

JOHNSON COUNTY COMMISSIONERS COURT DEC 12 2022



Becky Ivey, County Clerk
Johnson County Texas
By DF 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 2022-97

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 Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of Carrizales Addition, Lot 1, Block 1, in Precinct 1 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 12th day of December 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Carrizales Addition, Lot 1, Block 1, in Precinct 1 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 12TH DAY OF DECEMBER 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



A. U. SPRINGER SURVEY
ABSTRACT NO. 801

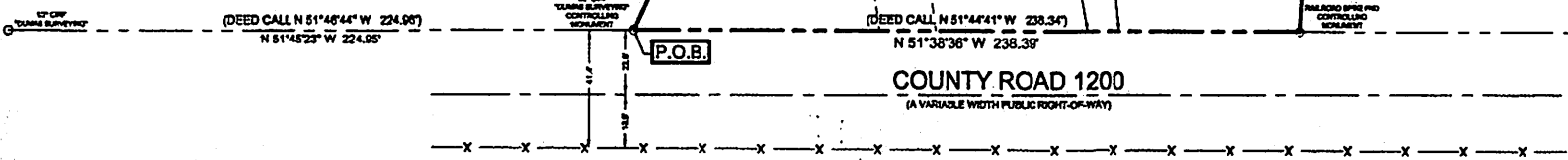
JESSE A. RUSSELL & TIM A. RUSSELL
DOC NO 2018-08657
D.R.J.C.T.

KIM STEPP
DOC NO 2019-26301
D.R.J.C.T.

LOT 1, BLOCK 1
43,544 SQ. FT. OR
1.000 ACRE

JULIO CARRIZALES & TERESA CARRIZALES, ETUX
DOC NO 2019-28882
D.R.J.C.T.

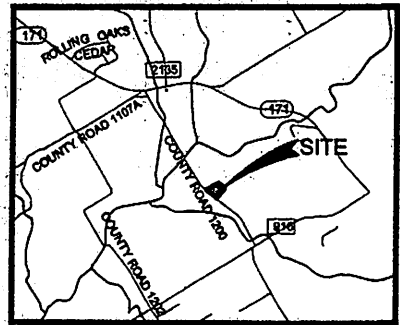
JESSE A. RUSSELL & TIM A. RUSSELL
DOC NO 2018-08657
D.R.J.C.T.



COUNTY ROAD 1200
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

A. D. JACKSON & LUCILLE JACKSON, ETUX
VOL 429, PG 218
D.R.J.C.T.

VICINITY MAP
NTS



0 10' 20' 30' 40'
SCALE: 1" = 30'

Plat Recorded in _____
Instrument # _____
Slide, _____
Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk" _____

FINAL PLAT
CARRIZALES ADDITION
LOT 1, BLOCK 1
BEING A
1.00 ACRES
SITUATED IN THE
A. U. SPRINGER SURVEY, ABSTRACT NO. 801
JOHNSON COUNTY, TEXAS
JUNE 08, 2022

OWNER:
JULIO CARRIZALES & TERESA CARRIZALES
5653 COUNTY ROAD 1200
CLEBURNE, TEXAS 76001
PHONE NUMBER: 489-850-9948
EMAIL: jlc0301@yahoo.com

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(1) NOTICE: The State of Texas has the honor to be the first State to have a Computer Assisted Drafting System (CAD) that is Certified (See F002), North American Datum (NAD83).

(2) ESD is a Controlling instrument.

(3) Unless otherwise noted, subject property is offered by any and all means, orally, in writing and otherwise, and any action on or to the part of the recorded plat and/or as part of the government records.

BLUESTAR SURVEYING

FIRM NUMBER 10147300
1514 South Street, #1
Cleburne, Texas 76001
WWW.BLUESTARSURVEYING.COM

JN 22-088 SHEET 1 OF 2 DATE: 6/8/22

OWNER'S CERTIFICATE

WHEREAS JULIO CARRIZALES & TERESA CARRIZALES, in the sole ownership of a tract of land situated in the A. U. SPRINGER SURVEY, ABSTRACT NO. 801, in Johnson County, Texas, and being that certain tract of land described in a deed to Julio Carrizales and Teresa Carrizales, recorded in Document Number 2019-20252, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEING AND AS A 12 inch iron rod with cap stamped "ULMAS SURVEYING" found for the common corner of said Carrizales tract, and a tract of land described in a deed to Kim Stepp, recorded in Document Number 2010-28301, Deed Records, Johnson County, Texas, said point being the north right-of-way line of County Road 1200 (to coincide with public right-of-way).

THENCE N 82°30'00" E, along the common line of said Carrizales tract, and said Stepp tract, a distance of 244.17 feet to a railroad spike found for the common corner of said Carrizales tract; and a tract of land described in a deed to Jesse A. Russell and Th A. Russell, recorded in Document Number 2013-06037, Deed Records, Johnson County, Texas;

THENCE S 61°44'02" E, along the common line of said Carrizales tract, and said Russell tract, a distance of 152.84 feet to a railroad spike found for the common corner of said Carrizales tract, and said Russell tract;

THENCE S 42°04'47" W, along the common line of said Carrizales tract, and said Russell tract, a distance of 223.35 feet to a railroad spike found for the common corner of said Carrizales tract, and said Russell tract, said point being in the north right-of-way line of said County Road 1200;

THENCE N 81°35'30" W, along the south line of said Carrizales tract, and along the north right-of-way line of said County Road 1200, a distance of 238.29 feet to the POINT OF BEGINNING and containing 43,844 square feet or 1.000 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JULIO CARRIZALES, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as CARRIZALES LOT 1, BLOCK 1, in addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public use shown hereon.

WITNESS OUR HAND, on the 15th day of December, 2022.

JULIO CARRIZALES

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared JULIO CARRIZALES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said party.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day of Dec., 2022.

Olivia Villanueva

Notary Public in and for
The State of Texas

My Commission expires 10-29-2025

That TERESA CARRIZALES, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as CARRIZALES LOT 1, BLOCK 1, in addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public use shown hereon.

WITNESS OUR HAND, on the 15th day of December, 2022.

TERESA CARRIZALES

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared TERESA CARRIZALES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said party.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day of Dec., 2022.

Olivia Villanueva

Notary Public in and for
The State of Texas

My Commission expires 10-29-2025



GENERAL NOTES:

The subdivision or any part thereof is not located within the ETJ of any city or town.

The proposed shape of the area shown on this plat is for single family residential use.

The developer shall maintain all roads and drainage facilities to a substantial within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 017-760-0000

Electric: United Co-ops 817-428-4000

Septic: Private Individual Septic Systems.

Private Sewer 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.

Inspections and/or maintenance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not release the owner of the property from complying with City, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, shall be inspected by the owner at the owner's expense. If normal operation of the facility results in objectionable odors, if secondary treatment are present or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, with sufficient depth of cover, shall be required to protect the health and safety of the public. It shall be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

PLAT CORRECTIONS:

According to the Plat Correction Rule May for Johnson County, Texas and Incorporated Areas, Community Plat No. 402940022A effective date December 14, 2011, the property is located in zone "A." (Area determined to be not the best zone).

The above referenced FEMA flood insurance rate map is for use in subdividing the "FIRM". It does not constitute a plan of any area subject to flooding, particularly from land reversion of small lots, which could be flooded by storm, non-saturated ground water with fluctuating local drainage systems. There may be other streams, swales, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "FIRM".

Shading the floor of water or surrounding improvements in the drainage easements, and filling or obstruction of the facility is prohibited. The adding streets or drainage channels traversing along or across this addition will include all public streets and will be established by the individual owners of the lot or lots that are fronted by or adjacent to drainage streets along or across said lots.

Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Johnson County will not be responsible for any drainage, personal injury or loss of the property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and other any obstructions including but not limited to trees, plants, dirt or buildings, which obstruct the line of water through drainage easements.

Notice of Approval of Plat:

This approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to any adjacent or abutting property owner or person, lease or transferee any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

This approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to any adjacent or abutting property owner or person, lease or transferee any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the streets, streams, ditches, drainage easements or other drainage structures, ditches or features portrayed hereon are actually shown on the property portrayed by this plat do not release the developer or owner of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is making upon this approval unless some official herein to make accurate and helpful representations upon which Johnson County may make determinations regarding the approval or disapproval of this plat.

Disclaimer:

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 jointly and severally indemnify and hold Johnson County and the Commissioners, officials and employees of Johnson County harmless from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents prepared hereon.

Survey Approval:

Any public utility, including Johnson County, shall have the right to view and have moved all or part of any buildings, fences, trees, shrubs, other growth 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 this plat, and any public utility including Johnson County, shall have the right of all lines of poles and wires to and from said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of procuring the permission of anyone.

Other Notes:

If a Certified Officer participating in a line of up to 2100.00, confinement in the survey plat for up to 60 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other contract subject to conveyance shall be determined by a purchaser against the plat or report of the subdivision is approved and to that for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of this final plat and the purchaser is not given any notice of accuracy of the plat properly conveyed before the recording of the plat.

A purchaser may not sue or engage property described in a plat or report of a subdivision and such suit on the plat is filed for record with the county clerk's office of Johnson County, Texas.

Other Notes:

This approval and filing of this plat with this subdivision shall not release the developer or owner of the property the subject of this plat from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents prepared hereon.

This approval and filing of this plat with this subdivision shall not release the developer or owner of the property the subject of this plat from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents prepared hereon.

Other Notes:

This approval and filing of this plat with this subdivision shall not release the developer or owner of the property the subject of this plat from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents prepared hereon.

SURVEYOR'S NOTES:

- 1. ALL BENCHMARKS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), MGRS COORDINATE.
- 2. THE FLOOD HAZARD DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL, MAP NUMBER 48210C022A, REVISED DATE OF DECEMBER 04, 2010. THE 100 YEAR FLOOD PLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FIRM FLOOD PLAN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAID SHOWN AREA. SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN BASED ON INFORMATION STATED ABOVE.
- 3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:

Right-Of-Way Disturbance: 40' ROW from center of road on F.M. or Road, 30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement: 10' from lot line to front and back if from lot line on the same.
Building Lines: 60' from lot line (State Highway & F.M.), 30' from lot line (County Road or Subdivision Road), 10' from lot line on other.

Plat Recorded in:

Instrument # _____ APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE
Date: _____ DAY OF _____, 2022
County Clerk, Johnson County, Texas _____ County JUDGE _____
Deputy Clerk _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 6200 hereby certify that this correctly represents a survey made under my supervision on June 01, 2022, and that all corners, angles, point of curves, secondary markers, and bench markers are correctly placed thereon and have been marked with steel rods or concrete markers and shall be included on the plat.



Signed: Roy Rodriguez
Date: 11/21/2022

FINAL PLAT
CARRIZALES ADDITION
LOT 1, BLOCK 1
BEING A
1.00 ACRES
SITUATED IN THE
A. U. SPRINGER SURVEY, ABSTRACT NO. 801
JOHNSON COUNTY, TEXAS
JUNE 06, 2022

OWNER:
JULIO CARRIZALES & TERESA CARRIZALES
6203 COUNTY ROAD 1200
CLEBURNE, TEXAS 75001
PHONE NUMBER: 469-803-0943
EMAIL: julio001@yahoo.com

BLUESTAR SURVEYING
FIRM NUMBER: 12147800
11725-26540
WWW.BLUESTARSURVEYING.COM
JUN 23 2022 SHEET 2 OF 2 DATE: 6/22

DEC 12 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** December 2, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: December 12, 2022

SPECIFIC AGENDA WORDING:

Consideration of Order 2022-97, Order approving the Final Plat of Carrizales Addition, Lot 1, Block 1 in Precinct #1 - Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u>X</u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP: _____
	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

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 _____