

SEP 12 2022

Approved


**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** Jennifer VanderLaan      **TODAY'S DATE** 9/2/2022

**DEPARTMENT:**      Public Works

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:**      September 12, 2022

**SPECIFIC AGENDA WORDING:** Public Hearing to Revise the Plat of Twin Creeks Addition, Lot 14, Block 3 to be revised to create Lot 14A and 14B , in Precinct #4

Consideration of Order No. 2022-67, Order approving Revised Plat of Twin Creeks Addition, Lot 14, Block 3 to be revised to create Lot 14A and 14B , in Precinct #4- Public Works Department

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

**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:**   X        **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 \_\_\_\_\_

JOHNSON COUNTY COMMISSIONERS COURT SEP 12 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 #2022-67

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT  
PURSUANT TO SECTION 232.009 (c-1) OF THE  
TEXAS LOCAL GOVERNMENT CODE**

**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 approved by the Commissioners Court of Johnson County and filed for record; and

**WHEREAS**, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

**WHEREAS**, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

**WHEREAS**, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

**WHEREAS**, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; 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 the revision of the plat of **Twin Creeks Addition**, Lot 14, Block 3, to create Lot 14A and 14B, in Precinct #4."


Said motion was approved by a vote of the Commissioners Court on the 12<sup>th</sup> day of September, 2022.

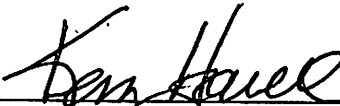
**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

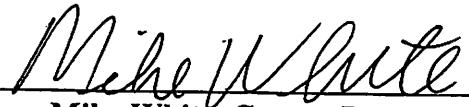
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Twin Creeks Addition**, Lot 14, Block 3, to create Lot 14A & 14B, in Precinct #4.

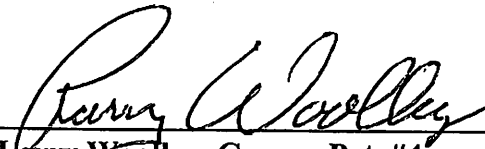
WITNESS OUR HAND THIS THE 12<sup>TH</sup> DAY OF SEPTEMBER, 2022.


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







OWNER'S CERTIFICATE

WHEREAS Paul Iglehart, Jr., is the sole owner of a tract of land situated in the JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329, in Johnson County, Texas, and being all of Lot 14, Block 3, Twin Creeks Addition, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 1, Page 115, Plat Records, Johnson County, Texas, being that certain tract of land described in a deed to Paul Iglehart, Jr., recorded in Instrument Number 2016-273172, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "GCSD" found for the common corner of said Lot 14, Block 3, and Lot 13, Block 3, of said Twin Creeks Addition, said point being the west right-of-way line of County Road 8058;

THENCE N 87°23'05" W, along the common line of said Lot 14, Block 3, and said Lot 13, Block 3, a distance of 488.85 feet to a wood fence corner post found for the common corner of said Lot 14, Block 3, and said Lot 13, Block 3, said point being in the east line of Lot 32, Block 3, of said Twin Creeks Addition;

THENCE N 02°43'22" E, along the common line of said Lot 14, Block 3, and said Lot 32, Block 3, passing the common corner of said Lot 31, Block 3, and Lot 31, Block 3, of said Twin Creeks Addition, passing the common corner of said Lot 31, Block 3, and Lot 30, Block 3, of said Twin Creeks Addition, and continuing a total distance of 301.44 feet to a 1/2 inch iron rod found for the common corner of said Lot 14, Block 3, and Lot 15, Block 3, of said Twin Creeks Addition;

THENCE S 87°15'15" E, along the common line of said Lot 14, Block 3, and said Lot 15, Block 3, a distance of 459.53 feet to a 1/2 inch iron rod found for the common corner of said Lot 14, Block 3, and said Lot 15, Block 3, and being in the west right-of-way line of said County Road 8058;

THENCE S 01°00'40" W, along the east line of said Lot 14, Block 3, and along the west right-of-way line of said County Road 8058, a distance of 300.64 feet to the POINT OF BEGINNING and containing 139,761 square feet or 3.209 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Paul Iglehart, Jr., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as TWIN CREEKS ADDITION, LOT 14 & LOT 14B, BLOCK 3, 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 herein.

WITNESS OUR HAND, this the 28th day of July, 2022

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Paul Iglehart, Jr., 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 purposes and consideration therein expressed. In the capacity herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 28th day of July, 2022

My Commission expires 10/08/2025



GENERAL NOTES

This subdivision or any part thereof is not located within the ETJ City of Killeen.

The proposed layout of the area shown on this plat is for a single family residential use.

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

Water: Johnson County Special Utility District 817-760-2200

Electricity: United CoCoys 817-500-4200

Septic: Private Individual Septic Systems

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 release 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 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.

Flood Statement: According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 482510010G, effective date December 04, 2012, this property is located in zone: "X" (Area determined to be out 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 floods, which could be flooded by septic, 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".

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 operation 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 into property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner: The approval and filing of this plat by Johnson County does not release 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 release the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or person, impulse 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 and does not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County in relying upon the surveyor whose name is affixed herein to make accurate and truthful representations upon which Johnson County may make determinations regarding the approval or disapproval of the 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.

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 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 at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and setting; or renewing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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 or uses the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other instrument created to convey that is delivered to a purchaser unless the plat or record of the subdivision is approved and a filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is already 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 or 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 Bonds for County Maintenance: The approval and filing of a Plat which dedicating roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway not shown 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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, NAD83(CORS86))
2. THE FLOOD WAY DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL MAP NUMBER 482510010G, REVISED DATE OF DECEMBER 04, 2012. THE 100-YEAR FLOOD PLAN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAID. SHOWN AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAN BASED ON INFORMATION STATED ABOVE.
3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:

Right-Of-Way Dedication: 47' ROW from center of road on F.M. or State
37' ROW from center of County Roads or roads in a subdivision.
Utility Easement: 15' from lot line in front and back
5' from lot line on the side
Building Lines: 32' from lot line (State Highway & F.M.)
32' from lot line (County Road or Subdivision Road)
15' from lot line on sides
15' from lot line on rear

Plat Recorded in

Instrument #

Slide

Date

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

DAY OF 2022

County Clerk, Johnson County, Texas

County JUDGE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on June 01, 2022. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 07/27/2022



REPLAT
TWIN CREEKS ADDITION
LOT 14A & LOT 14B, BLOCK 3
BEING A REPLAT OF
LOT 14, BLOCK 3
TWIN CREEKS ADDITION
VOL 1, PG 115,
PLAT RECORDS JOHNSON COUNTY, TEXAS
BEING 3.209 ACRES OF LAND
SITUATED IN THE
JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329
JOHNSON COUNTY, TEXAS
JUNE 01, 2022

OWNER: PAUL IGLEHART, JR.
3817 COUNTY ROAD 8058
CLEBURNE, TEXAS 76031
PHONE NUMBER: 817-202-6495

BLUESTAR SURVEYING logo and contact information including phone number 817-479-7810 and website www.bluestarsurveying.com