

JOHNSON COUNTY COMMISSIONERS COURT



DEC 13 2021

Becky Ivey, County Clerk
Johnson County Texas
By md 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

COUNTY OF JOHNSON

§
§
§

ORDER #2021-100

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 **Burchfield Addition**, Lots 1-6 and Lot 3X, Block 1, in 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 13th day of December 2021.


NOW THEREFORE BE IT RESOLVED AND ORDERED:

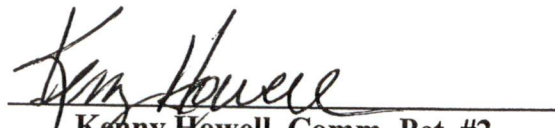
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Burchfield Addition**, Lots 1-6 and Lot 3X, Block 1, in Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

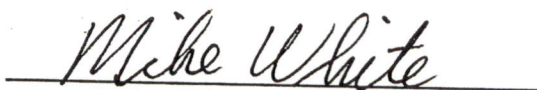
WITNESS OUR HAND THIS, THE 13TH DAY OF DECEMBER, 2021.

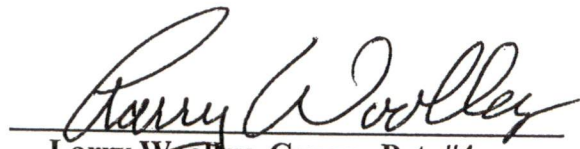

Roger Harmon, Johnson County Judge

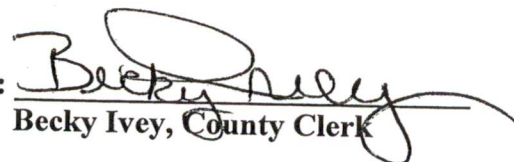
Voted: yes, ___ no, ___ abstained


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

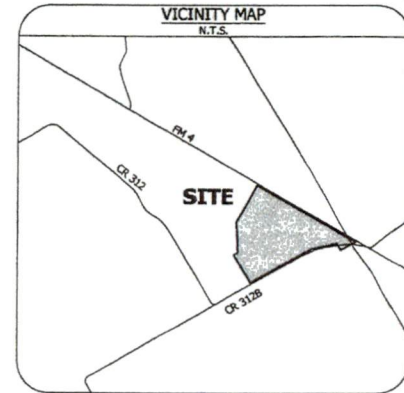

Kenny Howell, Comm. Pct. #2
Voted: ___ yes, ___ no, ___ abstained


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


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

ATTEST: 
Becky Ivey, County Clerk





POINT OF BEGINNING

Called 12.671 Acres
Jarrod W. Patterson and
Kristy L. Patterson,
Husband and Wife
CO# 2015-19691
D.R.J.C.T.

Lot 1, Block 1
2.500 Acres
108,000 Square Feet

F.M. Highway No. 4
10' Right-of-Way

Lot 2, Block 1
2.500 Acres
108,000 Square Feet

Lot 3, Block 1
3.627 Acres
157,800 Square Feet

Called 6.879 Acres
Andrea Bunch and
Shay Bunch
CO# 2021-26972
D.R.J.C.T.

Lot 4, Block 1
6.797 Acres
296,000 Square Feet

Right-of-Way Dedication
0.674 Acres

Called 11.699 Acres
Jack Watson
CO# 2020-5319
D.R.J.C.T.

Lot 5, Block 1
3.259 Acres
143,075 Square Feet

Lot 3X, Block 1
0.077 Acres
3,307 Square Feet

Called 0.382 Acres
Noel D. Quattlebaum and
Mary Jo Quattlebaum
Volume 2484, Page 599
D.R.J.C.T.

Lot 6, Block 1
1.594 Acres
68,496 Square Feet

Called 10.757 Acres
Dustin Robertson and
Aimee Luack
CO# 2016-26672
D.R.J.C.T.

Called 9.516 Acres
Cleve Quintin Hagers and
Lori Goodwin Hagers,
Co-Trustees of the Cleve
Hagers and Lori Hagers
Revocable Trust
CO# 2019-22320
D.R.J.C.T.

LINE	BEARING	DISTANCE
L1	N 20°02'52" E	125.30
L2	N 50°22'26" E	161.80

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	S 84.52°	1352.62	1352.59	N 71°10'12" E	115°25'11"
C2	N 18.50°	117.25	116.67	N 50°16'12" E	57°25'11"



SCALE: 1" = 100'



FINAL PLAT
LOTS 1 THRU 6 & 3X, BLOCK 1
BURCHFIELD ADDITION
BEING 21.028 Acres of land situated in the N.
Three Survey, Abstract Number 830, Johnson
County, Texas.

Project Number: 210141 Date: July 13, 2021
Revised Date:
Revision Notes:

Sheet 1 of 2

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76094
PH: 817-937-2655, Email: info@realsearch.org, www.realsearch.org
*This shall not remove the neighbor's trademark(s) from the plat.
TSPS Firm Registration # 1012600 TSPS Firm Registration # 17901

LEGEND
D.R.J.C.T. = Deed Return, Johnson County, Texas
P.R.J.C.T. = Plat Return, Johnson County, Texas
CO# = County Clerk's File Number
SP = Survey Plat
RS = 10' Capred does not set Stamp "Surveyed"

Notes

- 1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. Easements and Building Setbacks:
Utility Easement
15' From lot line in front and back
5' From lot line on the sides
Subdivisn Lines
52' From lot line (State Hwy & FM Road)
25' From lot line (County Road or Subdivisn Road)
10' From lot line on sides
15' From lot line of rear
Rights-of-Way Dedication
40' ROW from center of road on F.M. or State
30' from center of County Roads or roads in a Subdivision
3. This subdivision or any part thereof is not located within the ETJ of any City or Town.
4. The designation of the proposed usage of the area shown on plat is for single family residential.
5. The developer shall complete all roads and drainage facilities in a subdivision within 12 months after the date of final plat approval.
6. Lot 3X is to be sold with Lot 3 until such time that it may be sold to the land owner adjoining Lot 3X.

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.

Inspection 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 approved 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.

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 person, to expose 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.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property 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 the plat or construction documents associated therewith.

Utility Easements

Any public utility, including Johnson County, shall have the right to remove and keep mowed all or part of any building, fences, trees, shrubs, other growths, or improvements in 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 as at least of ingress and egress to an area on said easements for the purpose of construction, reconstruction, inspections, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any times of procuring the permission of anyone.

Filing a Plat

It is a Criminal Offense punishable by a fine of up to \$100,000, 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 lease, or a contract of sale or other real estate 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 Easements 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 the Plat shall be maintained by Johnson County. Times in the absence of an express order of the Commissioners Court ordered or 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.

Utility Providers

Water: Johnson County Special Utility District (817-760-5200)
Electric: United Cooperative Services (817-556-4000)
Sewer: On site sewage facility

TxDOT Highway Permit Numbers:
Lot 1: FDR-127-28-2021
Lot 2: FDR-127-28-2021

Project Number: 210211 Date: July 13, 2021

Revised Date:
Revision Notes:

Sheet 2 of 1

REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 75044
Ph: 817-937-2555, jleal@realsearch.org, www.realsearch.org
You shall not remove this neighbor's landmark Deut. 19:14
TDRS Firm Registration # 10126200 TDRS Firm Registration # 17968

Owner:
Joy and Mark Burchfield
5101 County Road 312
Cleburne, TX 76033
817-829-8961
Lots 1-3, 5-6 & 3X, Block 1

Owner:
Andrea and Shay Bunch
5101 County Road 312
Cleburne, TX 76033
817-829-8961
Lot 4, Block 1

APPROVED:
Johnson County Commissioners Court

Date

County Judge

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, 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.

Executed this the 02nd day of December, in the year of our Lord 2021.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Notes Continued

Johnson County Special Utility District Easement and Right-of-Way, recorded in Volume 3969, Page 614 and County Clerk's File Number 2015-24629. Deed Records, Johnson County, Texas do affect the subject property, but do not have a platable description.

WITNESS, my hand, this the 3rd day of December 2021.

Andrea Burch
STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Andrea Burch, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of December 2021.

Catherine Wiggins
Notary Public

Notary Cover up for plat

WITNESS, my hand, this the 3rd day of December 2021.

Shay Bunch
Shay Bunch

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Shay Bunch, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of December 2021.

Catherine Wiggins
Notary Public

Notary Cover up for plat

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C0352, effective date December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the 500-year 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 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.

Filing Block

Plat recorded in Instrument # _____ Year _____

Drawer _____ Slide _____

Date

County Clerk, Johnson County, Texas

Deputy

LEGAL DESCRIPTION

BEING a 21.028 acre tract of land situated in the N. Thee Survey, Abstract Number 830, Johnson County, Texas, and being all of a called 21.030 acre tract of land described by deed to Joy L. Burchfield, recorded in County Clerk's File Number 2016-6996, Deed Records, Johnson County, Texas, and being all of a called 21.030 acre tract of land described by deed to Mark Burchfield, recorded in County Clerk's File Number 2015-19651, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northernmost corner of said called 21.030 tract, same being the easternmost corner of a called 12.671 acre tract of land described by deed to Jarrod W. Patterson and Kristy L. Patterson, recorded in County Clerk's File Number 2014-23578, Deed Records, Johnson County, Texas, and being on the southwest right-of-way line of F.M. Highway No. 4, a 100' right-of-way;

THENCE South 59 Degrees 42 Minutes 53 Seconds East, along said southwest right-of-way line, a distance of 1445.78 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the easternmost corner of said called 21.030 acre tract, same being the northernmost corner of a called 0.382 acre tract of land described by deed to Noel D. Quattlebaum and Mary Jo Quattlebaum, recorded in Volume 484, Page 599, Deed Records, Johnson County, Texas;

THENCE South 60 Degrees 54 Minutes 41 Seconds West, departing said southwest right-of-way line and along the southeast line of said called 21.030 acre tract, a distance of 211.53 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH";

THENCE North 29 Degrees 05 Minutes 02 Seconds West, continuing along said southeast line, a distance of 94.50 feet, to a 1/2" IRON ROD FOUND, being in County Road 312, a prescriptive right-of-way;

THENCE South 78 Degrees 02 Minutes 52 Seconds West, continuing along said southeast line, a distance of 332.35 feet, to a 1/2" IRON ROD FOUND;

THENCE South 60 Degrees 22 Minutes 47 Seconds West, continuing along said southeast line, a distance of 885.98 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southernmost corner of said called 21.030 acre tract, same being the easternmost corner of a called 11.609 acre tract;

THENCE North 30 Degrees 31 Minutes 32 Seconds West, departing said southeast line and along the West line of said called 21.030 acre tract, being common with the East line of said called 11.609 acre tract, at a distance of 8.57 feet, passing a 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 4838" for reference, and continuing in all 416.53 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596";

THENCE North 56 Degrees 22 Minutes 26 Seconds East, continuing along said common line, a distance of 61.80 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596";

THENCE North 03 Degrees 46 Minutes 13 Seconds West, continuing along said common line, a distance of 387.53 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" at an angle point in said West line, same being the northernmost corner of said called 21.028 acres tract, and being the southernmost corner of said called 12.671 acre tract;

THENCE North 28 Degrees 55 Minutes 32 Seconds East, departing said common line and along the West line of said called 21.030 acre tract, being common with the southeast line of said called 11.609 acre tract, a distance of 544.27 feet, to the POINT OF BEGINNING, and containing 21.028 acres or 915,972 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Joy L. Burchfield, Mark Burchfield, Andrea Burch and Shay Bunch, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1 THRU 6 & 3X, BLOCK 1, BURCHFIELD ADDITION, 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, my hand, this the 3rd day of December 2021.

Joy L. Burchfield

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Joy L. Burchfield, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of December 2021.

Shay Bunch
Notary Public

Notary Cover up for plat

WITNESS, my hand, this the 3rd day of December 2021.

Mark Burchfield

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark Burchfield, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of December 2021.

Shay Bunch
Notary Public

FINAL PLAT
LOTS 1 THRU 6 & 3X, BLOCK 1
BURCHFIELD ADDITION
BEING 21.028 Acres of land situated in the N. Thee Survey, Abstract Number 830, Johnson County, Texas.

471

DEC 13 2021

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 12/03/2021

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 12/13/2021

SPECIFIC AGENDA WORDING: Consideration of Order No. 2021-100, Order approving Final Plat of Burchfield Addition, Lot 1-6 and Lot 3X, 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 _____