

JOHNSON COUNTY COMMISSIONERS COURT

OCT 11 2022



Becky Ivey, County Clerk
Johnson County Texas
By AK 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 #2022-77

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT
PURSUANT TO SECTION 232.009 (c) 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, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; 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 the revision of the plat of Comanche Hills Estates, North Half of Lot 19, Block 2, to create Lots 19N-1 & 19N-2, Block 2, in Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 11th day of October, 2022.

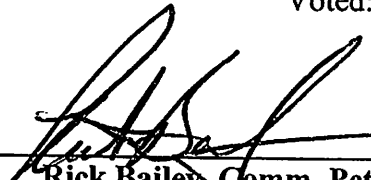
NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of Comanche Hills Estates, North Half of Lot 19, Block 2, to create Lots 19N-1 & 19N-2, Block 2, in Precinct #1.

WITNESS OUR HAND THIS, THE 11TH DAY OF OCTOBER 2022.


Roger Harmon, Johnson County Judge


Voted: yes, ___ no, ___ abstained


Rick Bailey, Comm. Pct. #1

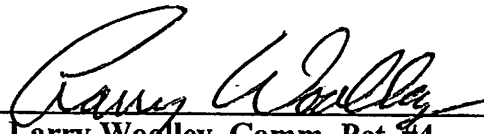
Voted: yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. #2

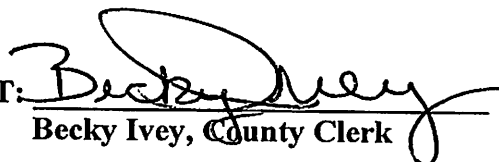
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



Kolar Family Limited Partnership
 LC# 2018-193
 D.R.I.C.T.

Lot 19N-1, Block 2
 2.779 Acres
 Volume 463, Page 711
 D.R.I.C.T.

Lot 19N-2, Block 2
 1.618 Acres
 Volume 463, Page 711
 D.R.I.C.T.

Elizabeth Ann Vecera, a single person
 and Bryson Taylor North, a single person

Greg Worrell
 CO# 202-1191
 D.R.I.C.T.

Comanche Hills Estates
 Volume 463, Page 711
 D.R.I.C.T.

Christopher L
 and Donna Monk
 CO# 2020-2057
 D.R.I.C.T.

Comanche Hills Estates
 Volume 463, Page 711
 D.R.I.C.T.

Filing Block

Plat recorded in Year _____ Instrument # _____

Side _____

Date _____

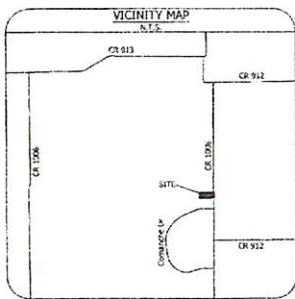
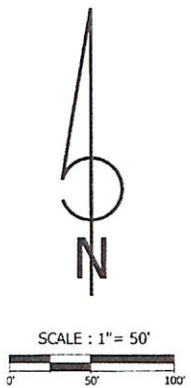
County Clerk, Johnson County, Texas

Deputy _____

LEGEND
 D.R.I.C.T. = Deed Recorded, Johnson County, Texas
 P.D.I.C.T. = Plat Recorded, Johnson County, Texas
 C.O.# = County Clerk File Number
 10' = Iron Rod Found
 20' = 2" O.D. Galvanized Steel Pipe Set Permanent Monument

Owner:
 Elizabeth Ann Vecera
 Bryson Taylor North
 204 Ranch House Road
 Willow Park, TX 76087
 (817)688-5573

Owner:
 Joseph Anthony &
 Lynette Vecera
 6301 CR 1008
 Godley, TX 76004
 (214) 435-0033



- Notes**
- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, NAD83.
 - This subdivision or any part thereof is not located within the ETJ of any City or Town.
 - The designation of the proposed usage of the area shown on this plat is for single family residential use.
 - The developer shall complete all utility and drainage facilities in a subdivision within twelve months after the date of final plat approval.
 - Utility providers:**
 Water: Johnson County Special Utility District - 817-756-2200
 Electric: United Cooperative Services - 817-556-4000
 Sewer: Private Individual Sewer Systems
 - 20 Johnson County Rural Water Supply Company easement and right-of-way, recorded in Volume 530, Page 939, Deed Records, Johnson County, Texas affects the subject property, but does not have a platable description.

LEGAL DESCRIPTION

BEING a 4.397 acre tract of land situated in the Johnson County School Land Survey, Abstract No. 444, Johnson County, Texas and being a portion of Lot 19, Block 2, Comanche Hills Estates Addition, a subdivision in Johnson County, Texas according to the plat thereof recorded in Volume 463, Page 711, Deed Records, Johnson County, Texas and being all of that called north 1/2 of said Lot 19, described by deed to Joseph and Lynette Vecera, recorded in Volume 2374, Page 530, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEING a 4.397 acre tract of land situated in the Johnson County School Land Survey, Abstract No. 444, Johnson County, Texas and being a portion of Lot 19, Block 2, Comanche Hills Estates Addition, a subdivision in Johnson County, Texas according to the plat thereof recorded in Volume 463, Page 711, Deed Records, Johnson County, Texas and being all of that called north 1/2 of said Lot 19, described by deed to Joseph and Lynette Vecera, recorded in Volume 2374, Page 530, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

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NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That Elizabeth Ann Vecera, Bryson Taylor North, Joseph Anthony Vecera and Lynette Vecera, owners of and hereby joint tenants in part designate the herein described property as **LOT 19N-1 & 19N-2, BLOCK 2, COMANCHE HILLS ESTATES**, an addition to Johnson County, Texas, and have dedicated to the public use, in full consideration, the shares, interests, rights, claims, and any other public area shown hereon.

Elizabeth Ann Vecera
 Name: Elizabeth Ann Vecera
 Date: 9-10-22
 SWORN AND SUBSCRIBED BEFORE ME BY
 Elizabeth Ann Vecera
 THIS 10th DAY OF September 2022

Steven Dawayne Curtis
 Notary Public, State of Texas
 My Commission Expires October 14, 2025

Bryson Taylor North
 Name: Bryson Taylor North
 Date: 9-10-22
 SWORN AND SUBSCRIBED BEFORE ME BY
 Bryson Taylor North
 THIS 10th DAY OF September 2022

Steven Dawayne Curtis
 Notary Public, State of Texas
 My Commission Expires October 14, 2025

Joseph Anthony Vecera
 Name: Joseph Anthony Vecera
 Date: 9-10-22
 SWORN AND SUBSCRIBED BEFORE ME BY
 Joseph Anthony Vecera
 THIS 10th DAY OF September 2022

Steven Dawayne Curtis
 Notary Public, State of Texas
 My Commission Expires October 14, 2025

Lynette Vecera
 Name: Lynette Vecera
 Date: 9-10-22
 SWORN AND SUBSCRIBED BEFORE ME BY
 Lynette Vecera
 THIS 10th DAY OF September 2022

Steven Dawayne Curtis
 Notary Public, State of Texas
 My Commission Expires October 14, 2025

Steven Dawayne Curtis
 Notary Public, State of Texas
 My Commission Expires October 14, 2025

LOTS 19N-1 & 19N-2, BLOCK 2, COMANCHE HILLS ESTATES
 BEING a replat of the north half of Lot 19, Block 2, Comanche Hills Estates, Volume 463, Page 711, Plat Records Johnson County, Texas
 4.397 Acres of land situated in the Johnson County School Land Survey, Abstract Number 444, Johnson County, Texas

Manhard CONSULTING
 10101 W. Highway 101, Suite 100, Dallas, TX 75241
 Phone: (972) 412-1111
 Fax: (972) 412-1112
 Email: info@manhardconsulting.com
 Website: www.manhardconsulting.com

GODLEY, JOHNSON COUNTY, TEXAS

FINAL PLAT

PREPARED BY: **J. DEAN**
 DRAWN BY: **D. GILL**
 DATE: **05/22/22**
 SCALE: **1"=50'**

SHEET **1** OF **2**
 616.023003

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Unincorporated Areas, Com. Policy Form No. 48251G1753, effective date December 31, 2017, 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 "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 "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 section will remain as open channels and will be maintained by the individual owners of the lots 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 operations of said drainage ways or for the control of erosion.

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.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this 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 Regulations of Johnson County, Texas.

Executed this the 07th day of September, in the year of our Lord 2022.


 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



Notes

DUTIES OF DEVELOPER/PROPERTY OWNER

The applicant and filer 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 applicant and filer of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to the accident or downstream property owner or person, injury 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, or high channels or other drainage structures, levees, or features surveyed herein are actually existing on the property surveyed by this plat do not violate the statutes or common law of an incorporation, 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 to you 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 jointly and severally to 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 arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

FILING A PLAT

It is a Criminal Offense, punishable by a fine 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 or conveyance, a contract for a deed, or a contract of sale or other executor conveyed to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and a filed for records with the Johnson County Clerk. However, said deed shall have no effect if the conveyance is necessary contingent on approval and recording of the final plat and the purchaser is not given use or possession of the real property conveyed before the recording of the plat. A purchaser may not use or occupy property conveyed 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.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

The approval and filing of a plat which indicates roads and streets does not make the roads and streets county roads subject to county maintenance. Road, street or passageway not shown on this plat but shown on the plat 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 naming it as a road, street or passageway for county maintenance.

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 not make any plat 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 not treated as meeting minimum standards, must be approved by the owner at the owner's expense if factual evidence of the facility results to objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with environmental regulations.

A properly designed and constructed private sewage facility, under a valid and enforceable plat, can malfunction if the wind, or water that is required to dispose of it, is not controlled. It will be the responsibility of the owner to maintain and operate the private sewage facility in a satisfactory manner.

APPROVED:
 Johnson County Commissioners Court

Date _____

County Judge _____

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 P.H. or State

30' ROW from center of County roads or roads in a subdivision

Building Lines:

50' from lot line (State Hwy 6, P.H.)

50' from lot line (County Road or Subdivision Road)

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 grounds, 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, maintaining, repairing and adding to and removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

Filing Block

Plat recorded in Year _____ Instrument # _____

Slide _____

Date _____

County Clerk, Johnson County, Texas _____

Deputy _____

LOTS 19N-1 & 19N-2, BLOCK 2, COMANCHE HILLS ESTATES

BEING a replat of the north half of Lot 19, Block 2, Comanche Hills Estates, Volume 463, Page 711, Plat Records Johnson County, Texas
 4.397 Acres of land situated in the Johnson County School Land Survey, Abstract Number 444, Johnson County, Texas

DATE	
FILED	
RECORDED	
INDEXED	
SEARCHED	
SERIALIZED	
FILED	
	
GODLEY, JOHNSON COUNTY, TEXAS FINAL PLAT	
FORM NO. J. 068	
FORM REV.	
DESIGN BY D. GIL	
DATE 09/22/22	
SCALE 1"=50'	
SHEET 2 OF 2	
616.023003	

D:\2022\217 Plats\Map\2022\09\Map\2022-09-22.dwg - 11:48:29 AM - 09/22/22

OCT 11 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

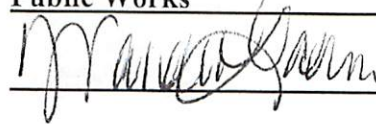
SUBMITTED BY: Jennifer VanderLaan

TODAY'S DATE: September 29, 2022

DEPARTMENT:

Public Works

SIGNATURE OF DEPARTMENT HEAD:



REQUESTED AGENDA DATE:

October 11, 2022

SPECIFIC AGENDA WORDING:

Public Hearing to Revise the Plat of Comanche Hills Estates, North Half of Lot 19, Block 2, Being Revised to Create Lots 19N-1 & 19N-2, Block 2 in Precinct #1

Consideration of **Order 2022-77**, Order approving the Revised Plat of Comanche Hills Estates, North Half of Lot 19 to be Revised to Create Lots 19N-1 & 19N-2, in Precinct #1 - 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 _____