

Filed For Record 2:54pm

JOHNSON COUNTY COMMISSIONERS COURT



JUN 14 2022

Becky Ivey, County Clerk  
Johnson County Texas  
By MA 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 #2022-35

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 **Storms Crossing**, Lots 1 & 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 13<sup>th</sup> day of June 2022.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

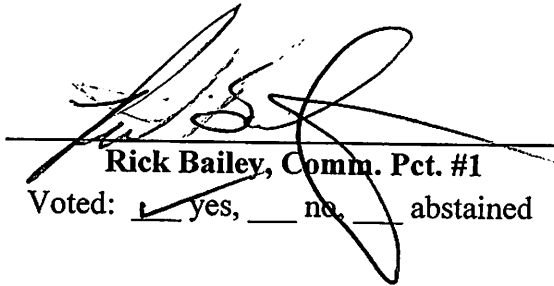
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Storms Crossing**, Lots 1 & 2, Block 1, in Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads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

**WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF JUNE 2022.**



**Roger Harmon, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**Rick Bailey, Comm. Pct. #1**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

\_\_\_\_\_

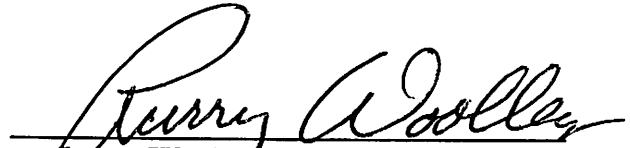
**Kenny Howell, Comm. Pct. #2**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained



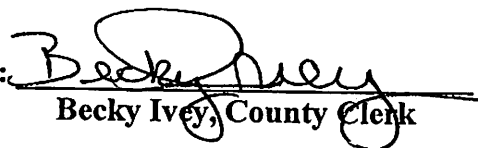
**Mike White, Comm. Pct. #3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



**Larry Woolley, Comm. Pct. #4**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

ATTEST:   
**Becky Ivey, County Clerk**



JUN 13 2022

**Approved**

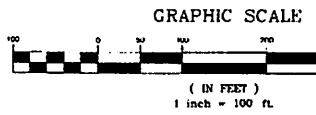
**REQUEST FOR AGENDA PLACEMENT FORM**

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

<b><u>REQUEST FOR AGENDA PLACEMENT FORM</u></b>	
<b>Submission Deadline - Tuesday, 12:00 PM before Court Dates</b>	
<hr/>	
<b>SUBMITTED BY:</b> Jennifer VanderLaan	<b>TODAY'S DATE:</b> 05/25/2022
<b><u>DEPARTMENT:</u></b>	<u>Public Works</u>
<b><u>SIGNATURE OF DEPARTMENT HEAD:</u></b>	_____
<b><u>REQUESTED AGENDA DATE:</u></b>	<u>06/13/2022</u>
<b><u>SPECIFIC AGENDA WORDING:</u></b> Consideration of Order No. 2022-35 , Order approving Final Plat of Storms Crossing, Lots 1 & 2, Block 1, in Precinct #4- Public Works Department	
<b><u>PERSON(S) TO PRESENT ITEM:</u></b> Jennifer VanderLaan	
<b><u>SUPPORT MATERIAL:</u></b> (Must enclose supporting documentation)	
<b>TIME:</b> 10 minutes <small>(Anticipated number of minutes needed to discuss item)</small>	<b>ACTION ITEM:</b> <u> X </u> <b>WORKSHOP:</b> _____ <b>CONSENT:</b> _____ <b>EXECUTIVE:</b> _____
<b><u>STAFF NOTICE:</u></b>	
<b>COUNTY ATTORNEY:</b> _____	<b>IT DEPARTMENT:</b> _____
<b>AUDITOR:</b> _____	<b>PURCHASING DEPARTMENT:</b> _____
<b>PERSONNEL:</b> _____	<b>PUBLIC WORKS:</b> <u> X </u>
<b>BUDGET COORDINATOR:</b> _____	<b>OTHER:</b> _____
<b>*****This Section to be Completed by County Judge's Office*****</b>	
ASSIGNED AGENDA DATE: _____	
REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____	
COURT MEMBER APPROVAL _____	Date _____

Approved by the Johnson County Commissioners Court  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

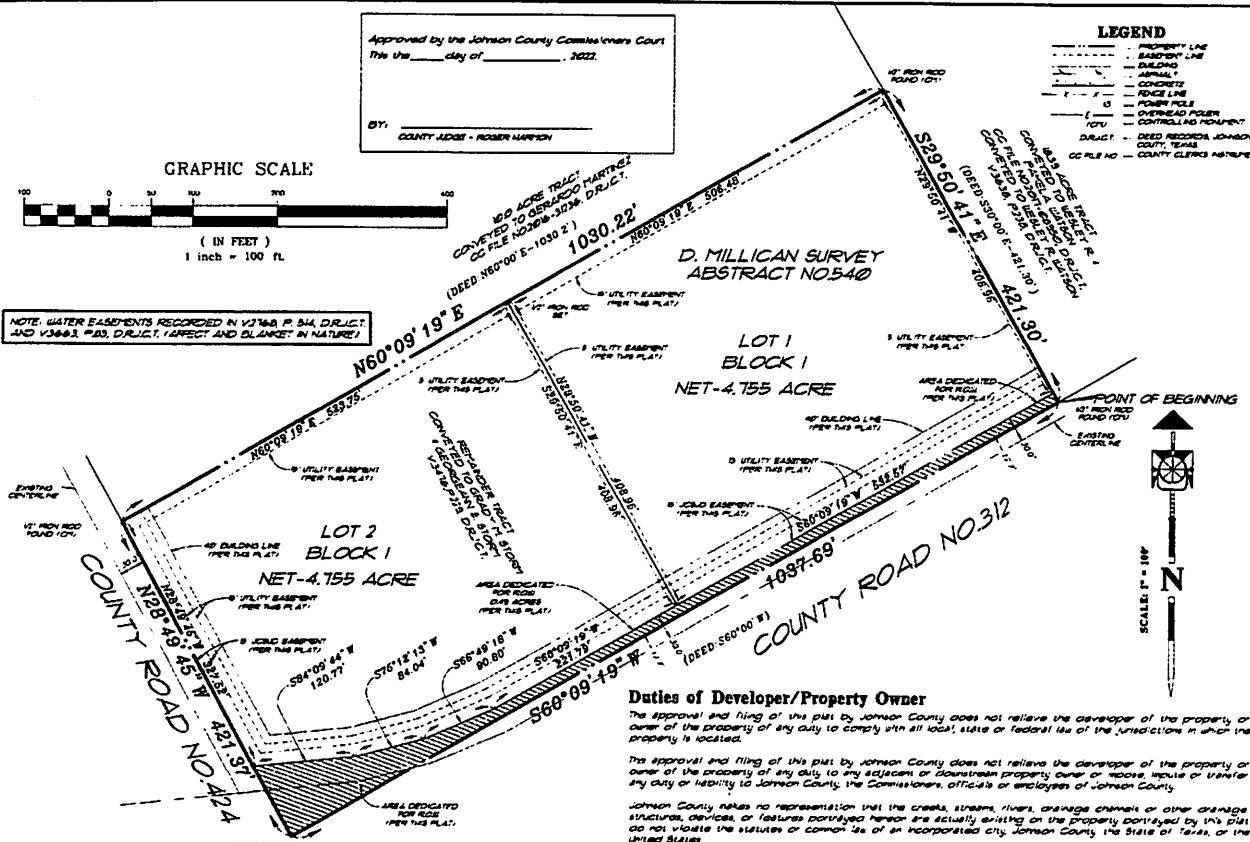
BY: \_\_\_\_\_  
COUNTY JUDGE - ROGER HARRISON



**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- POWER POLE
- OVERHEAD POWER
- UTILITY
- CONTROLLING POINTMENT
- DUCT
- COUNTY CLERK'S INSTRUMENT NO.

NOTE: WATER EASEMENTS RECORDED IN V2168 P. 84, DR.LIC.1 AND V2663, P. 83, DR.LIC.1 (AFFECT AND BLANKET IN NATURE)



**Owners Certificate**

Whereas Grady M. and Georganna S. Storm are the owners of a tract or parcel of land situated in the D. Millican Survey, Abstract No. 540, Johnson County, Texas, being part of a 10.0 acre tract conveyed to Grady M. and Georganna S. Storm by deed recorded in Volume 3476, Page 229, Deed Records, Johnson County, Texas, being more particularly described as follows: Beginning at a 1/2" iron rod found for corner in the north line of County Road No. 312, being the southeast corner of said 10.0 acre tract and the southwest corner of a 18.39 acre tract conveyed to W. Watson by deed recorded under County Clerks File No. 2016-31236, Deed Records, Johnson County, Texas; Thence South 60°09'19" West with the north line of said County Road No. 312 and the south line of said 10.0 acre tract a distance of 1037.69 feet to a 1/2" iron rod for corner at the intersection of said County Road No. 312 with County Road No. 424, being the southeast corner of said 10.0 acre tract; Thence North 28°49'45" West with said County Road No. 424 and the west line of said 10.0 acre tract a distance of 421.37 feet to a 1/2" iron rod for corner in the west line of said County Road No. 424, being the southwest corner of a 10.0 acre tract conveyed to G. Martinez by deed recorded under County Clerks File No. 2016-31236, Deed Records, Johnson County, Texas, being the northwest corner of said 10.0 acre tract; Thence North 60°09'19" East with the common line between said 10.0 acre tracts a distance of 1030.22 feet to a 1/2" iron rod found for corner in the west line of said 18.39 acre tract, being the northeast corner of said 10.0 acre tract; Thence South 29°54'41" East with the common line between said 10.0 acre tract and said 18.39 acre tract a distance of 421.30 feet to the POINT OF BEGINNING and containing 10.00 acres of land, more or less, as surveyed on the ground in April, 2022, by Tucker Surveys.

**Now Therefore Known To All Men By These Presents**

That we Grady M. and Georganna S. Storm the owners of the above described tract of land, do hereby adopt this plat designating the herein described property as Lots 1 and 2, Block 1, Storms Crossing, 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.

Grady M. Storm \_\_\_\_\_ Date: 5-20-22  
Georganna S. Storm \_\_\_\_\_ Date: 5-20-22

**State of Texas**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Grady M. Storm, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office, this the 20<sup>th</sup> day of May 2022.

Catherine Wiggins  
Notary Public



**State of Texas**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Georganna S. Storm, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office, this the 20<sup>th</sup> day of May 2022.

Catherine Wiggins  
Notary Public



**SURVEYOR'S CERTIFICATE**

I hereby declare that this true and accurate survey, made on the ground under my supervision in April, 2022, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, R.P.L.S. No. 5144



DATE \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

**Tucker SURVEYORS**  
(LAND SURVEYING) (ANY WHERE IN TEXAS)

P.O. Box 1855  
Barstow, Texas 76697  
Office: 817-295-2999  
Fax: 817-295-3311  
Job No. 202204015

**Final Plat**  
**Lots 1 & 2, Block 1**  
**Storms Crossing**  
**Johnson County, Texas**

Being part of a 10.0 acre tract in the D. Millican Survey, Abstract No. 540, Johnson County, Texas recorded in Volume 3476, Page 229, Deed Records, Johnson County, Texas

**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 laws 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 receive inputs or transfer any duty of liability to Johnson County, the Commissioner, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structural devices, or features portrayed hereon are actually existing on the property portrayed by this plat or 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 hereto to make accurate and truthful representations upon which Johnson County, can make determination 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 the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioner, 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.

**Filing a Plat**

It is a Crime Offense punishable by a fine of up to \$500.00, confinement in the county jail for up to 90 days or by both the fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance or contract for a deed or a contract of sale or other security instrument to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and in files for record with the Johnson County Clerk. However, such description may be used if the conveyance is approved, contingent on approval and recording of the plat 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.

**OWNERS:**  
Grady & Georganna Storm  
4025 CR 312  
Cleburne, Texas 76831  
Phone: 972-965-6611  
stormgrady@gmail.com

**SURVEYOR:**  
Tucker Surveyors  
Donnie Tucker  
201 NE. Tarrant Avenue  
Barstow, Texas 76828  
Phone: (817) 295-2999  
Fax: (817) 295-3311

**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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN COLLECTIONABLE CODES IF UNSTANDARD CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY (PSF) INSTALLED IN A SUITABLE SOIL CAN FULLY PROTECT IF PROPERLY MAINTAINED. IT IS RECOMMENDED TO DISPOSE OF OR NOT CONTAINABLE. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

**Utility Easement**

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, POLES, WIRES, OTHER DEVICES, OR IMPROVEMENTS WHICH IN ANY WAY ENVIOLVOR OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE BOUNDARY'S BOUND ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS 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.

**Filing a Plat Is Not Acceptance of Roads for County Maintenance**

The approval and filing of a Plat and dedications roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street, or easement set aside in this Plat shall be required by Johnson County Taxes in the absence of an express order of the Commissioner Court entered of record in the minutes of the Commissioner Court of Johnson County, Texas specifically identifying any such road, street or easement and specifically according such road, street or easement for county maintenance.

**General Notes**

NOTE: BEARINGS BASED PER GPS MEASUREMENTS - NORTH CENTRAL ZONE  
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN  
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED WITHIN THE CITY OF JOHNSON COUNTY  
NOTE: THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF JOHNSON COUNTY  
NOTE: THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL  
NOTE: THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN THIRTY (30) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL  
ELECTRIC PROVIDER: UNITED ELECTRIC COOPERATIVE - 817-556-1800  
WATER PROVIDER: JCSD WATER - 817-362-0300  
SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

**Right of Way Dedication**

40' ROW FROM CENTER OF ROAD ON PART TO FRAGMENT OR STATE HIGHWAY.  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

**Utility Easement**

5' FROM LOT LINE ON SIDES  
30' FROM LOT LINE IN FRONT AND BACK

**Building Lines**

30' FROM LOT LINE (STATE MAY VARY 1 FT. NOT 1/4")  
40' FROM LOT LINE (LOCALITY ROAD OR SUBDIVISION ROAD)

**Flood Statement**

According to the Flood Insurance Rate Map for Johnson County, Texas and incorporated areas, Community Panel No. 42953C001A, effective date December 4, 2002, this property is located in Zone "X". (Areas determined to be outside 100 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 concentrations 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.

BUILDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FLOODS OR OBSTRUCTION OF THE FLOW OF WATER.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE BARS OR FOR THE CONTROL OF FLOODS.  
JOHNSON COUNTY SHALL 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 BUILDING AND CONSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

SUBJECT SITE

**VICINITY MAP**

