

APR 25 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan		TODAY'S DATE: April 14, 2022	
DEPARTMENT:		Public Works	
SIGNATURE OF DEPARTMENT HEAD: _____			
REQUESTED AGENDA DATE:		April 25, 2022	
SPECIFIC AGENDA WORDING:			
Consideration of Order No. 2022-27, Order approving Final Plat of Wild Oaks , Lot 1 and Lot 2, Block 1, in Precinct #4- Public Works Department			
PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan			
SUPPORT MATERIAL: (Must enclose supporting documentation)			
TIME:	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 _____	

APR 26 2022

JOHNSON COUNTY COMMISSIONERS COURT



Becky Ivey, County Clerk
Johnson County Texas
By JK Deput

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 #2022-27

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 White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Wild Oaks**, Lot 1 and Lot 2, 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 25th day of April 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

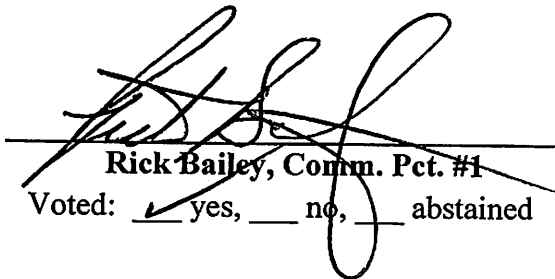
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Wild Oaks**, Lot 1 and Lot 2, Block 1, in Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 25TH DAY OF APRIL 2022.



Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



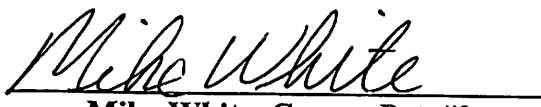
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



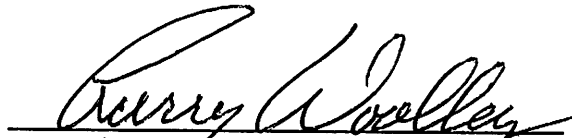
Kenny Howell, Comm. Pct. #2

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



LEGEND / ABBREVIATIONS

- ADJOINER LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING LINE
 - ASPHALT
 - GRASS
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - COTTON SPRING FOUND
 - GALVANIZED IRON ROD SET
 - FENCE CORNER POST
 - SIGN
 - MAILBOX
- O.R.J.C.T. OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
 O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 D.M.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 J-1 SHARANCE EASEMENT
 U.E. UTILITY EASEMENT
 B.L. BUILDING LINE
 IR-1 IRON ROD FOUND
 IR-2 IRON PIPE FOUND
 CS-1 COTTON SPRING FOUND
 GR-1 GALVANIZED IRON ROD SET
 MFCP METAL FENCE CORNER POST

CALLLED 3.131 ACRES
 ROBERT GUADALUPE GUZMAN, JR.
 AND JOHANNA RACHEL GUZMAN
 INST. NO. 2021-40892
 O.R.J.C.T.

CALLLED 7.473 ACRES
 BW USA, LLC
 BK 4337, PG. 105
 O.R.J.C.T.

CALLLED 1 ACRE
 ENSERCH CORPORATION
 VOL. 728, PG. 630
 O.R.J.C.T.

CALLLED 1.0702 ACRES
 RANDALL SLOAN
 INST. NO. 2017-24186
 O.R.J.C.T.

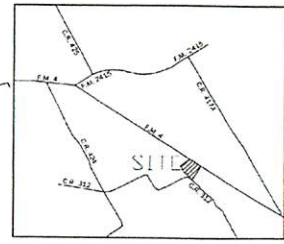
CALLLED 37.047 ACRES
 BRUCE H. WALKER
 AND CHRYL L. WALKER
 VOL. 1577, PG. 149
 O.P.R.J.C.T.

CALLLED 9.0 ACRES
 JACK W. FREEMAN
 AND
 CHELSE H. FREEMAN
 INST. NO. 2021-37915
 O.R.J.C.T.

CALLLED 8.219 ACRES
 JAYE MARSHALL
 AND AARON MARSHALL
 INST. NO. 2021-43423
 O.R.J.C.T.

0.115 ACRE
 (5,008 SQ. FT.)
 R.O.W. DEDICATION

CALLLED 3.722 ACRES
 WILLIAM TRAVIS PLATT
 AND AMBER PLATT
 INST. NO. 2016-31742
 O.R.J.C.T.



VICINITY MAP - NOT TO SCALE

LOT 1, BLOCK 1
 2.128 ACRES
 (92,690 SQ. FT.)

LOT 2, BLOCK 1
 5.971 ACRES
 (260,098 SQ. FT.)

MINOR PLAT
LOT 1 & 2, BLOCK 1
WILD OAKS
 BEING 8.214 ACRES
 IN THE
 D. MILLICAN SURVEY, A-540
 JOHNSON COUNTY, TEXAS
FEBRUARY, 16 2022

Plot Filed _____ 20 _____

Size _____ Inst. No. _____
 Johnson County Plot Records

By _____
 County Clerk

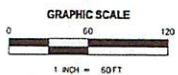
TXDOT PERMIT NUMBER:
 PDR-127-11-2022
 FOR LOT 1, BLOCK 1

SURVEYOR: **OWNER:**
 JAYE MARSHALL &
 AARON MARSHALL
 3040 E.F.M. 4
 CLEBURNE, TEXAS 76031
 972-935-8995

4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 534-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

GENERAL NOTES

1. Johnson County Water Supply Corporation easement, recorded in Volume 598, Page 572, Deed Records, Johnson County, Texas is a blanket easement.
2. Johnson County Rural Water Supply Corporation easement, recorded in Volume 396B, Page 575, Deed Records, Johnson County, Texas is a 15' wide easement based on the location of constructed pipeline. No evidence of pipeline was found at time of survey.



X:\2021\21-3558\Survey\DWG\21-3558_Sup_A...dws_Meod\iso_Plot_SURFACE.dwg

LEGAL DESCRIPTION

BEING a tract of land situated in the Diadem Millcan Survey, Abstract Number 540, Johnson County, Texas, and being all of that certain called 8.219 acre tract of land described in the General Warranty Deed to Jody Marshall and Aaron Marshall, recorded in Instrument No. 2021-43429, Official Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the North corner of the tract being described herein by a 1/2-inch iron rod found (controlling monument) in the Southwesterly right-of-way line of East Farm-to-Market Highway 4 (F.M. 4) (100-foot wide public right-of-way), as described by right-of-way map reference to the State of Texas, recorded in Volume 352, Page 482, Deed Records, Johnson County, Texas, for the North corner of said 8.219 acre tract of land and the East corner of that certain called 3.131 acre tract of land described in the deed to Robert Guadalupe Guzman, Jr. and Joanna Rachel Guzman, recorded in Instrument No. 2021-40892, Official Records, Johnson County, Texas;

THENCE S59°46'15"E, with the Southwesterly right-of-way line of said East F.M. 4 and the Northwesterly line of said 8.219 acre tract of land, a distance of 556.64 feet to a 4-inch metal fence corner post found for the North corner of that certain called 9.0 acre tract of land described in the deed to Jack W. Freeman and Chaele M. Freeman, recorded in Instrument No. 202137915, Official Records, Johnson County, Texas, the East corner of said 8.219 acre tract of land and the East corner of said tract herein described, from which a 1/2-inch iron rod found for reference bears N55°30'25", a distance of 0.49 feet;

THENCE S31°17'05"W, with the Northwesterly line of said 9.0 acre tract of land and the Southwesterly line of said 8.219 acre tract of land, a distance of 646.51 feet to a 1/2-inch iron rod found in the Northwesterly line of County Road 312 for the west corner of said 9.0 acre tract of land, the South corner of said 8.219 acre tract of land and the South corner of said tract herein described;

THENCE N48°55'23"W, with the Northwesterly line of said County Road 312 and the Southwesterly line of said 8.219 acre tract of land, a distance of 413.21 feet to a 1/2-inch iron rod found for an angle point in the Southwesterly line thereof;

THENCE N27°40'33"W, continuing with the Southwesterly line of said 8.219 acre tract of land, passing at a distance of 54.04 feet a 1/2-inch iron pipe found for the East corner of that certain called 37.067 acre tract of land described in the deed to Bruce B. Walquist and Cindy L. Walquist, recorded in Volume 1277, Page 145, Official Records, Johnson County, Texas, continuing on said course and in Volume 1277, Page 145, Official Records, Johnson County, Texas, for a total distance of 302.58 feet to the Northwesterly line of said 37.067 acre tract of land for a total distance of 302.58 feet to a 1/2-inch iron rod (controlling monument) found for the South corner of said 3.131 acre tract of land, the West corner of said 8.219 acre tract of land and the West corner of said tract herein described;

THENCE N46°10'45"E, with the Southwesterly line of said 3.131 acre tract of land and the Northwesterly line of said 8.219 acre tract of land, a distance of 440.93 feet to the POINT OF BEGINNING and containing 8.214 acres of land.

STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS: THAT JAYE MARSHALL AND AARON MARSHALL, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WILD OAKS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, RIGHTS OF WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON.

WITNESS MY HAND THIS THE 5th day of April, 2022, A.D.

JAYE MARSHALL



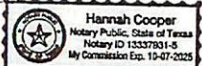
STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAYE MARSHALL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE AND SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS THE 5th DAY OF April, 2022, A.D.

10-7-25 My commission expires: Hannah Cooper, Notary Public, State of Texas

AARON MARSHALL



STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON MARSHALL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE AND SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS THE 5th DAY OF April, 2022, A.D.

10-7-25 My commission expires: Hannah Cooper, Notary Public, State of Texas

JOHNSON COUNTY NOTES

- 1. This subdivision or any part thereof is not located within the ETJ of any city or town.
2. The proposed usage for this plot is single-family residential.
3. Utility Providers: Water Service Provided by: Johnson County SUD, 740 FM 3048, Joshua, Texas 76055 (817) 700-5200. Electric Service Provided by: United Coop. Services, PO Box 290, Stephenville, Texas 76401 (817) 356-4000. Septic: Private Individual Septic System.
4. Flood Statement: This site is situated in non-shaded Zone "X" in unincorporated Johnson County, Texas according to FEMA map number 48251C0325J, dated DECEMBER 4, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. The determination has been made by inspecting the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor. 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".
5. Flood Notes: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited. 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.
6. 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 impinge 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, potting, maintaining and adding to or removing all or part of its respective systems without the necessity of any time procuring the permission of anyone.
7. Utility Easements: 15' Utility and Drainage Easement shall be retained along the front and rear of all lots. 5' Utility and Drainage Easement shall be retained along the sides of all lots.
8. Right-of-Way Dedication: 30' R.O.W. from center of County Road 40' R.O.W. from center of road on F.M. or State
9. Building Lines: 50' Front (State Highway & F.M. Road), 25' from lot line (County Road or Subdivision Road)
10. 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 record of the subdivision is approved and recorded 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.
11. A purchaser may not use or occupy property described in a plat or record of a subdivision until such time as the plat is filed for record with the County Clerk's Office of the Johnson County Clerk.
12. 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 jurisdiction 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 applicant or downstream property owner or impose, 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 herein 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 herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.
13. Indemnity: The property developer submitting this plat to Johnson County for approval and the owner of the property for 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.
14. Filing a plat is not acceptance of roads for county maintenance.
15. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
16. 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.
17. 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 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.
18. A property designed and constructed private sewage facility system, in place in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled or if it will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
19. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and 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.
20. The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to public 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.

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, TED A. GOSSETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

T.A. Gossett
TED A. GOSSETT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
5991
LICENSE NUMBER



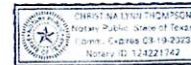
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TED A. GOSSETT 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS THE 4th DAY OF April, 2022, A.D.

3-19-2023 My commission expires:

Christina Shogren, Notary Public, State of Texas



Plat Filed _____ 20____

Shade _____, Inst. No. _____ Johnson County Plat Records

By: _____ County Clerk

Approved By: Johnson County Judge

DATE

MINOR PLAT
LOT 1 & 2, BLOCK 1
WILD OAKS
BEING 8.214 ACRES
IN THE
D. MILLICAN SURVEY, A-540
JOHNSON COUNTY, TEXAS
FEBRUARY, 16 2022

SURVEYOR: LANDPOINT
OWNER: JAYE MARSHALL & AARON MARSHALL
3840 E. P.M. 4
CLEBURNE, TEXAS 76031
972-935-8995

TXDOT PERMIT NUMBER:
PDR-127-11-2022
FOR LOT 1, BLOCK 1

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPCLS REG. NO. 10194220

SHEET 2 OF 2