

NOV 14 2022

JOHNSON COUNTY COMMISSIONERS COURT

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 Commissioner's Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§

COUNTY OF JOHNSON

§

§

ORDER #2022-90

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 Windmill Flats, Lots 1 & 2, 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 14<sup>th</sup> day of November 2022.

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


The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Windmill Flats**, Lots 1 & 2, 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 14<sup>TH</sup> DAY OF NOVEMBER 2022.**



**Roger Harmon, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



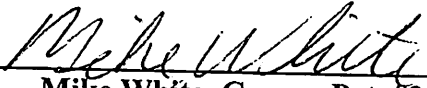
**Rick Bailey, Comm. Pct. #1**

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**

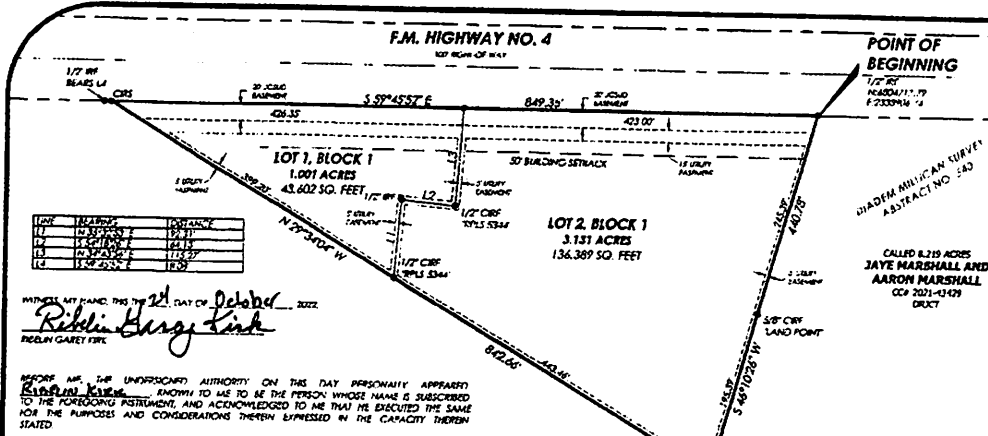
Voted:  yes, \_\_\_ no, \_\_\_ abstained

ATTEST:



**Becky Ivey, County Clerk**





PLAT NOTES

- 1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983...
2. EASEMENTS AND BUILDING SETBACKS...
3. BUILDING SETBACKS...
4. THE DESIGNATION OF THE PROPOSED USES OF THE AREA SHOWN ON THIS PLAT IS COMMERCIAL...
5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES...
6. UTILITIES...
7. ACCORDING TO THE PERMITS...
8. THIS PROPERTY HAS BEEN ASSIGNED THE ADDRESS OF 4714 COUNTY ROAD 123.

PLAT NOTES CONTINUED

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREDITS, EASEMENTS, ETC. DRAINAGE...
PROPERTY DEVELOPER SUBMITTER THE PLAT TO JOHNSON COUNTY FOR APPROVAL...
THE PROPERTY DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE...
THE PROPERTY DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE...
THE PROPERTY DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE...

WITNESS MY HAND THIS 21st DAY OF October 2022.
Rebecca Large Kirk
Notary Public

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Roberta Kiser, 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 THE 24th DAY OF October 2022.
Marshall Miller
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 2-26-24
Marshall Miller
Notary ID #113161747
My Commission Expires February 26, 2024

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS REBECCA LARGE KIRK, PATTY V. EISE, ROBERTO GUADALUPE GUZMAN, JR. AND JOHANNA
RACHEL GUZMAN, OWNERS OF A 4.132 ACRE TRACT OF LAND SITUATED IN THE DIADEM MILLICAN
SUBDIVISION, ABSTRACT NUMBER 540, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.201
ACRE TRACT OF LAND DESCRIBED BY DEED TO REBECCA LARGE KIRK, PATTY V. EISE, RECORDED
IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-11504 AND ALL OF A CALLED 3.131 ACRE TRACT OF
LAND DESCRIBED BY DEED TO ROBERTO GUADALUPE GUZMAN, JR. AND JOHANNA RACHEL GUZMAN,
RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-14202, DEED RECORDS, JOHNSON
COUNTY, TEXAS, RESPECTIVELY AND BEING ACRES PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EASTMOST CORNER OF SAID CALLED 3.131
ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 4.219 ACRE TRACT OF
LAND DESCRIBED BY DEED TO JAYE MARSHALL AND AARON MARSHALL, RECORDED IN COUNTY
CLERK'S INSTRUMENT NUMBER 2011-45403, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING
ON THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 4, A 100' RIGHT-OF-WAY;
THENCE SOUTH 45 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID
CALLED 3.131 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 4.219
ACRE TRACT, AT A DISTANCE OF 245.75 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED
TANDY POINT NEW SURVEYING, AND CONTINUING IN ALL 464.28 FEET, TO A 1/2" IRON ROD FOUND
AT THE SOUTHWEST CORNER OF SAID CALLED 3.212 ACRE TRACT, SAME BEING THE
WESTERLY CORNER OF SAID CALLED 8.074 ACRE TRACT, AND BEING ON THE NORTHWEST LINE
OF A CALLED 3.214 ACRE TRACT OF LAND DESCRIBED BY DEED TO BRUCE B. WALQUIST AND
CINDY L. WALQUIST, RECORDED IN VOLUME 1577, PAGE 149, DEED RECORDS, JOHNSON COUNTY,
TEXAS;

THENCE NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST, DEPARTING SAID COMMON LINE AND
ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 463.20 FEET, PASSING A 5/8"
CAPPED IRON ROD SET STAMPED LONESTAR 6822 AT THE NORTHWEST CORNER OF SAID CALLED
1.201 ACRE TRACT, AT A DISTANCE OF 424.74 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND
STAMPED TANDY POINT NEW SURVEYING, AND CONTINUING IN ALL 824.24 FEET, TO A 5/8"
CAPPED IRON ROD SET STAMPED LONESTAR 6822 AT THE NORTHWEST CORNER OF SAID
CALLED 1.001 ACRE TRACT, BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY
NO. 4, BEING WHICH A 1/2" IRON ROD FOUND BEARS NORTH 59 DEGREES 45 MINUTES 32 SECONDS
WEST, A DISTANCE OF 408.93 FEET;
THENCE SOUTH 19 DEGREES 45 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND
ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 463.20 FEET, PASSING A 5/8"
CAPPED IRON ROD SET STAMPED LONESTAR 6822 AT THE EASTWEST CORNER OF SAID CALLED
1.001 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 3.131 ACRE TRACT,
AND CONTINUING IN ALL 489.25 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 4.132
ACRES OR 179,491 SQUARE FEET OF LAND, MORE OR LESS.

NOW BEGINNERS KNOWN TO ALL MEN BY THESE PRESENTS:
THAT REBECCA LARGE KIRK, PATTY V. EISE, (LOT 1), ROBERTO GUADALUPE GUZMAN, JR. AND
JOHANNA RACHEL GUZMAN (LOT 2), OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO
HEREBY ADOPT THIS PLAT DESIGNATING THE LONESTAR PROPERTY AS LOTS 1 & 2, BLOCK 1,
WINDMILL FLATS AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE
PUBLIC USE, WITHOUT RESERVATION THE STREETS, PASSEWAYS, RIGHT-OF-WAYS AND ANY OTHER
PUBLIC AREA SHOWN HEREOF.

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD
NOTES MADE A PART HEREOF FROM AN ACCURATE AND ACCURATE SURVEY OF THE LAND AND
THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY
PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF JOHNSON
COUNTY, TEXAS.

PREPARED THIS 24th DAY OF OCTOBER, 2022.

WITNESS MY HAND AND SEAL OF OFFICE ON THE 24th DAY OF October 2022.
Marshall Miller
Notary Public in and for the State of Texas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Roberta Kiser, 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 THE 24th DAY OF October 2022.
Marshall Miller
Notary Public in and for the State of Texas

WITNESS MY HAND, THIS 24th DAY OF October 2022.
Robert Guadalupe Guzman, Jr.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Roberta Kiser, 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 THE 24th DAY OF October 2022.

MY COMMISSION EXPIRES: 2-15-24

Marshall Miller
Notary ID #113161747
My Commission Expires February 26, 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Roberta Kiser, 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 THE 24th DAY OF October 2022.

MY COMMISSION EXPIRES: 2-15-24

Marshall Miller
Notary ID #113161747
My Commission Expires February 26, 2024

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Notary Public in and for the State of Texas

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Notary Public in and for the State of Texas

Marshall Miller
Notary Public in and for the State of Texas

SEWERAGE FACILITY

THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...
THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...
THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...

PLAT OF DEVELOPMENT

THE APPROVAL AND PLACING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER...
THE APPROVAL AND PLACING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER...
THE APPROVAL AND PLACING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER...

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, THE
MAINTAINED AREA COMMUNITY HAZARD AND HAZARDOUS ZONING DATE DETERMINED IS THAT
THE PROPERTY IS LOCATED IN ZONE 1 (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD
PLAIN).

THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE TAXPAYER'S
PROPERTY AND DOES NOT CONSTITUTE AN INSURANCE POLICY. THE PROPERTY IS LOCATED IN ZONE 1
(AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...
THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...
THESE DEVELOPERS SHALL CONSIDER THE SEWERAGE FACILITY AS A SEWERAGE FACILITY...

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID
DRAINAGE FACILITY OR FOR THE CONSTRUCTION THEREOF.

JOHNSON COUNTY APPROVAL BLOCK

PLAT REGISTERED IN YEAR 2022 INSTRUMENT # 2022-11504

SUBJECT TO THE PLAT REGISTERED IN YEAR 2022 INSTRUMENT # 2022-11504

DATE 10/24/22

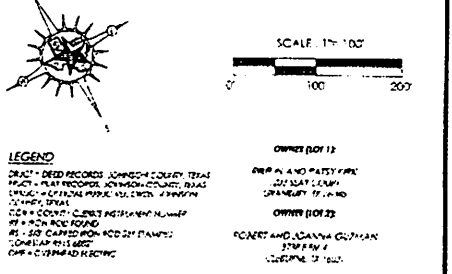
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED: JOHNSON COUNTY COMMISSIONERS COURT

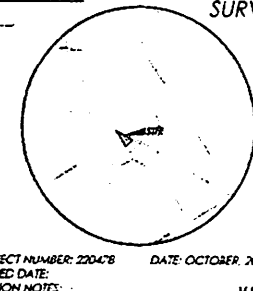
DATE 10/24/22

COUNTY JUDGE



FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
WINDMILL FLATS
LOCATED IN THE DIADEM MILLICAN
SURVEY, ABSTRACT NO. 540, JOHNSON
COUNTY, TEXAS

- LONESTAR -
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD
JOSHUA, TX 78058
PHONE: 817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



NOV 14 2022

Approved

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** Jennifer VanderLaan      **TODAY'S DATE:** October 27, 2022

**DEPARTMENT:**      Public Works

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:**      November 14, 2022

**SPECIFIC AGENDA WORDING:**

Consideration of Order 2022-90, Order approving the Final Plat of Lots 1 & 2, Block 1 of Windmill Flats 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:** \_\_\_\_\_ **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 \_\_\_\_\_