

JOHNSON COUNTY COMMISSIONERS COURT

JAN 25 2022



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 #2022-03

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

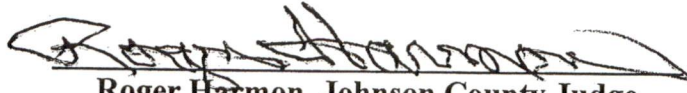
WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Alvarado RV Park Addition**, Lot 1, Block 1 in Precinct #4 and clarify that the filing of the plat which dedicates roads 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 24th day of January 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Alvarado RV Park Addition**, Lot 1, 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 24TH DAY OF JANUARY 2022.

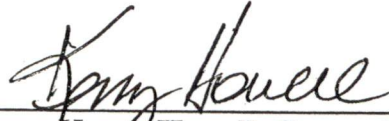


Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained

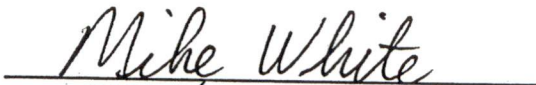
Rick Bailey, Comm. Pct. #1

Voted: ___ yes, ___ no, ___ abstained



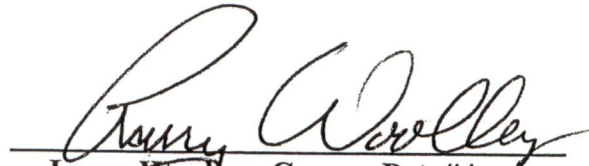
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

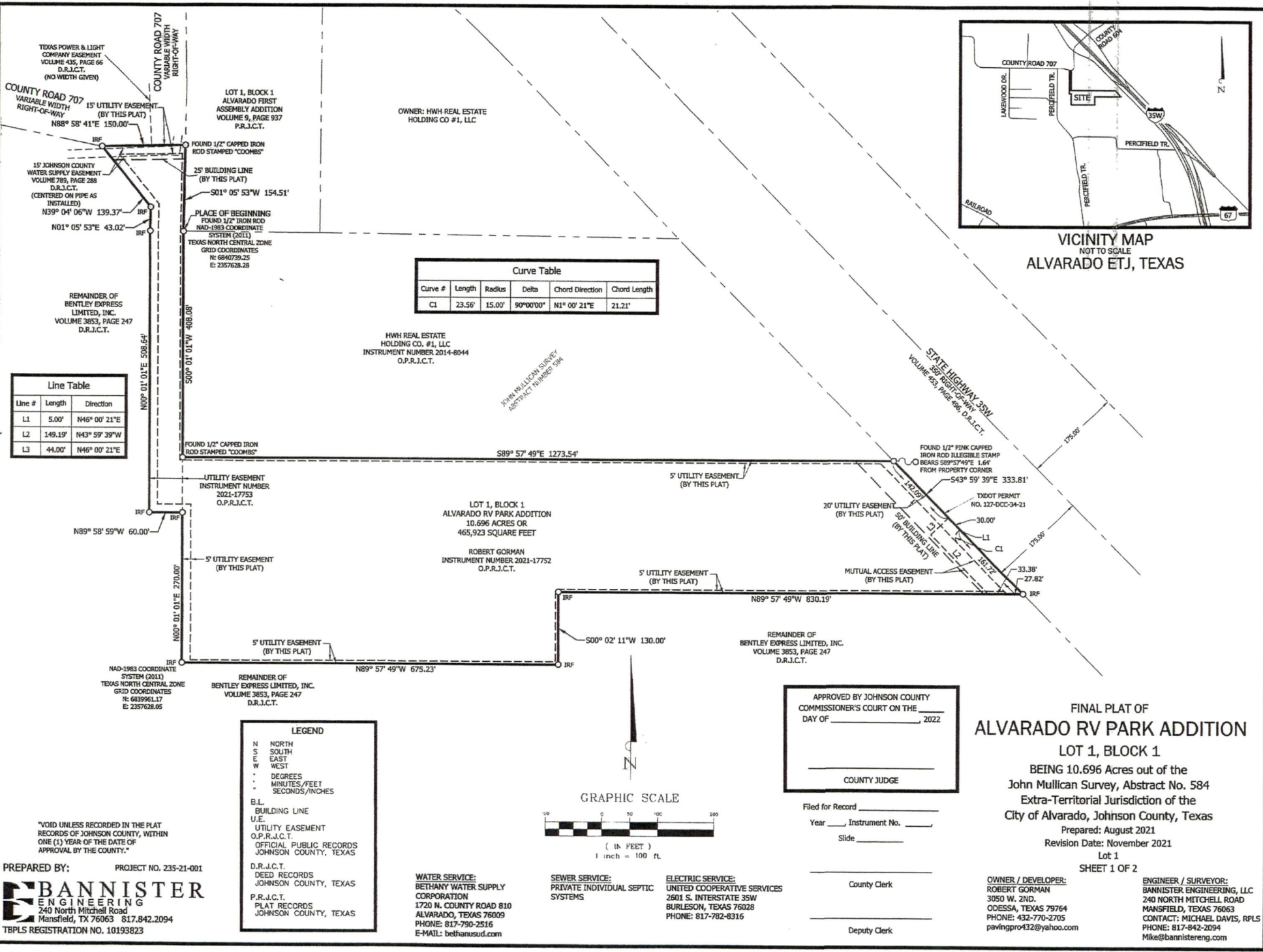
ATTEST:


Becky Ivey, County Clerk





VICINITY MAP
NOT TO SCALE
ALVARADO ETJ, TEXAS



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
CL	23.56'	15.00'	90°00'00"	N1° 00' 21"E	21.21'

Line #	Length	Direction
L1	5.00'	N46° 00' 21"E
L2	149.19'	N43° 59' 39"W
L3	44.00'	N46° 00' 21"E

HWH REAL ESTATE HOLDING CO. #1, LLC
INSTRUMENT NUMBER 2014-8044
O.P.R.J.C.T.

LOT 1, BLOCK 1
ALVARADO RV PARK ADDITION
10.696 ACRES OR
465,923 SQUARE FEET

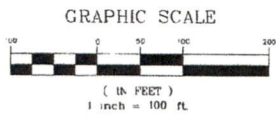
ROBERT GORMAN
INSTRUMENT NUMBER 2021-1752
O.P.R.J.C.T.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2022

COUNTY JUDGE

FINAL PLAT OF
ALVARADO RV PARK ADDITION

LOT 1, BLOCK 1
BEING 10.696 Acres out of the
John Mullican Survey, Abstract No. 584
Extra-Territorial Jurisdiction of the
City of Alvarado, Johnson County, Texas
Prepared: August 2021
Revision Date: November 2021
Lot 1
SHEET 1 OF 2



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
· DEGREES
' MINUTES/FEET
" SECONDS/INCHES

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS

D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS

P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS

PREPARED BY: PROJECT NO. 235-21-001
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

WATER SERVICE:
BETHANY WATER SUPPLY CORPORATION
1720 N. COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
E-MAIL: belhanusd.com

SEWER SERVICE:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC SERVICE:
UNITED COOPERATIVE SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

Filed for Record _____
Year _____ Instrument No. _____
Slide _____

County Clerk

Deputy Clerk

OWNER / DEVELOPER:
ROBERT GORMAN
3050 W. 2ND.
ODESSA, TEXAS 79764
PHONE: 432-770-2705
pavingpro432@yahoo.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

12/22/2021 9:58:18 AM

LEGAL LAND DESCRIPTION:

WHEREAS, Robert Gorman is the sole owner of 10.696 Acres (465,923 square feet) of land situated in the John Mulligan Survey, Abstract Number 584, City of Alvarado, Johnson County, Texas and being all of that certain tract of land described in a Special Warranty Deed to Robert Gorman (hereinafter referred to as Gorman tract), according to the deed thereof recorded in Instrument Number 2021-17752, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said 10.696 Acres (465,923 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found in a Northerly East line of said Gorman tract, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Alvarado Assembly of God Addition, an addition to the City of Alvarado, according to the plat thereof recorded in Volume 9, Page 937, Plat Records, Johnson County, Texas, same also being the Northwest corner of that certain tract of land described in a General Warranty Deed to #HWH Real Estate Holding Co. #1, LLC (herein after referred to as HWH tract), according to the deed thereof recorded in Instrument Number 2014-8044, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.);

THENCE South 00 degrees 01 minute 01 second West with the common line between said Gorman tract and said HWH tract, a distance of 408.00 feet to a one-half inch iron rod with plastic cap stamped "Coombs" found for the Southwest corner of said HWH tract;

THENCE South 89 degrees 57 minutes 49 seconds East, continuing with the common line between said Gorman tract and said HWH tract, a distance of 1273.54 feet to the existing Southwesterly right-of-way line of Interstate Highway 35W, according to the deed thereof recorded in Volume 453, Page 496, D.R.E.C.T., from which, a one-half inch iron rod with illegible pink plastic cap bears South 89 degrees 57 minutes 49 seconds East, a distance of 1.64 feet;

THENCE South 43 degrees 59 minutes 39 seconds East with said right-of-way line, a distance of 333.81 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the Northeasterly corner of the remainder of that certain tract of land described in a Warranty Deed to Bentley Express Limited, Inc., a Texas corporation (hereinafter referred to as Bentley tract), according to the deed thereof recorded in Volume 3853, Page 247, D.R.J.C.T.;

THENCE North 89 degrees 57 minutes 49 seconds West, departing said right-of-way line, with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 830.19 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 02 minutes 11 seconds West, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 130.00 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 57 minutes 49 seconds West, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 675.23 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 01 minute 01 second East, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 270.00 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 89 degrees 58 minutes 59 seconds West, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 60.00 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 00 degrees 01 minute 01 second East, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 508.64 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 01 degrees 05 minutes 53 seconds East, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 43.02 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

THENCE North 39 degrees 04 minutes 06 seconds West, continue with the common line between said Gorman tract and the remainder of said Bentley tract, a distance of 139.37 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being in the existing South right-of-way line of County Road 707 (a variable width right-of-way, no document found);

THENCE North 88 degrees 58 minutes 41 seconds East with the common line between said Gorman tract and said existing right-of-way line, a distance of 150.00 feet to a one-half inch iron rod with plastic cap stamped "Coombs" found for the Northerly Northeast corner of said Bentley tract, same being in the West line of the aforesaid Alvarado Assembly of God Addition;

THENCE South 01 degree 05 minutes 53 seconds West with the common line between said Gorman tract and said Alvarado Assembly of God Addition, a distance of 154.51 feet to the PLACE OF BEGINNING and containing a calculated area of 10.696 Acres (465,923 square feet) of land.

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, impute 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.

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

PREPARED BY: PROJECT NO. 235-21-001 BANNISTER ENGINEERING 240 North Mitchell Road Mansfield, TX 76063 817.842.2094

WATER SERVICE: BETHANY WATER SUPPLY CORPORATION 1720 N. COUNTY ROAD S10 ALVARADO, TEXAS 76009 PHONE: 817-790-2516 E-MAIL: bethanusd.com

SEWER SERVICE: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC SERVICE: UNITED COOPERATIVE SERVICES 2601 S. INTERSTATE 35W BURLESON, TEXAS 76028 PHONE: 817-782-8316

TBPLS REGISTRATION NO. 10193823

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT Robert Gorman, does hereby adopt this final plat of LOT 1, BLOCK 1, ALVARADO RV PARK ADDITION, and does hereby dedicate the public to the public use forever over streets, easements, right-of-way, parks, and other public places shown hereon.

Witness our hand, this the 4th day of January, 2023

By: [Signature] Robert Gorman

STATE OF Texas COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robert Gorman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 4th DAY OF January, 2023

[Signature] NOTARY PUBLIC in and for the STATE OF Texas

Notary cover up for plat

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

[Signature] 12/22/21

Michael Dan Davis DATE: Registered Professional Land Surveyor No. 4838 BANNISTER ENGINEERING, LLC T.B.P.L.S. REGISTRATION NO. 10193823



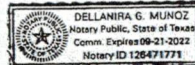
STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22nd DAY OF December, 2021.

[Signature] NOTARY PUBLIC in and for the STATE OF TEXAS



Duties of Developer/Property Owner:

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 efficacy 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, patrolling, 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.

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and is subject to penalties imposed by law.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C02151, dated December 4, 2012, this property is located in Zone "X", (Areas determined to be outside 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.

4. This subdivision or some part thereof is located within the ETJ of the City of Alvarado, but platting through Johnson County.

5. The developer shall complete all drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

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.

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 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.

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 to 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 the 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.

FINAL PLAT OF ALVARADO RV PARK ADDITION

LOT 1, BLOCK 1 BEING 10.696 Acres out of the John Mulligan Survey, Abstract No. 584 Extra-Territorial Jurisdiction of the City of Alvarado, Johnson County, Texas

Prepared: August 2021 Revision Date: November 2021

Lot 1 SHEET 2 OF 2

OWNER / DEVELOPER: ROBERT GORMAN 3050 W. 2ND, ODESSA, TEXAS 79764 PHONE: 432-770-2705 pavingpro432@yahoo.com

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com

Filed for Record _____

Year _____ Instrument No. _____

Slide _____

County Clerk

Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____, 2022

COUNTY JUDGE

