private Water Well United Co-Op 817-658-4000
Electricity: Private Individual Septic Systems.

Private Sewerage Facility

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are complied 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 Sewerage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if current operation of the facility results in objectionable odors, if necessary 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. 40251C04001, effective October 04, 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 establishing 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 surface 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 constraining 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 operation 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 persons, impede 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, devices 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.

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 grounds or improvements which in any way obstruct 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 purposes of construction, reconstruction, inspection, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring 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 60 days or by both fine and confinement for a private subdivision and 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 by conveyance that is delivered to a purchaser unless the plat or reprint 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 reprint 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:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4002), NAD83 (COORD90).
2. THE FLOOD WAY DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL MAP NUMBER 40251C04001, 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.
3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:

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 a 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 Road)

Plat Recorded in

Instrument # _____

Slide, _____

Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

DAY OF _____, 2021

County JUDGE

FINAL PLAT TCKH LAND ADDITION LOT 1, BLOCK 1 BEING A 1.997 ACRES SITUATED IN THE NATHANIEL DABNEY SURVEY, ABSTRACT NO. 211 JOHNSON COUNTY, TEXAS JUNE 09, 2021

BLUESTAR SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS SURVEYING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING, OR BY ANY OTHER MEANS, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR. CONTACT THE SURVEYOR FOR PERMISSION TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.

BLUESTAR SURVEYING logo and contact information: FIRM NUMBER 10147300, 817-658-9204, WWW.BLUESTARSURVEYING.COM, JUN 21-159-P SHEET 2 OF 2 DATE: 6/9/21

OWNER: TCKH LAND, LLC 301 FORREST AVENUE CLEBURNE, TEXAS 76033 PHONE NUMBER: 817-658-1903 EMAIL: wcarroll14@tcc.com

JOHNSON COUNTY COMMISSIONERS COURT

JUL 26 2021



Becky Ivey, County Clerk
Johnson County Texas
By CW 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 #2021-53

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 TCKH Land 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 July 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat TCKH Land 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 JULY 2021.



Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



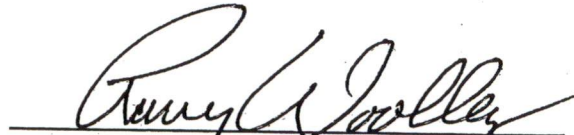
Kenny Howell, Comm. Pct. #2

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

