

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 3pm



OCT 24 2022

Becky Ivey, County Clerk
Johnson County Texas

By md Deputy

MIKE WHITE
Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

ROGER HARMON
County Judge

PAULA REID
Assistant to Commissioners Court

RICK BAILEY
Commissioner Pct. #1

KENNY HOWELL
Commissioner Pct. #2

STATE OF TEXAS

§
§
§

ORDER #2022-86

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

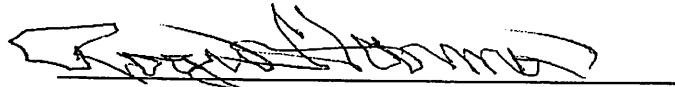
WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Graves Addition**, Lot 1, Block 1, in Precinct #4 and clarify that the filing of the plat which dedicates roads and 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 24th day of October 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

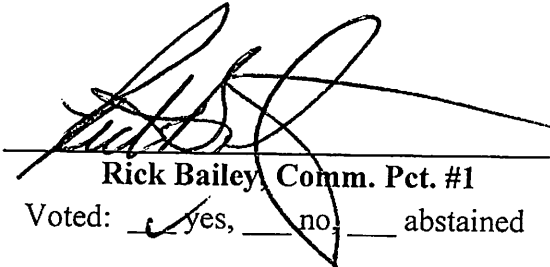
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Graves Addition**, Lot 1, Block 1, in Precinct #4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and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

WITNESS OUR HAND THIS, THE 24TH DAY OF OCTOBER 2022.



Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



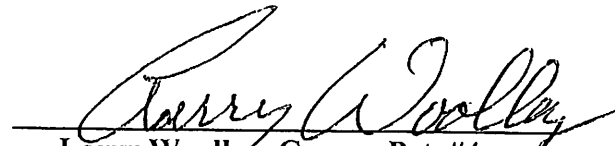
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



Mike White, Comm. Pct. #3

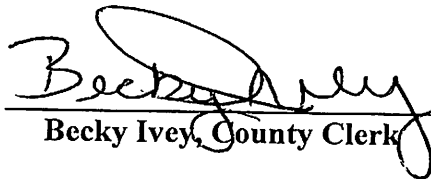
Voted: yes, no, abstained

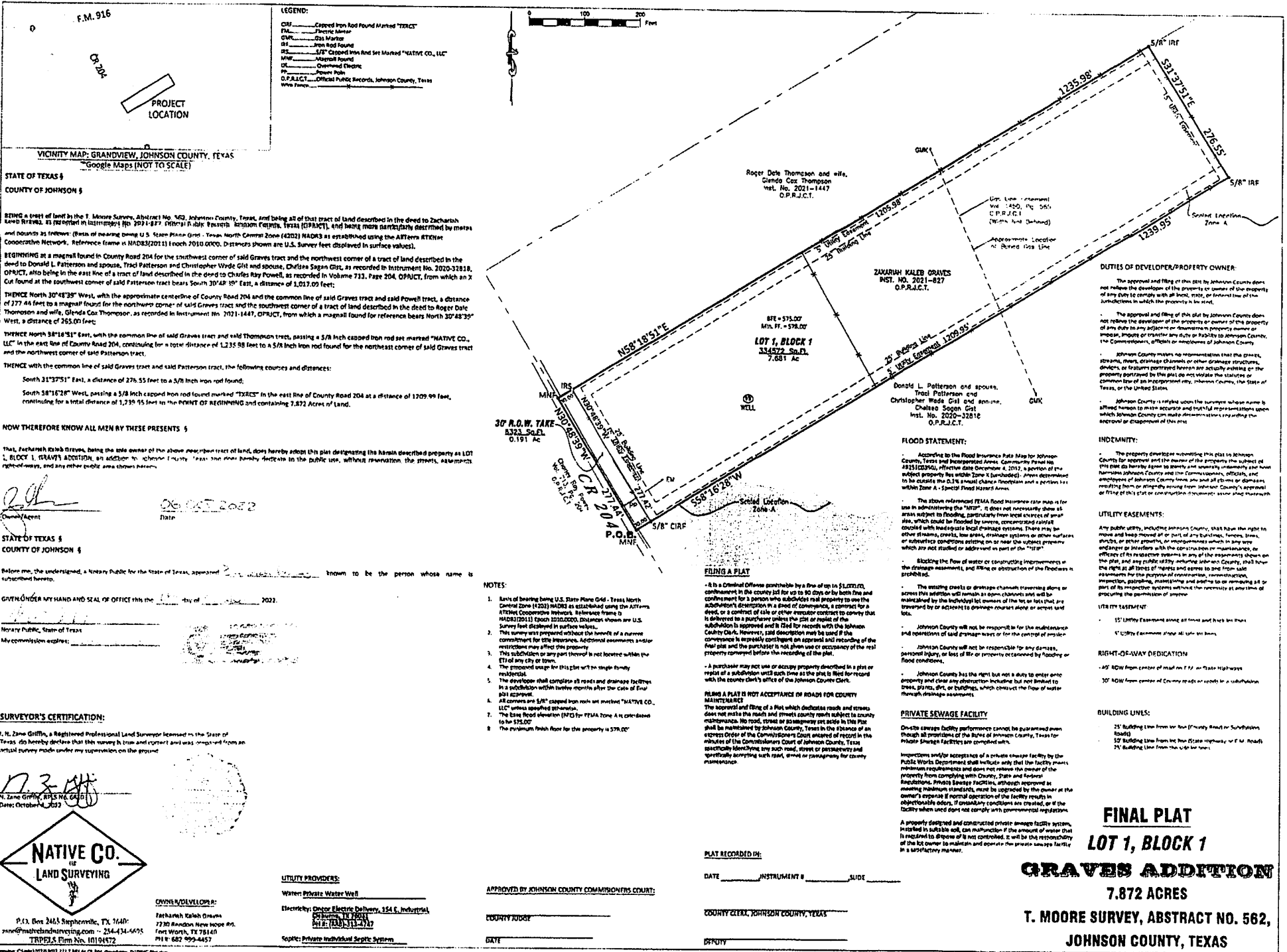


Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

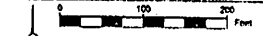
ATTEST:


Becky Ivey, County Clerk



F.M. 916
CR 204
PROJECT LOCATION

LEGEND:
CR Capred Iron Rod Found Marked "TRXC"
EM Electric Meter
GM Gas Meter
GR Gas Meter
IR Iron Rod Found
LW 5/8" Capred Iron Rod Set Marked "NATIVE CO., LLC"
MNF Magnet Found
O.E. Overhead Electric
P Power Pole
O.P.R.C.T. Official Public Records, Johnson County, Texas
W Well



VICINITY MAP: GRANDVIEW, JOHNSON COUNTY, TEXAS
Google Maps (NOT TO SCALE)

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING a tract of land by the T. Moore Survey, Abstract No. 562, Johnson County, Texas, and being all of that tract of land described in the deed to Zachariah David Rydell, et al recorded in Instrument No. 2021-827, O.P.R.C.T. in Public Records, Johnson County, Texas (EXTRACT), and being more particularly described by metes and bounds as follows: (Lots of nearest being U.S. Survey Plan No. 2020-3781B, Cooperative Network. Reference frame is NAD83(2011) epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a magnet found in County Road 204 at the southwest corner of said Graves tract and the northwest corner of a tract of land described in the deed to Donald L. Patterson and spouse, Chad Sagan, et al, recorded in Instrument No. 2020-3781B, O.P.R.C.T., also being in the east line of a tract of land described in the deed to Charles Ray Powell, as recorded in Volume 713, Page 204, O.P.R.C.T., from which an X cut found at the southwest corner of said Patterson tract bears South 30°48'39" East, a distance of 3,017.03 feet;

THENCE North 30°48'39" West, with the approximate centerline of County Road 204 and the common line of said Graves tract and said Powell tract, a distance of 277.44 feet to a magnet found for the northwest corner of said Graves tract and the southwest corner of a tract of land described in the deed to Roger Dale Thompson and wife, Glenda Cox Thompson, as recorded in Instrument No. 2021-1447, O.P.R.C.T., from which a magnet found for reference bears North 30°48'39" West, a distance of 255.07 feet;

THENCE North 38°16'51" East, with the common line of said Graves tract and said Thompson tract, passing a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the east line of County Road 204, continuing for a total distance of 1,235.98 feet to a 5/8 inch iron rod found for the northeast corner of the Graves tract and the northwest corner of said Patterson tract;

THENCE with the common line of said Graves tract and said Patterson tract, the following courses and distances:
South 31°37'51" East, a distance of 276.55 feet to a 5/8 inch iron rod found;

South 38°16'51" West, passing a 5/8 inch capped iron rod found marked "TRXC" in the east line of County Road 204 at a distance of 1709.99 feet, continuing for a total distance of 1,730.15 feet to the POINT OF BEGINNING and containing 7.872 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

That, Zachariah David Rydell, being the sole owner of the above described tract of land, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, GRAVES ADDITION, an addition to Johnson County, Texas, and does hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way, and any other public areas shown hereon.

[Signature]
Date: October 12, 2022

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned, a Notary Public for the State of Texas, appeared [Signature] known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of October, 2022.

Notary Public, State of Texas
My commission expires: 10/12/2025

SURVEYOR'S CERTIFICATION:

I, N. Lane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

[Signature]
N. Lane Griffin, R.P.S. No. 6410
Date: October 12, 2022



OWNER/DEVELOPER:
Zachariah David Rydell
7730 Rowden New Hope Rd.
Fort Worth, TX 78141
P.O. Box 2465 Stephenville, TX 76401
737-351-7177
TRPES, Firm No. 1019472

UTILITY PROVIDERS:
Water: Private Water Well
Electricity: Oncor Electric Delivery, 354 E. Industrial, P.O. Box 11, P.O. Box 11, Fort Worth, TX 76101, 817-333-7177
Sewer: Private Individual Sewer System

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT:
COUNTY JUDGE _____
DATE _____

PLAT RECORDED IN:
DATE _____ INSTRUMENT # _____ SLIDE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS _____
OFFICE _____

FINAL PLAT
LOT 1, BLOCK 1
GRAVES ADDITION
7.872 ACRES
T. MOORE SURVEY, ABSTRACT NO. 562,
JOHNSON COUNTY, TEXAS

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 to be used.

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 to be used.

Johnson County makes no representation that the plat, diagrams, maps, drainage channels or other drainage structures, ditches, or features portrayed hereon are actually existing or the property portrayed by the plat do not violate the statutes or common law of an incorporation, city, Johnson County, the State of Texas, or the United States.

Johnson County is relied upon the surveyor whose name is affixed hereto to be accurate and truthful in representations upon which Johnson County can make administrative decisions regarding the approval or development 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 indemnify, defend, and hold harmless Johnson County and the Commissioners, officers, and employees of Johnson County from and against all claims or damages resulting from or arising out of Johnson County's approval or filing of this plat or construction document, error and omissions therefrom.

UTILITY EASEMENTS:
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, or other growth, or improvements which in any way interfere or obstruct with the construction or maintenance or operation of its utility systems in any of the easements shown on the plat, and any public utility, including Johnson County, shall have the right for all trees of height and agree to the removal from said easements for the purpose of construction, reconstruction, inspection, maintenance, and safety to or removing all or part of its respective systems without the necessity of any notice or compliance of the system of anyone.

RIGHT-OF-WAY DEDICATION
All ROW from center of road to E.M. or State Highways
All ROW from center of County road to centerline of subdivision

BUILDING USES:
25' Building Line from the front property line to Subdivision Road(s)
30' Building Line from the back State Highway or F.M. Road(s)
25' Building Line from the side property line

PRIVATE SEWERAGE FACILITY
On-site sewage facility performance cannot be guaranteed more than 10 years from the date of installation in Johnson County, Texas for private sewerage facilities are completed within.

Inspections and/or acceptance of a private sewage facility by the Public Works Department shall include 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 Sewerage 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 sanitary conditions are created, or if the facility when used does not comply with governmental regulations.

A property designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of it is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

NOTES:

- 1. Lots of bearing being U.S. State Plane Grid - Texas North Central Zone (4203) NAD83 as established using the AUTOMATIC Cooperative Network. Reference frame is NAD83(2011) epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- 2. This survey was prepared without the benefit of a current comment for title insurance. Additional easements and/or restrictions may affect this property.
- 3. This subdivision or any part thereof is not located within the ETJ of any city or town.
- 4. The proposed usage for this plat will be single family residential.
- 5. The developer shall complete all roads and drainage facilities in a subdivision within twelve months after the date of final plat recording.
- 6. All corners are 5/8" capped iron rods set marked "NATIVE CO., LLC" unless specified otherwise.
- 7. The base flood elevation (BFE) for FEMA Zone A is contained to be 578.00'.
- 8. The maximum flood floor for the property is 578.00'.

FILING A PLAT

- It is a Criminal Offense punishable by a fine of up to \$10,000, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subduces real property to the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other instrument to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description must 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 concerned before the recording of the plat.
- A purchaser may not use or occupy property described 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 ROAD FOR COUNTY MAINTENANCE

The approval and filing of a plat which discloses roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street, or easement set aside in the plat shall be maintained by Johnson County, Texas in the absence of an express order of the Commissioners Court approved of record in the minutes of the Commissioners Court of Johnson County, Texas specifically dedicating any such road, street or easement and specifically accepting such road, street or easement for county maintenance.

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 to be used.

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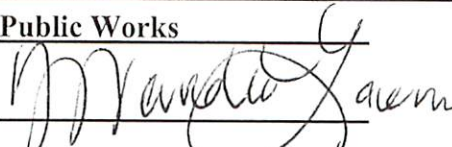
OCT 24 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** October 14, 2022

DEPARTMENT: Public Works
SIGNATURE OF DEPARTMENT HEAD: 
REQUESTED AGENDA DATE: October 24, 2022

SPECIFIC AGENDA WORDING:
 Consideration of Order 2022-86 , Order approving the Final Plat of Lot 1, Block 1 of Graves Addition 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
 (Anticipated number of minutes needed to discuss item) **WORKSHOP:** _____
 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 _____