

JAN 23 2023

Approved

AGENDA PLACEMENT FORM

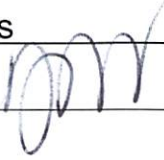
(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: January 12, 2023

Meeting Date: 1/23/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title: Plat Approval

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Order 2023-03, Order Approving Final Plat of Grand Country Addition, Lots 1 and 2, Block 1 in Precinct 4-Public Works Department

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments Requiring Notification:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

JAN 23 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY AL DEPUTY

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§
§
§

ORDER 2023-03

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 **Grand Country Addition**, Lots 1 and 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 23rd day of January 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

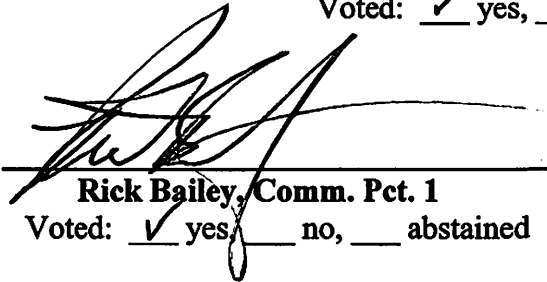
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Grand Country Addition**, Lots 1 and 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 23RD DAY OF JANUARY 2023.



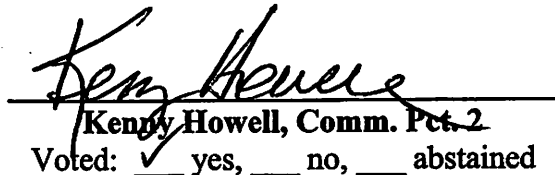
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



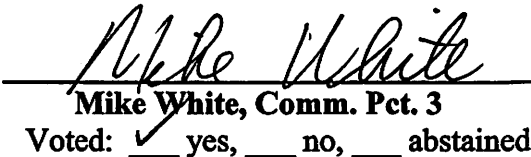
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



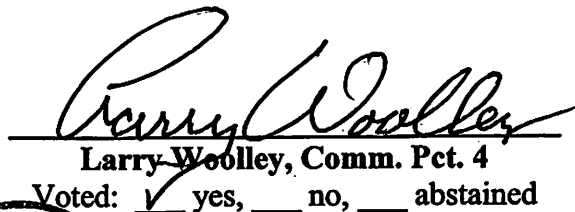
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



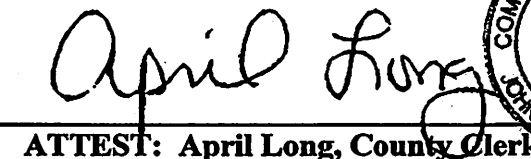
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



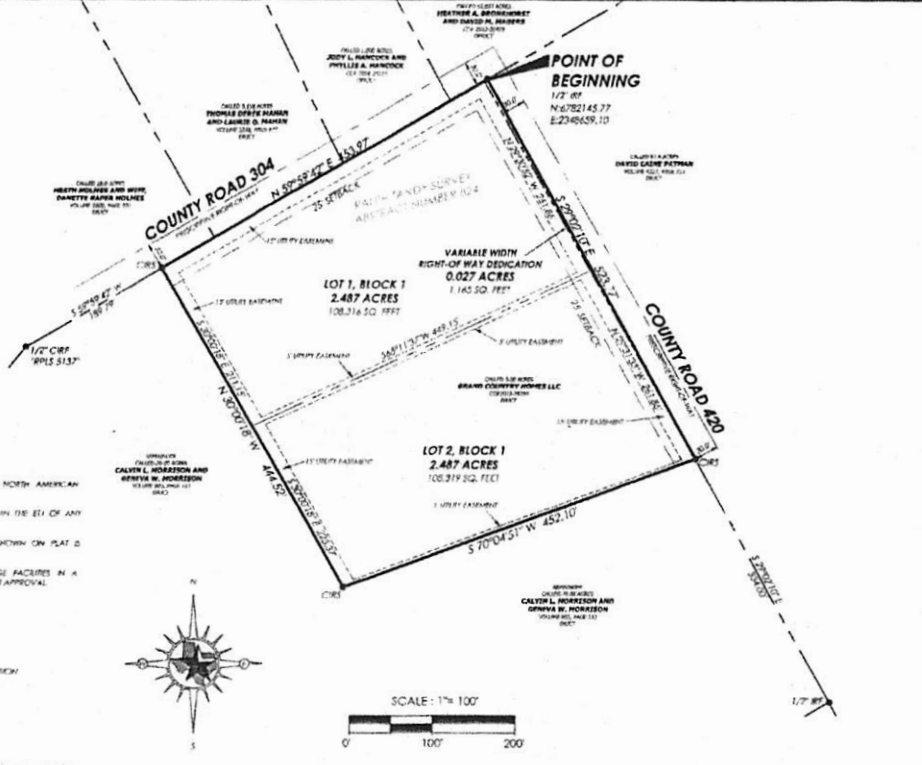
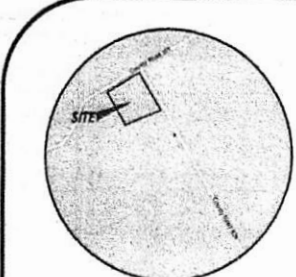
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS GRAND COUNTRY HOMES LLC, OWNER OF A 5.000 ACRE TRACT OF LAND SITUATED IN THE RALPH TANDY SURVEY ABSTRACT NUMBER 824 JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 5000 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRAND COUNTRY HOMES LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-26708, DEED RECORDS JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHERMOST CORNER OF SAID CALLED 5000 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPARENT SOUTHEAST LINE OF COUNTY ROAD 304, A PRESUMED RIGHT-OF-WAY, AND THE APPARENT SOUTHWEST LINE OF COUNTY ROAD 400, A PRESUMED RIGHT-OF-WAY;
THENCE SOUTH 29 DEGREES 02 MINUTES 10 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 5000 ACRE TRACT, A DISTANCE OF 523.72 FEET, TO A 3/8" CAPPED IRON ROD SET STAMPEL "LONESTAR 6882" FOR THE WESTERMOST CORNER OF SAID CALLED 5000 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 79 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 324.00 FEET;
THENCE SOUTH 70 DEGREES 50 MINUTES 31 SECONDS WEST, DEPARTING SAID NORTHEAST CORNER AND ALONG THE SOUTHWEST LINE OF SAID CALLED 5000 ACRE TRACT, A DISTANCE OF 452.10 FEET, TO A 3/8" CAPPED IRON ROD SET STAMPEL "LONESTAR 6882" FOR THE SOUTHERMOST CORNER OF SAID CALLED 5000 ACRE TRACT;
THENCE NORTH 30 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 5000 ACRE TRACT, A DISTANCE OF 444.22 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPEL "LONESTAR 6882" FOR THE WESTERMOST CORNER OF SAID CALLED 5000 ACRE TRACT, AND BEING IN SAID COUNTY ROAD 304, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPEL "WLS 5137" BEARS FOR REFERENCE SOUTH 45 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 195.79 FEET;
THENCE NORTH 59 DEGREES 19 MINUTES 42 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 5000 ACRE TRACT, A DISTANCE OF 453.97 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 5.000 ACRES OR 217,800 SQUARE FEET OR LAND MORE OR LESS.
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT GRAND COUNTRY HOMES LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, GRAND COUNTRY ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

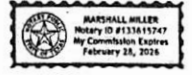
WITNESS MY HAND THIS 11th DAY OF January, 2023

William Rivera
GRAND COUNTRY HOMES LLC
BY WILLIAM RIVERA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *William Rivera*, 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 BY THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11th DAY OF January, 2023

Marshall Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: Feb. 28, 2026

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN INSTRUMENT # _____ APPROVED: _____
 STATE _____ JOHNSON COUNTY COMMISSIONERS' COURT
 DATE _____ DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS _____ COUNTY JUDGE _____
 DEPUTY _____

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
GRAND COUNTRY ADDITION
 BEING 5.000 ACRES OF LAND SITUATED IN THE
 RALPH TANDY SURVEY, ABSTRACT NUMBER 824,
 JOHNSON COUNTY, TEXAS.
 PREPARED: JANUARY, 2023



—LONESTAR—
 LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701

OWNER:
 GRAND COUNTRY HOMES LLC
 3521 CP 401
 GRANDVIEW, TX 76020
 INFO@GRANDCOUNTRYHOMES.COM
 817-678-5112

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED ANNUAL FLOODING PROBABILITY MAP, EFFECTIVE DATE DECEMBER 4, 2012, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 300-YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "X" ZONE. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SERVICES OF SMALL SIZING WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE MAP.

BLOCKING THE FLOW OF WATER OR CONTRIBUTE IMPROVEMENTS IN THE DRAINAGE SYSTEMS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.

THE FLOODING DRAINS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELING BY OR ADJACENT TO DRAINAGE COURSES 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 DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UNDEVELOPED PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS OR BARRIERS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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 ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROBABLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF JOHNSON COUNTY, TEXAS.
 EXECUTED THIS 11th DAY OF January, 2023



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 0682

PLAT NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 1983.
2. THE DIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE ET OF ANY CITY OR TOWN.
3. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.
4. THE DEVELOPER SHALL COMPLETE ALL UTILITIES AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN FIFTEEN (15) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
5. UTILITIES PROVIDED:
 WATER: PARKER WCD (811) 570-2344;
 ELECTRIC: UNITED CABLEWORKS SERVICES, LLC (817) 554-4171;
 SEWER: PRIVATE INDIVIDUAL SEWER SYSTEMS.
6. RIGHT-OF-WAY DEDICATION:
 40' FROM CENTER OF COUNTY ROAD 304 OR 40' FROM CENTER OF COUNTY ROAD OF ROAD IN SUBDIVISION;
 UTILITY EASEMENT:
 15' FROM LOT LINE IN FRONT ABSTRACT
 5' FROM LOT LINE ON THE SIDES
 RINDING LINE:
 15' FROM LOT LINE (EAST, WEST & S);
 25' FROM LOT LINE (COUNTY ROAD OF SUBDIVISION ROADS).

PRIVATE SEWERAGE FACILITY:
 ON-SITE SEWERAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWERAGE FACILITIES ARE COMPLIED WITH.

INSTRUCTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWERAGE FACILITY BY THE PUBLIC HEALTH DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLIING WITH COUNTY STATE AND FEDERAL REGULATIONS PRIVATE SEWERAGE FACILITIES. ADDITIONAL APPROVAL AS NEEDED THROUGH JURISDICTION MUST BE OBTAINED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ORODS, A UNDESIRABLE CONDITIONS ARE CREATED OR IF THE FACILITY WAREN USED DOES NOT COMPLY WITH GOVERNMENT REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWERAGE FACILITY SYSTEM INSTALLED IN USUALLY SOIL CAN MAINTAINANCE IF AN AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONSIDERED IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWERAGE FACILITY IN A SATISFACTORY MANNER.

NOTICE OF RECORDATION/RECORDING:
 THE APPROVAL AND RECORDING 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 LAWS OR THE INSTRUCTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND RECORDING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ABANDON OF DOWNSTREAM PROPERTY OWNER OF ANYONE, AVOIDS OF TRANSFER ANY DUTY OF LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OF OTHER DRAINAGE STRUCTURES, CREEKS OR FEATURES FORMERLY SHOWN AND ACTUALLY EXISTING ON THE PROPERTY PURCHASED BY THIS PLAT DO NOT VIOLATE THE REGULATIONS OF JOHNSON COUNTY OR AN INCORPORATED CITY OF JOHNSON COUNTY THE STATE OF TEXAS OR THE UNITED STATES.

JOHNSON COUNTY IS RELIANT UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS FROM WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

AGREEMENT:
 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 DEFEND 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 APPROVAL OR RECORDING OF THIS PLAT OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT RECORDING

ANY PUBLIC INSTRUMENT INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO MOVE AND KEEP INSTEAD ALL OR PART OF ANY WALLS, FENCES, TREES, SHRUBS, OTHER ORNAMENTS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF UTILITIES OR ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE 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 PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WHETHER THE WORKER AT ANY TIME OF PROCEEDING IS THE EMPLOYEE OF ANYONE.

PLAT RECORDING

IT IS A CRIMINAL OFFENSE PURSUANT TO A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO DISOBEYS THIS INSTRUMENT TO LIST THE SUBDIVISION RESPONSIBILITY IN A DEED OR CONVEYANCE, A CONTRACT, NEW A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REFERRAL OF THE SUBDIVISION IS AFFIXED AND IS READ FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DISOBEYANCE MAY BE USED IF THE CONTRACT IS EXPRESSLY CONVEYED 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 REFERRAL OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY, TEXAS.

PLAT RECORDING

THIS PLAT IS NOT AN INSTRUMENT OF RECORD FOR COUNTY MAINTENANCE. THE APPROVAL AND RECORDING OF THIS PLAT DEDICATES ROADS AND STREETS DOES NOT MAKE THE PRIVATE AND STREET COUNTY ADJACENT SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS 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 ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

LEGEND

- DEED - DEED RECORDS, JOHNSON COUNTY, TEXAS
- PLAT - PLAT RECORDS, JOHNSON COUNTY, TEXAS
- OFFIC - ORIGINAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- CC - COUNTY CLERK'S INSTRUMENT NUMBER
- R - IRON ROD FOUND
- RS - 5/8" CAPPED IRON ROD SET STAMPEL "LONESTAR 6882" WITH 1/2" IRON ROD FOUND
- W - 5/8" CAPPED IRON ROD
- W - 5/8" CAPPED IRON ROD