

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:** September 2,2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: September 12,2022

SPECIFIC AGENDA WORDING:

Consideration of Order No. 2022-69, Order approving Final Plat for Lot 1, Block 1 of the Woodall Addition in Precinct 1- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u>X</u>
	WORKSHOP: _____
(Anticipated number of minutes needed to discuss item)	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u>X</u>
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 df 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 #2022-69

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 Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Woodall Addition**, Lot 1, Block 1, in Precinct #1 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 12th day of September 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

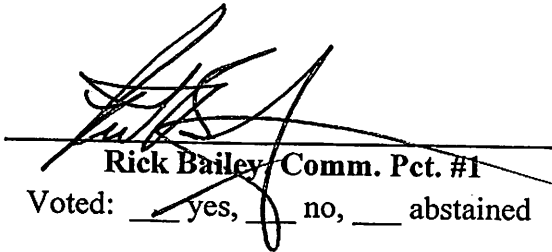
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Woodall Addition**, Lot 1, Block 1, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and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

WITNESS OUR HAND THIS, THE 12TH DAY OF SEPTEMBER 2022.



Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



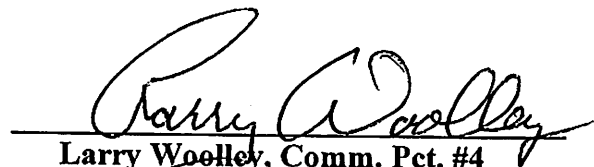
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



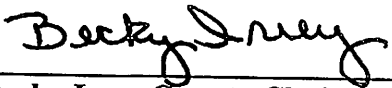
Mike White, Comm. Pct. #3

Voted: yes, no, abstained

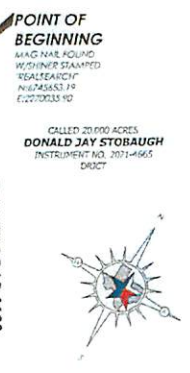
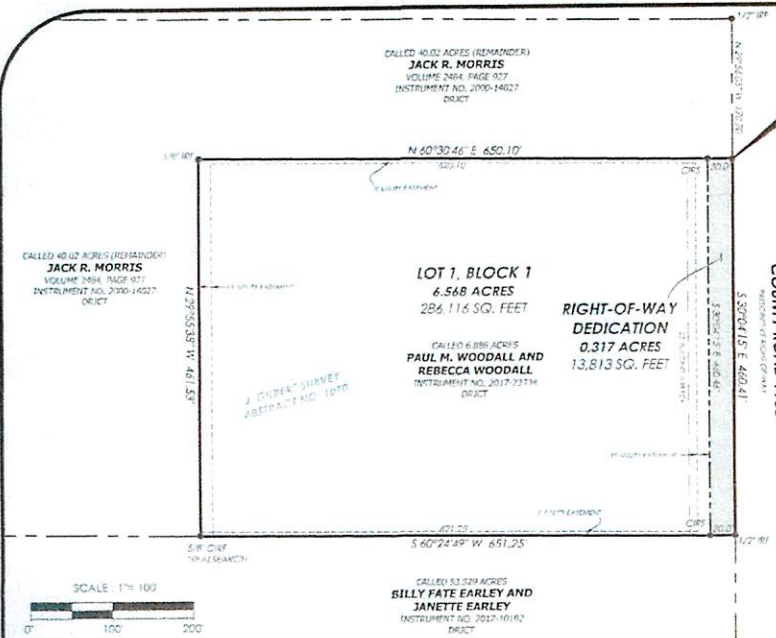


Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk





LEGEND
 DASH = 8882 RECORD, JOHNSON COUNTY, TEXAS
 PLAT = PLAT RECORD, JOHNSON COUNTY, TEXAS
 DASH + CIRCULAR PUBLIC RECORD, JOHNSON COUNTY, TEXAS
 C.C.P. = COUNTY CLERK INSTRUMENT NUMBER
 BR = BOUNDARY LINE
 IRL = IRON RAILROAD RIGHT OF WAY
 ONE = ONE-ACRE ELECTRIC

FLOOD STATEMENT
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482200001, EFFECTIVE DATE DECEMBER 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE MAP. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. PARTICULARLY HIGH LOCAL FLOODING IS SMALL SIZE WHICH COULD BE CAUSED BY SEVERE, CONCENTRATED RAINFALL COMBINED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, DITCHES, CANALS, DRAINAGE SYSTEMS OR OTHER FEATURES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH MAY NOT BE SHOWN ON THE MAP.

BUILDING THE FLOW OF WATER OF CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE SYSTEMS AND FILING OF OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CHANNELS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS GIVEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WATER OF THE COURSE OF FLOWING.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF USE OR PROPERTY OCCASIONED BY FLOODING OF THE FLOODWAY.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO FLOOD ANY PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, FENCES, DIPS OF BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EXISTENCE.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THE PLAT AND THE FIELD NOTES MADE A PART HEREOF FROM AN ORIGINAL 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 REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED IN THE CITY OF HOUSTON, TEXAS, ON SEPTEMBER 22, 2022.



Marshall Miller
 HARDWARE FIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PLAT REGISTRATION NO. 4882

- PLAT NOTES**
1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH ZONE, ZONE 12N.
 2. EXISTING AND PROPOSED RIGHT-OF-WAY (R.O.W.) LINES:
 2' FROM CURB IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES.

UTILITIES
 20' FROM LOT LINE (STATE HIGHWAY) AND 25' FROM LOT LINE (UTILITY ROAD OR SUBDIVISION RIGHTS).

WATER SUPPLY/PROTECTION
 ALL WELLS SHALL BE REGISTERED AT THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS.

3. THE SUBDIVISION OF ANY PART HEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.

4. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

4. UTILITIES PROVIDERS:
 A. WATER: PRIVATE WATER WELL
 B. ELECTRIC: PRIVATE ELECTRIC DELIVERY COMPANY (SEE ITEM 2.3.2.1) AT THE PROPERTY.
 C. SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEM.

PRIVATE SEWER FACILITY
 PRIVATE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.

PROVISIONS AND ACCEPTANCE OF A PRIVATE SEWER FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS ANNUAL REQUIREMENT AND CODE AS SET FORTH BY THE OWNER OF THE PROPERTY. SUCH COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWER FACILITY, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE SUPERVISED BY THE OWNER AT THE OWNERS RISK. IF NECESSARY, OPERATION OF THE FACILITY RESULTS IN CORRECTIVE ACTION. IF NECESSARY, CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

5. PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWER FACILITY SYSTEMS SHALL BE SUITABLE FOR OASIS MAINTENANCE IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWER FACILITY IN A SATISFACTORY MANNER.

PLAT OF RECORD/PROBATIONARY NUMBER
 THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT PREVENT THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO PAY, ACCORDING TO GOVERNMENTAL PROVISIONS, TAXES OR TAXES, SURVEY OR TRANSFER ANY DEBT OR LIABILITY TO JOHNSON COUNTY. THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT PREVENT THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO PAY, ACCORDING TO GOVERNMENTAL PROVISIONS, TAXES OR TAXES, SURVEY OR TRANSFER ANY DEBT OR LIABILITY TO JOHNSON COUNTY. THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, CHANNELS, CHANNELS OR OTHER DRAINAGE SYSTEMS, DEVICES, OR FEATURES REFERENCED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE PLAT DOES NOT VIOLATE THE STATUTES OF JOHNSON COUNTY, TEXAS OR ANY OTHER APPLICABLE LAW OF AN INCORPORATED CITY OF JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ATTACHED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR REJECTION OF THIS PLAT.

REQUIREMENTS
 THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THE 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.

UTILITIES
 ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO SHOW AND TAKE ADEQUATE ALL OF PART OF ANY BUILDING, FENCE, TREE, SHED, DRIVE, CROWL, OR IMPROVEMENTS WHICH IN ANY WAY ENDS OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR FREEDOM OF ITS RESPECTIVE SYSTEM BY ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES OF RIGHTS AND FORCES TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF INTERRUPTING THE PROVISION OF SERVICE.

EMBEZZLEMENT
 IF IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO DISOBEYS THE PLAT, PROPERTY TO USE THE SUBDIVISION DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER DEED OR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DEED OR CONTRACT MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONSENTED TO APPROVAL AND RECORDING OF THE PLAT AND THE PURCHASER IS NOT GIVEN USE OF 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 REPEAT OF A SUBDIVISION UNLESS SUCH USE AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY.

PLAT OF RECORD/PROBATIONARY NUMBER
 THIS APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE PLATS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD STREET OR IMPROVEMENT LEFT ALICE IN THE 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. INDIVIDUALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED: _____
 JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

OWNER: _____

COUNTY JUDGE _____

DEPUTY _____

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF JOHNSON

WHEREAS, PAUL and REBECCA WOODALL, OWNERS OF A 6.888 ACRE TRACT OF LAND SITUATED IN THE J. CRADDOCK SURVEY, ABSTRACT NUMBER 1033, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 6.888 ACRE TRACT OF LAND DESCRIBED BY DEED TO PAUL M. WOODALL AND REBECCA WOODALL, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-22334, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY FRACAS AND INCLOSURE AS FOLLOWS:

BEGINS AT A MAG NAIL WITH DIAMETER 1/2" BEARING "REALSEARCH" AT THE NORTHEAST CORNER OF SAID CALLED 6.888 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1108, A PREScriptive RIGHT-OF-WAY FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 4822 ACRE TRACT OF LAND DESCRIBED BY DEED TO JACK R. MORRIS (REMANDED), RECORDED IN VOLUME 2084, PAGE 927, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 29 DEGREES 55 MINUTES 08 SECONDS WEST A DISTANCE OF 142.17 FEET.

THENCE SOUTH 20 DEGREES 15 MINUTES 15 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID CALLED 6.888 ACRE TRACT AND WITH SAID CENTERLINE A DISTANCE OF 464.1 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 6.888 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 53.529 ACRE TRACT OF LAND DESCRIBED BY DEED TO RILEY FAIR EARLEY AND JANETTE FAIRLEY RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-10192, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE SOUTH 80 DEGREES 24 MINUTES 47 SECONDS WEST DEPARTING SAID NORTHEAST LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 6.888 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF CALLED 53.529 ACRE TRACT, A DISTANCE OF 651.25 FEET TO A 3/8" CAPED IRON ROD FOUND STATIONED "REALSEARCH" AT THE SOUTHWEST CORNER OF SAID CALLED 6.888 ACRE TRACT.

THENCE NORTH 29 DEGREES 55 MINUTES 08 SECONDS WEST DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 6.888 ACRE TRACT, A DISTANCE OF 461.31 FEET TO A 3/8" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 6.888 ACRE TRACT.

THENCE NORTH 40 DEGREES 30 MINUTES 46 SECONDS EAST DEPARTING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 6.888 ACRE TRACT, A DISTANCE OF 650.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.888 ACRES OR 298,116 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT PAUL and REBECCA WOODALL, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY ADOPT THE PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, WOODALL ADDITION, 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.

WITNESSED AND SIGNED, THIS 22 DAY OF September 2022
 Paul Woodall
 REBECCA WOODALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Woodall, 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 considerations therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF September 2022

Marshall Miller
 Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 2-28-26

Rebecca Woodall
 REBECCA WOODALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rebecca Woodall, 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 considerations therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF September 2022.

Marshall Miller
 Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 2-28-26

Rebecca Woodall
 REBECCA WOODALL

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FINAL PLAT OF LOT 1, BLOCK 1 WOODALL ADDITION

6.568 ACRES OF LAND SITUATED IN THE W.S. CRADDOCK SURVEY, ABSTRACT NO. 133, JOHNSON COUNTY, TEXAS
 PREPARED: SEPTEMBER, 2022

— LONESTAR —
 LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD
 JOSHUA, TX 76058
 PHONE: 817-935-8701
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM