

JOHNSON COUNTY COMMISSIONERS COURT

JUL 26 2022



Becky Ivey, County Clerk  
Johnson County Texas  
By [Signature] Deputy

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

MIKE WHITE  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioners Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER #2022-55

COUNTY OF JOHNSON

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ORDER APPROVING PLAT

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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 **Floyd Acres**, 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 25<sup>th</sup> day of July 2022.

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

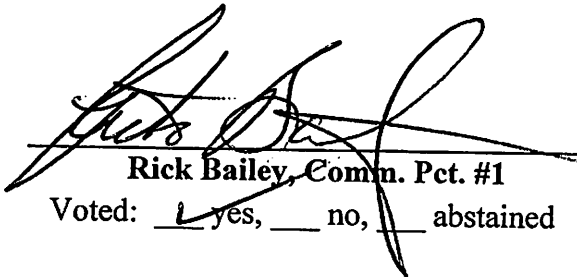
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Floyd Acres**, Lot 1, Block 1, in Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets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

**WITNESS OUR HAND THIS, THE 25<sup>TH</sup> DAY OF JULY 2022.**



**Roger Harmon, Johnson County Judge**

Voted:  yes,  no,  abstained



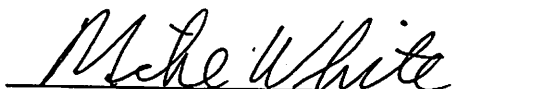
**Rick Bailey, Comm. Pct. #1**

Voted:  yes,  no,  abstained



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

Voted:  yes,  no,  abstained



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

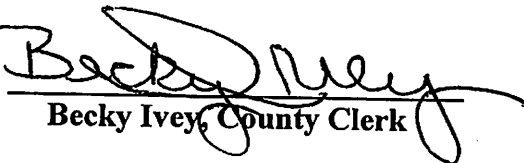
Voted:  yes,  no,  abstained



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

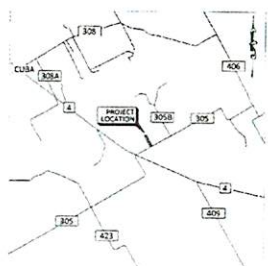
Voted:  yes,  no,  abstained

ATTEST:



**Becky Ivey, County Clerk**





\* VICINITY MAP \*  
(NOT TO SCALE)

**LEGEND**

- SUBJECT PROPERTY LINE
- - - ADJONER PROPERTY LINE
- - - EASEMENT LINE
- INS. NO. JOHNSON COUNTY CLERK'S INSTRUMENT NUMBER
- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- PROPERTY CORNER AS NOTED
- IRF IRON ROD FOUND
- CIRF 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922"
- CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT

**Utility Easement:**

- 15' from lot line in front & back
- 5' from lot line on the sides

**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

**Building Lines:**

- 50' from lot line (State Hwy & F.M.)
- 25' from lot line (County Road or Subdivision Roads)

**Johnson County Rural Water Supply Corporation Easements:**

- Vol. 900, Pg. 7, D.R.J.C.T. (Affects, Blanket in nature)
- Vol. 483, Pg. 669, D.R.J.C.T. (Affects, Blanket in nature)

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this final 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 Rules and Regulations of Johnson County, Texas.

Surveyed on the ground during the month of April, 2022.

*Eric S. Spooner* 7-13-22  
Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922

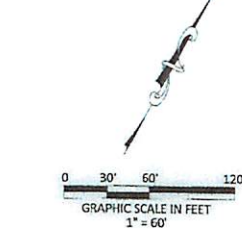
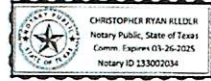


STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 15th day of July, 2022.

*Christopher Ryan Reeder*  
Notary Public, State of Texas



**Utility Providers**

- Water: Johnson County Special Utility District - (817) 760-5200
- Electricity: United Cooperative Services - (817) 556-4000
- Septic: Private Individual Septic System

WILLIAM CRAVENS SURVEY  
ABSTRACT NO. 137

ABRAHAM CRENSHAW SURVEY  
ABSTRACT NO. 131

CALLED: 1.00 ACRES  
CHERIE LYNN TUCK  
VOL. 1692, PG. 267,  
D.R.J.C.T.

LOT 1, BLOCK 1  
3,000 ACRES  
(130,681 SQ. FT.)

JERAMY R. FLOYD  
TIFFANY L. FLOYD  
INS. NO. 2022-18600,  
D.R.J.C.T.

PUBLIC R.O.W. DEDICATION  
0.1171 ACRES (5100 SQ. FT.)  
144.04'

CALLLED: 6.99 ACRES  
STEWART J. BUCKNELL  
and CLAIRE BUCKNELL  
INS. NO. 2020-37670  
D.R.J.C.T.

COUNTY ROAD NO. 305  
(ASPHALT PAVING)

OWNER:  
JERAMY R. FLOYD and  
TIFFANY L. FLOYD  
10517 SINGLETON LANE  
CROWLEY, TEXAS, 76036  
PH: 817-889-1822

**SURVEYOR:**

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 20 YEARS OF SERVICE  
300 BYERS STREET, SUITE 100, ELLENS, TEXAS 76039  
(817) 886-8448 WWW.SPOONERASSOCIATES.COM  
TFLS FPN NO. 10054002 - SA 22042

**\* OWNER'S CERTIFICATION \***

STATE OF TEXAS §  
COUNTY OF JOHNSON §

WHEREAS, JERAMY R. FLOYD and TIFFANY L. FLOYD, are the sole owners of a 3,000 acre tract of land out of the Abraham Crenshaw Survey, Abstract Number 131, in Johnson County, Texas, said 3,000 acre tract of land being all of that same tract of land being conveyed to JERAMY R. FLOYD and TIFFANY L. FLOYD, by deed filed for record in Johnson County Clerk's Instrument Number (INS. No.) 2022-18600, Deed Records, Johnson County (D.R.J.C.T.), Texas said 3,000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a nail found (Controlling Monument) at the southeast property corner of the said 3,000 acre tract, same being the southwest property corner of a called 10.0 acre tract of land, being conveyed to Mary R. Butler, by deed filed for record in INS. No. 2017-6471, being described in INS. No. 2017-6472, D.R.J.C.T., said beginning point also being on the north property line of a called 6.99 acre tract of land, being conveyed to Stewart J. Bucknell and Claire Bucknell, by deed filed for record in INS. No. 2020-37670, D.R.J.C.T., said beginning point further being in the approximate centerline of County Road No. 305;

THENCE South 59°52'31" West, along the south property line of the said 3,000 acre tract, same being the north property line of the said 6.99 acre tract, at a distance of 144.40 feet passing a mag nail with a washer stamped "BLUESTAR" found at a north property corner of the said 6.99 acre tract, in all a total distance of 170.00 feet to a mag nail with a washer stamped "SPOONER 5922" found at the southwest property corner of the said 3,000 acre tract, from which a 5/8 inch iron rod found (Controlling Monument) at the northwest property corner of the said 6.99 acre tract bears, South 59°52'31" West, 263.85 feet.

THENCE North 30°00'24" West, along the west property line of the said 3,000 acre tract, 768.71 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the northwest property corner of the said 3,000 acre tract;

THENCE North 59°52'31" East, along the north property line of the said 3,000 acre tract, 170.00 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the northeast property corner of the said 3,000 acre tract, same being on the west property line of the said 10.0 acre tract;

THENCE South 30°00'24" East, along the east property line of the said 3,000 acre tract, same being the west property line of the said 10.0 acre tract, 768.71 feet to the POINT OF BEGINNING.

The herein described tract of land contains a computed area of 3,000.00 acres (130,681 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jeramy R. Floyd and Tiffany L. Floyd, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as Lot 1, Block 1, Floyd Acres, 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.

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jeramy R. Floyd and Tiffany L. Floyd, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 15th day of July, 2022.

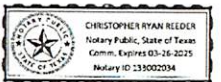
*Jeramy R. Floyd* *Tiffany L. Floyd*  
JERAMY R. FLOYD TIFFANY L. FLOYD

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JERAMY FLOYD, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 15th day of July, 2022.

*Christopher Ryan Reeder*  
Notary Public, State of Texas



STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JERAMY FLOYD, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 15th day of July, 2022.

*Christopher Ryan Reeder*  
Notary Public, State of Texas



Approved by Johnson County Commissioners Court on the

day of \_\_\_\_\_, 2022

County Judge

County Clerk

Date \_\_\_\_\_, Instrument # \_\_\_\_\_, & Slide \_\_\_\_\_

\* SEE SHEET 2 OF 2  
FOR GENERAL NOTES

FINAL PLAT  
LOT 1, BLOCK 1  
FLOYD ACRES

BEING A PLAT OF A 3,000 ACRE TRACT OF LAND OUT OF A CALLED 8.0 ACRES LOCATED IN THE ABRAHAM CRENSHAW SURVEY, ABSTRACT NO. 131, JOHNSON COUNTY, TEXAS, ACCORDING TO THE DEED FILED FOR RECORD IN INS. NO. 2022-18600, DEED RECORDS, JOHNSON COUNTY, TEXAS.

JULY 2022

SHEET 1 OF 2

**\* GENERAL NOTES \***

The bearings and distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas (4202) Zone, derived from GPS RTK observations using the North Texas VRS network (maintained by Alterra Central, Inc.). All areas shown hereon are calculated based on surface measurements.

**Flood Statement:**

According to the Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Community Panel No. 430879-0150, effective date December 4, 2012, this property is located in zone "X" (Area determined to be outside the 0.2 % annual chance floodplain). The 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 surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "map".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodplain is prohibited.

The existing creeks or drainage channels traversing 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 traversed by or adjacent to the drainage sources 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 a 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.

**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 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.

**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.

**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.

This subdivision or any part thereof is not located within the ETJ of any city or town.

The proposed usage for this plat is single family residential.

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

Approved by Johnson County Commissioners Court on the

\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
County Clerk

Date \_\_\_\_\_ Instrument # \_\_\_\_\_ & Slide \_\_\_\_\_

**Filing a plat**

It is a Criminal Offense punishable by a fine of up to \$1,000.00, confinement in 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 record 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.

**Utility Easements:**

Any public utility, including Johnson County, shall have the right to move and keep mounded 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 of all lines 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.

SURVEYOR:



OWNER:

JEREMY R. FLOYD and  
TIFFANY L. FLOYD  
10517 SINGLETON LANE,  
CROWLEY, TEXAS, 76036  
PH: 817-889-1822

330 BYERS STREET, SUITE 100, EL PASO, TEXAS 79901  
(817) 865-8448 WWW.SPOONERANDASSOCIATES.COM  
TFLS FPM NO. 10054920 - SAA 22042

FINAL PLAT  
**LOT 1, BLOCK 1  
FLOYD ACRES**

BEING A PLAT OF A 3.0000 ACRE TRACT OF LAND OUT OF  
A CALLED 8.0 ACRES LOCATED IN THE ABRAHAM CRENSHAW SURVEY,  
ABSTRACT NO. 131, JOHNSON COUNTY, TEXAS, ACCORDING TO THE  
DEED FILED FOR RECORD IN INS. NO. 2022-18600, DEED RECORDS,  
JOHNSON COUNTY, TEXAS.

JULY 2022

SHEET 2 OF 2



**REQUEST FOR AGENDA PLACEMENT FORM**

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

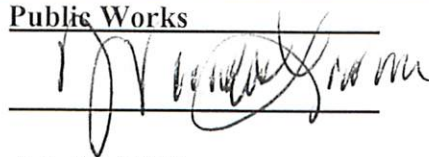
**SUBMITTED BY:** Jennifer VanderLaan

**TODAY'S DATE:** July 14th, 2022

**DEPARTMENT:**

Public Works

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:**

July 25, 2022

**SPECIFIC AGENDA WORDING:**

Consideration of Order No. 2022-55, Order approving Final Plat of Lot 1, Block 1, Floyd Acres Precinct 4- Public Works Department

**COMMISSIONERS COURT**

**JUL 25 2022**

**PERSON(S) TO PRESENT ITEM:** Jennifer VanderLaan

**Approved**

**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 \_\_\_\_\_