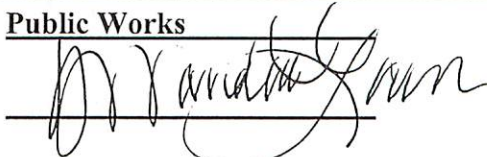


NOV 28 2022

**Approved**

<b><u>REQUEST FOR AGENDA PLACEMENT FORM</u></b>									
<b>Submission Deadline - Tuesday, 12:00 PM before Court Dates</b>									
<b>SUBMITTED BY:</b> Jennifer VanderLaan	<b>TODAY'S DATE:</b> November 17, 2022								
<b><u>DEPARTMENT:</u></b>	<u>Public Works</u>								
<b><u>SIGNATURE OF DEPARTMENT HEAD:</u></b>									
<b><u>REQUESTED AGENDA DATE:</u></b>	<u>November 28, 2022</u>								
<b><u>SPECIFIC AGENDA WORDING:</u></b>									
Consideration of Order 2022-94, Order approving Lots 1 thru 16, Block 1 of Trinity Acres in Precinct #4 - Public Works Department									
<b><u>PERSON(S) TO PRESENT ITEM:</u></b> Jennifer VanderLaan									
<b>SUPPORT MATERIAL:</b> (Must enclose supporting documentation)									
<b>TIME:</b> 10 minutes <small>(Anticipated number of minutes needed to discuss item)</small>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><b>ACTION ITEM:</b></td> <td style="width: 50%;"><u>X</u></td> </tr> <tr> <td><b>WORKSHOP</b></td> <td>_____</td> </tr> <tr> <td><b>CONSENT:</b></td> <td>_____</td> </tr> <tr> <td><b>EXECUTIVE:</b></td> <td>_____</td> </tr> </table>	<b>ACTION ITEM:</b>	<u>X</u>	<b>WORKSHOP</b>	_____	<b>CONSENT:</b>	_____	<b>EXECUTIVE:</b>	_____
<b>ACTION ITEM:</b>	<u>X</u>								
<b>WORKSHOP</b>	_____								
<b>CONSENT:</b>	_____								
<b>EXECUTIVE:</b>	_____								
<b><u>STAFF NOTICE:</u></b>									
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 _____									

NOV 28 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 Commissioners Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER 2022-94

COUNTY OF JOHNSON

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ORDER APPROVING PLAT

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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 White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of Trinity Acres, Lots 1 thru 16, 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 28<sup>th</sup> day of November 2022.

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

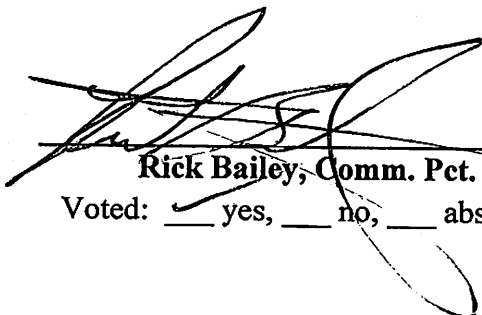
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Trinity Acres**, Lots 1 thru 16, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

**WITNESS OUR HAND THIS, THE 28<sup>TH</sup> DAY OF NOVEMBER 2022.**



**Roger Harmon, Johnson County Judge**

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



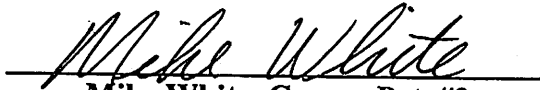
**Rick Bailey, Comm. Pct. #1**

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



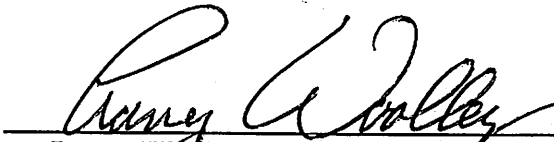
**Kenny Howell, Comm. Pct. #2**

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



**Mike White, Comm. Pct. #3**

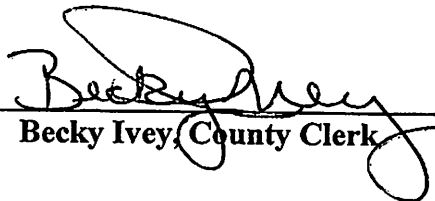
Voted:  yes, \_\_\_ no, \_\_\_ abstained



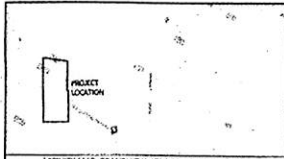
**Larry Woolley, Comm. Pct. #4**

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

ATTEST:

  
**Becky Ivey, County Clerk**





VICINITY MAP, JOHNSON COUNTY, TEXAS  
Showing Street (NOT TO SCALE)

- LEGEND:**
- CL - Center Line of Lot
  - CL - Center Line of Right-of-Way
  - CL - Center Line of Road
  - CL - Center Line of Canal
  - CL - Center Line of Pipeline
  - CL - Center Line of Power Line
  - CL - Center Line of Telephone Line
  - CL - Center Line of Utility Line
  - CL - Center Line of Other

- NOTES:**
- Block of land being sold is U.S. Survey of J. R. Linn, Jr. et al. Abstract 581, Johnson County, Texas. All lots are 1/4 section each. The survey is on file in the office of the County Clerk, Johnson County, Texas.
  - The survey is being made for the purpose of subdividing the block of land into 16 lots for residential purposes. The survey is being made by a professional land surveyor who is duly qualified and licensed under the laws of the State of Texas.
  - The survey is being made in accordance with the laws of the State of Texas and the rules of the Board of Surveyors of the State of Texas.
  - The survey is being made in accordance with the laws of the State of Texas and the rules of the Board of Surveyors of the State of Texas.
  - All corners are to be marked with iron pins or other permanent markers.
  - The survey is being made in accordance with the laws of the State of Texas and the rules of the Board of Surveyors of the State of Texas.
  - All corners are to be marked with iron pins or other permanent markers.

**PRIVATE SEWER FACILITY:**

The owner of the lots shown on this plat is to install private sewer lines for the lots shown on this plat. The sewer lines are to be installed in accordance with the laws of the State of Texas and the rules of the Board of Health of the County of Johnson, Texas.

**FLOOD STATEMENT:**

The lots shown on this plat are located in an area which is not subject to flooding. The owner of the lots shown on this plat is responsible for obtaining flood insurance for the lots shown on this plat.

**STATE OF TEXAS  
COUNTY OF JOHNSON**

I, J. R. Linn, Jr., being the owner of the above described tract of land, do hereby certify that the plat designating the herein described property as Lots 1 thru 16, Block 1, Trinity Acres, is a true and correct copy of the original survey of said tract of land, and that the same is in accordance with the laws of the State of Texas and the rules of the Board of Surveyors of the State of Texas.

**NOTARIAL CERTIFICATE:**

Notary Public in and for the State of Texas, my commission expires on 11-16-22.

*Kevin Miller*  
Notary Public

**ROW THEREAFTER SHOWN ALL BEHOLD BY THESE PRESENTS &**

The Lot 1, Block 1, Trinity Acres, is shown in red on the above described tract of land, and hereby designates the herein described property as Lot 1, Block 1, Trinity Acres, is a true and correct copy of the original survey of said tract of land, and that the same is in accordance with the laws of the State of Texas and the rules of the Board of Surveyors of the State of Texas.

**SURVEYOR'S CERTIFICATION:**

I, R. Lane Smith, being duly qualified and licensed as a professional land surveyor under the laws of the State of Texas, do hereby certify that I prepared the plat from an actual on-the-ground survey of the land, and that the corners and monuments shown hereon were properly placed under my personal supervision in accordance with the practice rules and regulations of Johnson County, Texas.

*R. Lane Smith*  
Professional Land Surveyor

**NATIVE CO.**  
LAND SURVEYING  
P.O. Box 2463 Springtown, TX 76081  
www.nativeco.com Phone: 214-321-6595  
180933992 Fax: 214-321-6572

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public for the State of Texas, my commission expires on 11-16-22.

*Kevin Miller*  
Notary Public

**DUTIES OF DEVELOPER/PROPERTY OWNER:**

The approved and filed plat by Johnson County does not release the developer or owner of the property of any duty to comply with local, state or federal laws or regulations which apply to the property to be developed.

**INDemnITY:**

The property developer and filing this plat by Johnson County does not release the developer or owner of the property of any duty to comply with local, state or federal laws or regulations which apply to the property to be developed.

**UTILITY EASEMENTS:**

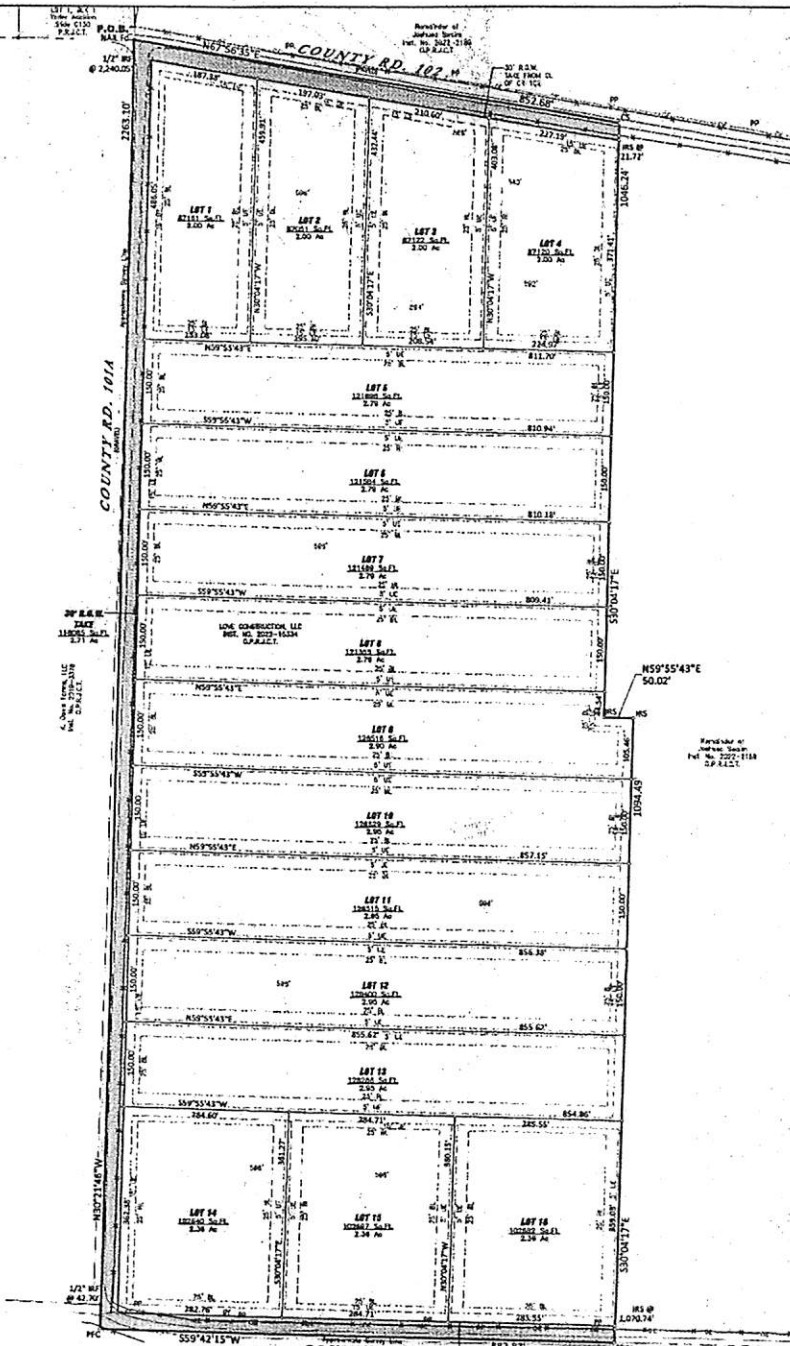
Any public utility, including Johnson County, shall have the right to use the easement for all public utilities, including water, gas, electric, and sewer, over the lots shown on this plat.

**RIGHT-OF-WAY DEDICATION:**

The owner of the lots shown on this plat is to dedicate the right-of-way for the lots shown on this plat to the County of Johnson, Texas.

**BUILDING LINES:**

The owner of the lots shown on this plat is to install building lines for the lots shown on this plat in accordance with the laws of the State of Texas and the rules of the Board of Health of the County of Johnson, Texas.



**FINAL PLAT**  
**LOTS 1 THRU 16, BLOCK 1**  
**TRINITY ACRES**  
43.64 ACRES  
16 SINGLE FAMILY LOTS  
**J.R. MITCHELSON SURVEY, ABSTRACT NO. 581,**  
**JOHNSON COUNTY, TEXAS**

PLAT RECORDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY CLERK: JOHNSON COUNTY, TEXAS

DATE: \_\_\_\_\_

## TECHNICAL MEMORANDUM

To: Kathy Turner Jones, General Manager, Prairielands GCD

From: Wade Oliver, PG, INTERA Inc.  
Andrew Osborne, INTERA Inc.

Date: September 7, 2022

Re: **Review of Trinity Acres Groundwater Availability Certification**

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INTERA was tasked by Prairielands GCD with reviewing the Groundwater Availability Certification (GAC) and attached Groundwater Availability Study submitted by Bullock, Bennett & Associates.

### **Review of Data Presentation and Methods**

The report includes a thorough site location description, with descriptions of elevation data and surface water flow direction. It mentions the nearby wells and include site maps with existing and test well locations, surface geology, and property boundaries. It thoroughly describes the field methods for drilling and constructing the two test wells, and includes water quality samples, diagrams of the well columns with attached cuttings logs and complete geophysical logs, as well as the State Well Reports. It also includes a thorough description of the local geology and a set of water quality samples along with the field methods for conducting the sampling and the Change of Custody forms.

Two test wells were completed in the Woodbine formation with screened depths of 280 – 300 feet. Well 1 was pumped at a constant 18 gallons per minute for just over 24 hours and water level data was observed and recorded in both wells. The raw data for both wells is included in the report. The consultant (BB&A) used AQTESOLV Pro™ to analyze the drawdown data. Below are the estimated aquifer properties compared with the groundwater availability model (GAM) in the same location. Note, there is a small disparity between the estimated hydraulic conductivity reported in the conclusion section (4.02 gpd/ft<sup>2</sup> or 0.54 ft/d) and that reported in the data and results section (5.4 gpd/ft<sup>2</sup> or 0.73 ft/d). We have included both values in Table 1 below. Based on our assessment of the report, we believe the estimated properties are realistic.

**Table 1.** Comparison of GAM properties to properties obtained from pumping test analysis

	Reported Woodbine Properties	Groundwater Availability Model (GAM)
Hydraulic Conductivity (ft/day)	0.53 — 0.73	0.81
Specific Storage (ft <sup>-1</sup> )	3.0e-7	2.5e-6
Saturated Thickness (ft)	180	197

The report includes estimates of drawdown at the proposed well sites assuming 5 pumping wells each producing at 1 GPM for 30 years. This scenario was chosen because it approximates the demand of the subdivision assuming 16 households each with four people consuming 112.5 gallons per day (a total of 450 gallons per day). The maximum drawdown is predicted to be 8.5 feet over 30 years. INTERA evaluated the same scenario using an analytic element modeling tool (TTIM) and achieved similar results as those presented in the report using the same hydraulic properties.

The report concludes that there is sufficient groundwater available for the development, though includes recommendations to have each house equipped with rainwater harvesting systems, ground water storage tanks, and have the water tested for total coliforms and disinfected if before consumption.

### Conclusion

This groundwater availability certification and the accompanying report appear to be professionally completed and present the methods, analyses and conclusions in a clear, fair and thorough manner. This report could be used as an example or template for other groundwater availability certification studies in the future.