

JOHNSON COUNTY COMMISSIONERS COURT

OCT 11 2022



Becky Ivey, County Clerk
Johnson County Texas
By _____ 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 #2022-79

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 Woolley, Pct. 4 that stated: "I make the motion to approve the revision of the plat of Town Site of Parker, Texas, Lots 7-12, Block 11, to create Lot 7R, Block 11, 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 Town Site of Parker, Texas, Lots 7-12, Block 11, to create Lot 7R, Block 11, in Precinct #1.

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


Roger Harmon, Johnson County Judge

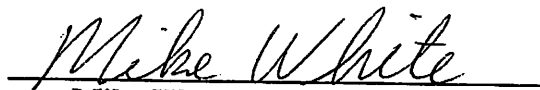
Voted: yes, ___ no, ___ abstained


Rick Bailey, Comm. Pct. #1

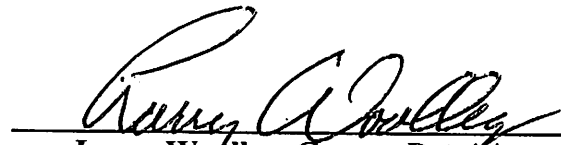
Voted: yes, ___ no, ___ abstained


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

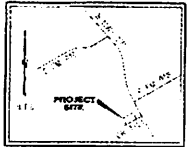
ATTEST: 
Becky Ivey, County Clerk



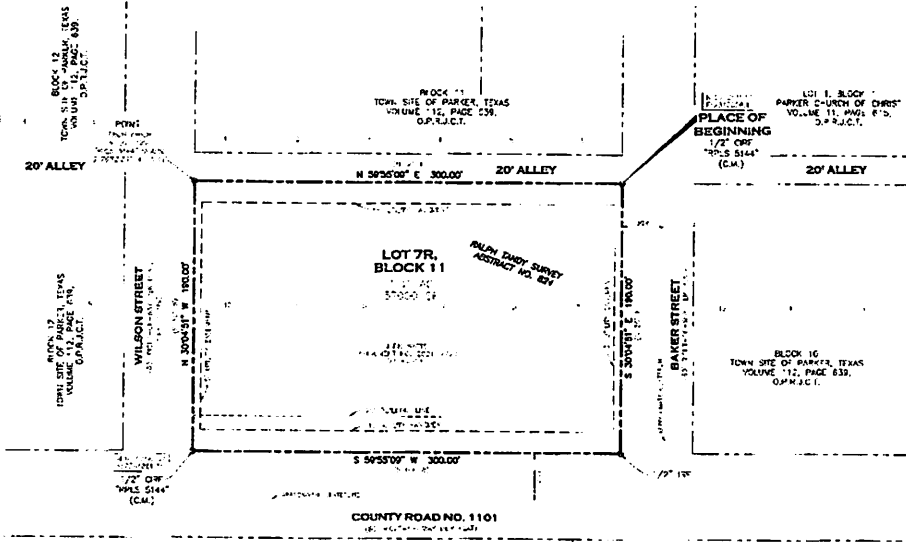
PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE PALM TRACT SURVEY, ABSTRACT NO. 824, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOTS 7-11, BLOCK 11, TOWN SITE PARKER, TEXAS...

BEING A 1/2 AC. MORE OR LESS WITH A CAP STRAP... BEING THE INTERSECTION OF BAKER STREET AND A 20 FOOT ALLEY...



LEGEND
BY: [Signature]
DATE: [Date]
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS



- REMARKS:
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATIONS TO THE TEXAS STATE PLUMB COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) (NAD 83).
2. THE SURVEY REPRESENTS THE ORIGINAL OF THE SUBJECT PROPERTY AND THE PERFORMANCE OF A SUBSECTION OF THE PROPOSED WORK ON THE FINAL PLAT AND PROPERTY INFORMATION HEREON IS SUBJECT TO THE TERMS OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EVIDENCE OF OTHER MATTERS THAT COULD AFFECT AND ARE NOT SHOWN.
3. () DENOTES RECORD DATA.

HOW THESE NOTES RELATE TO ALL MEN BY THESE PROCEEDINGS
I, [Signature], Surveyor, do hereby certify that the above described tract of land, with more or less, is the same as that shown on the plat recorded in the public records of Johnson County, Texas, and hereby declare to the public that I have no objection to the same being recorded in the public records of Johnson County, Texas.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF 01 20 2009
COUNTY JUDGE

Surveyor's Certification
I, [Signature], Surveyor, do hereby certify that I prepared the plat from an actual and accurate survey of the land shown on this plat and that the corner monuments, angles, bearings, distances, and other data shown hereon are true and correct, and were obtained by personal observation.

- JOHNSON COUNTY, TEXAS NOTES
1. THE SURVEYORS OF ANY PART HEREOF IS NOT LOCATED WITHIN 1/4 MILE OF ANY CITY OR TOWN.
2. THE PROPOSED WORK FOR THIS PLAT IS SMALLER THAN A SUBSECTION.
3. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY PARKER WATER SUPPLY COMPANY, PHONE 817-373-2844
SEWER SERVICE IS TO BE PROVIDED BY TEXAS-NEW MEXICO POWER, PHONE 800 966 7446
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUALS (PRIVATE SEWER)
4. FLOOD STATUTES:
ACCEPTED BY THE NORTH PLAINSHIRE RATE MAP FOR JOHNSON COUNTY, TEXAS AND WOODHOUSING AREA, COMMUNITY FLOOD NO. 4829-0000 - 1 (EFFECTIVE DATE 02/28/04), 11.202, 14.303 (ARTICLE 11.14 (G) IN THE '07 CODES) APPLICABLE TO ALL LOTS IN THIS MANUAL DRAINAGE DISTRICT.
THE ABOVE REFERENCED RATE MAP IS FOR USE IN ADMINISTERING THE '07 MAP. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. FOR ADDITIONAL INFORMATION, CONTACT THE TOWN SITE ENGINEER, JOHNSON COUNTY, TEXAS.
5. FLOOD NOTES:
TO SHOW THE FLOOD OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE ORIGINAL EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING EASEMENTS OR DRAINAGE CHANNELS, INCLUDING ALLEYS OR ACCESS TO THE LOT, WILL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INADVERTENT OWNERS OF THE LOT OR LOTS THAT ARE FRONTOF BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS THE 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 THE RIGHT BUT NOT A DUTY TO REMOVE OBSTACLES AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, OR OTHER OBSTACLES WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
6. UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND RELOCATE ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER EASEMENTS OR IMPROVEMENTS WHICH IN ANY MANNER INTERFERE WITH THE CONSTRUCTION OR OPERATION OF SUCH UTILITY OR THE INSTALLATION OF SUCH UTILITY. THE UTILITY SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, AND REMOVAL OF SUCH UTILITY OR IMPROVEMENTS IN ANY MANNER WHICH INTERFERES WITH THE CONSTRUCTION OR OPERATION OF SUCH UTILITY. THE UTILITY SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, AND REMOVAL OF SUCH UTILITY OR IMPROVEMENTS IN ANY MANNER WHICH INTERFERES WITH THE CONSTRUCTION OR OPERATION OF SUCH UTILITY.
7. UTILITY EASEMENTS:
15' FROM LOT LINE AND 10' FROM FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDE
8. RIGHT-OF-WAY DEEDS:
NO NEW HIGHWAY OR ROAD ON OR OFF STATE
NO NEW HIGHWAY OR ROAD ON OR OFF COUNTY ROAD OR ROAD IN A SUBSECTION
9. EASEMENTS:
20' FROM LOT LINE (STATE HWY. 6) AND 20' FROM LOT LINE (STATE ROAD OR SUB-DIVISION ROAD)
10. PLAT AS A PLAT:
IF IN COMPLIANCE, OFFICE PUBLISHABLE 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 PERIOD WHO SOEVER IS DEEMED NECESSARY TO USE THE SURVEYORS' PROFESSION IN A CITY OF CONVICTION, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER REAL ESTATE CONTRACT TO CONVEY THAT IS SUBJECT TO A FUTURE INTEREST IN THE PROPERTY IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID CONTRACTS MAY BE USED IN THE FUTURE AND THE CONTRACTS ARE SUBJECT TO AN APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT TO BE DEEMED TO BE A PURCHASER OF THE REAL PROPERTY DESCRIBED BY THE RECORDING OF THE PLAT.
11. A PURCHASER MAY NOT FILE IN JOHNSON COUNTY A DEED OR CONTRACT OF SALE OR OTHER REAL ESTATE CONTRACT FOR A DEED OR CONTRACT OF SALE WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
12. THE PURCHASER SHALL COMPLETE ALL RECORDS AND DRAWINGS, SHALL BE IN A SUBSECTION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
13. PRIVATE SEWER FACILITY:
PRIVATE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FINAL PLAT SEWER FACILITY ARE COMPLETED.
PRIVATE SEWER FACILITY PERFORMANCE OF A PRIVATE SEWER FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL BE LIMITED ONLY TO THE FACILITY WHICH BEHIND THE PROPERTY AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM THE RESPONSIBILITY OF MAINTAINING AND REPAIRING THE FACILITY. PRIVATE SEWER FACILITIES SHALL BE MAINTAINED AND REPAIRED BY THE OWNER OF THE PROPERTY. IN NORMAL OPERATION OF THE FACILITY, THE FACILITY SHALL BE SUBJECT TO ANY UNLAWFUL OR UNLAWFUL USE OR OCCUPANCY OF THE REAL PROPERTY DESCRIBED BY THE RECORDING OF THE PLAT.
A PROPERTY OWNER WHO CONSTRUCTS PRIVATE SEWER FACILITY SHALL BE RESPONSIBLE FOR THE FACILITY AND SHALL BE RESPONSIBLE FOR THE FACILITY AND SHALL BE RESPONSIBLE FOR THE FACILITY AND SHALL BE RESPONSIBLE FOR THE FACILITY.
14. RULES OF THE PROFESSIONAL ENGINEERS:
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 OR REGULATIONS 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 LOCAL, STATE OR FEDERAL LAWS OR REGULATIONS IN WHICH THE PROPERTY IS LOCATED.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE DRAINAGE, STREAMS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR DEVICES WHICH ARE ACTUALLY EXISTING ON THE PROPERTY DESCRIBED BY THIS PLAT DO NOT VIOLATE THE STATE LAWS OR AN INCORPORATED CITY, JOHNSON COUNTY OR THE STATE OF TEXAS OR THE UNITED STATES.
JOHNSON COUNTY IS BEING FILED FOR THE REASON THAT THE SAME APPROXIMATELY TO THE SAME ACCURACY AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE ITS DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
15. RESERVES:
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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OR REGULATIONS IN WHICH THE PROPERTY IS LOCATED.
16. THIS PLAT IS SUBJECT TO THE RULES OF THE PROFESSIONAL ENGINEERS AND THE RULES OF THE PROFESSIONAL ENGINEERS AND THE RULES OF THE PROFESSIONAL ENGINEERS AND THE RULES OF THE PROFESSIONAL ENGINEERS.

REPLAT SHOWING
LOT 7R, BLOCK 11, TOWN SITE OF PARKER, TEXAS
AN ADDITION TO JOHNSON COUNTY, TEXAS.
BEING A REPLAT OF LOTS 7-12, BLOCK 11, TOWN SITE OF PARKER, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 112, PAGE 639, PLAT RECORDS, JOHNSON COUNTY, TEXAS

FILED RECORDED IN
BY: [Signature]
DATE: [Date]
COUNTY CLERK, JOHNSON COUNTY, TEXAS



TRAVIS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-536-3460
FAX: 817-536-3545

*NO DUES CHARGED IN THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS FOR THE YEAR OF THE DATE OF APPROVAL BY THE CITY CLERK.

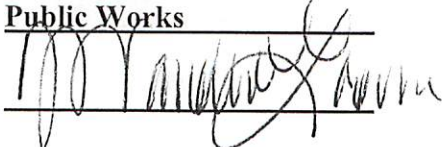
OCT 11 2022

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 Town Site of Parker, Lots 7-12, Block 11 to be Combined to Create Lot 7R,Block 11 in Precinct # 1

Consideration of Order 2022-79 ,Revise the Plat of Town Site of Parker, Lots 7-12, Block 11 to be Combined to Create Lot 7R,Block 11 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
 (Anticipated number of minutes needed to discuss item) **WORKSHOP:** _____
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 _____