

JOHNSON COUNTY COMMISSIONERS COURT



DEC 27 2022

Becky Ivey, County Clerk
Johnson County Texas

By MA Deputy

MIKE WHITE
Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

PAULA REID
Assistant to Commissioners Court

KENNY HOWELL
Commissioner Pct. #2

STATE OF TEXAS

§
§
§

ORDER 2022-100

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 Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Flynn 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 27th 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 **Flynn 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.

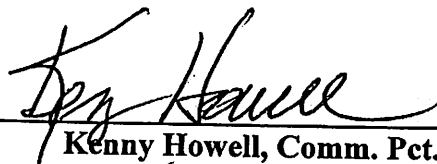
WITNESS OUR HAND THIS, THE 27TH DAY OF DECEMBER 2022.




Roger Harmon, Johnson County Judge
Voted: yes, no, abstained



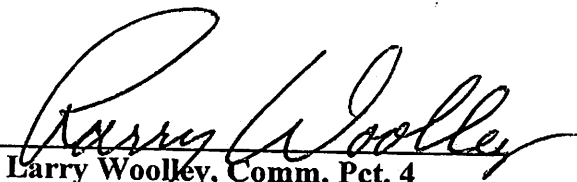
Rick Bailey, Comm. Pct. 1
Voted: yes, no, abstained




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



JOHNSON COUNTY, TEXAS NOTES

- THIS INSTRUMENT OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR TOWN.
- THIS PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THIS DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDER:
WATER SERVICE IS TO BE PROVIDED BY BETHANY SPECIAL UTILITY DISTRICT, PHONE 817-790-2116
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE 817-355-4000
SEPTIC, PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

PRIVATE SEWAGE FACILITY:

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THIS PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT HIS OWNERS RISK AND AT HIS OWNERS RISK OF THE FACILITY.

RESULTS IN UNDESIRABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THIS FACILITY WHICH DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.

A PROPERLY DESIGNED-CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENTS

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 2022, EFFECTIVE FEBRUARY 1, 2022, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING PARTICULARLY FROM LOCAL SOURCES OF DAMAGE, SUCH AS UNCONTROLLED FLOODING BY SEVERE CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER FLOODING, CRACKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THIS MAP.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE BASIN OR IN AN OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ACROSS OR ACROSS THE ADJACENT OWNERS OF THIS LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID 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 OCCURRING AS A RESULT OF FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR DRINKLINES, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

UTILITY EASEMENTS:

- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH, OR IMPROVEMENTS IN ANY OBSTRUCTION ON INTERFERS WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UTILITY BASEMENT:

- 15' FROM LOT LINES IN FRONT & BACK
- 5' FROM LOT LINES ON THE SIDES

NIGHT OF WAY DEDICATION:

- 40' ROW FROM CENTER OF ROAD ON P.M. OR STATE
- 30' ROW FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION.

BUILDING LINES:

- 30' FROM LOT LINES (STATE HWY & P.M.)
- 25' FROM LOT LINES (COUNTY ROAD OR SUBDIVISION ROADS).

NOTES OF DEVELOPER/PROPERTY OWNER:

- THIS APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THIS PROPERTY OR OWNER OF THIS PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE, OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THIS PROPERTY IS LOCATED.
- THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THIS PROPERTY OR OWNER OF THIS PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNERS, OR ANYONE, IN WITHE OR TRANSFER, ANY OF THE LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
- JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STRAINS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE SYSTEMS, DEVICES, OR FEATURES (HEREINAFTER) HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
- JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHERE NEAR IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN 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 INDEPENDENTLY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY 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 ASSOCIATED THEREWITH.

PLAT RECORDED:

DATE _____

INSTRUMENT # _____

SIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

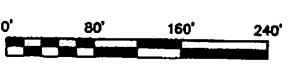
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____.

COUNTY JUDGE

PLACING A PLAT:

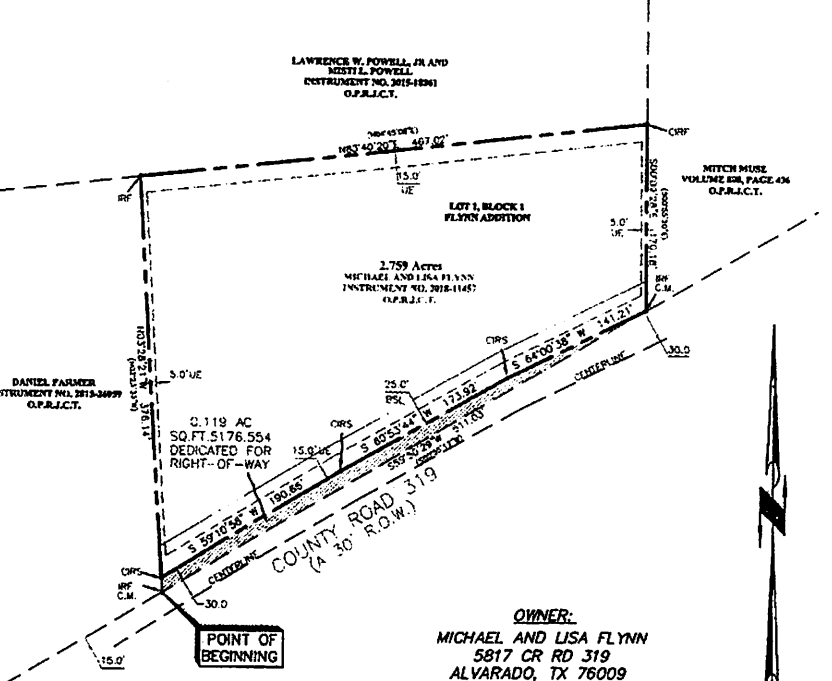
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH PUNISH AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THIS SUBDIVISION'S DESCRIPTION IN A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED TO FILE THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.



LEGEND

- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE



OWNER:
MICHAEL AND LISA FLYNN
5817 CR RD 319
ALVARADO, TX 76009
PHONE: 817-829-3741

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 26, 2022 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SJH 12/16/22

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8084



PROPERTY DESCRIPTION

A 2.878 ACRE TRACT OF LAND, IN THE SETH MORRIS SURVEY, ABSTRACT NO. 536, JOHNSON COUNTY, TEXAS, CONVEYED TO MICHAEL FLYNN AND LISA FLYNN, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2018-11457, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.L.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID FLYNN TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DANIEL FARMER, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2015-24629, O.P.R.L.C.T., IN THE NORTHWEST LINE OF C.R. NO. 319;

THENCE, WITH THE COMMON LINE BETWEEN SAID FLYNN TRACT, AND WITH SAID FARMER TRACT, N 07° 28' 21\"/>

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT MICHAEL FLYNN, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, FLYNN ADDITION, AN ADDITION IN JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

MICHAEL FLYNN
DATE: 12/16/2022

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL FLYNN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF Dec 2022.

Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/6/2023



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT LISA FLYNN, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, FLYNN ADDITION, AN ADDITION IN JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

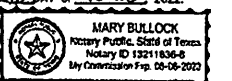
Lisa Flynn
USA CITIZEN
DATE: 12-16-2022

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LISA FLYNN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF Dec 2022.

Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/6/2023



SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF THE RESULTS THEREOF ON THIS SURVEY INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- () DENOTES RECORD DATA.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE. THIS APPROVAL AND FILING OF A PLAT WHICH INDICATES ROADS AND STREETS DOES NOT MAKE THE ROAD AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. RU ROAD, STREET OR PASSAGEWAY SET ASIDE BY THIS PLAT SHALL BE MAINTAINED BY THE LANDOWNER. IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OR RECORDED IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FINAL PLAT SHOWING
LOT 1, BLOCK 1
FLYNN ADDITION
AN ADDITION IN JOHNSON COUNTY, TEXAS
BEING A 2.878 ACRE TRACT OF LAND, IN THE SETH MORRIS SURVEY, ABSTRACT NO. 536,
JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN ST., SUITE 124-236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916
FELS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=80' Date: 12/15/22 DWG: 2018-199-FINAL PLAT
Drawn: OF Checked: SJH Job: 2018-199

VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE COUNTY.

DEC 27 2022


Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** December 19, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: December 27, 2022

SPECIFIC AGENDA WORDING:

Consideration of **Order 2022-100**, Order approving the Final Plat of Lot 1, Block 1 of the Flynn 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: <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 _____