

JOHNSON COUNTY

COMMISSIONERS COURT

April Long County Clerk, Johnson County Texas

MAR 1 2 2024

DEPUTY

Rick Bailey Commissioner Precinct 1

Kenny Howell Commissioner Precinct 2

Mike White Commissioner Precinct 3

Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS	§	0.5555
	§	ORDER 2024-19
COUNTY OF JOHNSON	§	

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	Donalds Addition, Lots 1 & 2,
Block 1, in Precinct 4 and clarify that the	ne filing of the plat which	dedicates roads and streets to the
public does not make those roads and	streets county roads subje	ct to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 11th day of March 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Donalds Addition**, 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 11^{TH} DAY OF MARCH 2024.

Oh Ber	
Christopher Boedeker,	Johnson County Judge
Voted: Ves,	no, abstained
July 1	Lan House
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted: ves, np, abstained	Voted:yes,no,abstained
Mhe White	Juny Doolley
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4
Voted: V yes, no, abstained	Voted: ves, no, abstained
ATTEST: April Long, County Clerk	RES COURT SAY

CHARGO COUNTY, YEAR MOTES

- A PORTION OF THES REPLAT IS LOCATED IN THE ALVARADO ETJ AS SHOWN,

UTILITY PROVIDERS:

WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200.

ELECTRIC SERVICE IS TO BE PROVIDED BY UCS. PROVE 817-556-4000

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4825103234, EFFECTIVE AND DATE RECOMMENT ON, 2016 PROPERTY IS LOCATED IN ZONE "YE (AREAS DETERMINED TO BE OUTSIDE THE C.2X ANNUAL CHARGE RECORDERAN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE NATE HAP IS FOR USE IN ADMINISTERING THE "MPP", IT DOES NOT RECESSARRY SHOW ALL AREAS SURRECT TO FLOODING PARTICULARLY FROM LOCAL SOLRCES OF SHALL SIZE. WHICH COLD BE FLOODING BY SEVERS, CONCENTER RIMANAL COURTED WITH MISLOURIE COLD HAMADE SYSTEMS, THOSE MAY BE OTHER STREAMS, CREEKS, LINE MEAS, DEMANACE, NOTHING OF OTHER SURFACES OR SUBJECT OF THE SURFACE REPORTED WHICH HAVE NOT SURFACE AND CONCENTRY SHOWN AND CONCENTRY STREAMS ON ON HIN MAY BE SURFACE AND OTHER TWO HAMADE AND STREAMS OF THE SURFACE AND STREAMS WHICH THE SURFACE AND STREAMS WE NOT STREAMS OF THE SURFACE AND STREAMS WHICH THE SURFACE AND STREAMS WE NOT STREAM OF THE SURFACE AND STREAMS WE NOT THE

blooding the "...Om of water or constructing approximents in the drainage easements, and filling or obstruction of the floodway is provideded.

THE EXISTING CREEKS OR DRAMAGE CHANNELS TRAVERSING ALONG OR AGROSS THIS ACCITION WILL REMAIN AS OPEN CHANNELS AND MILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACONT TO DRAMAGE COURSES ALONG OR ADDOSS SAID LOTS.

dinson county will not be responsible for the maintenance and operations of said drainage ways in for the control of excision.

JOHNSON COUNTY WILL HOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY PLOCODING OR FLOOD CONDITIONS.

UTILITY EASEMENTS

ANY PUBLIC UTBUTY, INCLIDING JORGON COLATY, SHALL HAVE THE RIGHT TO NOVE AND RIZE MONCO ALL OR PART OF ANY BUILDINGS, TEXASS, TREES, SHAUSE, OTHER GROWING, OR IMPROVEMENTS WHICH IN ANY WAY DEMONSTER OR INTERPER WITH THE CONSTRUCTION OR MAINTENANCE, OR STOCKLY OF THE RESPECTIVE SYSTEMS IN ANY OF THE EASTMONTS SHOWN ON THE PLAT, AND ANY PUBLIC UTBUTY HIGLIGIAN, 20-MISON COUNTY, SHALL NAME THE RIGHT AT ALL TIMES OF SHORESS AND FORESSTO AND FORM SHEED ADMINIST OUR THE PAPENS OF CONSTRUCTION, RECORDING SYSTEMS WHITCH THE PAPENS AT AN ANY THE PAPENS AND AND AND THE PAPENS OF ANY TOTAL OF THE PAPENS OF THE PAPENS AND ANY THE PAPENS OF THE PAPENS OF ANY THE PAPENS OF TH

UTILITY EASEMENTS.

15" FROM LO" LINE IN FRONT 15" FROM LO" LINE IN BACK, 5" FROM LOT LINE ON THE SIDES.

RIGHT - OF - WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.N. OR STATE ; 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LIMES:

FLING A PLATE

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO BO DAYS OR BY BOTH FINE JAID CONFINEMENT FOR A PERSON WHO: SUBDIVIDES REAL PROPERTY TO USE UP TO UP DAYS OR BY BOTH FIRE AND CONTRIBUENT FOR A PURPON WAY SUBMOVES REAL PROPERTY TO USE
THE SUBMOVES EXCEPTION A DEED OF CONTRIBUTE ON A CONTRIBUT OF SALE
OF CHERE EXCOUTER CONTRACT TO CONTRY THAT IS SULFRED TO A WANDLESS WE HAVE AN OWNER OF SALE
OF CHERE EXCOUTER CONTRACT TO CONTRY THAT IS SULFRED TO A WANDLESS WE HAVE AND ONE FOR AN OWNER OF SALE OF THE PLAN OF THE PURPONSER IS NOT GIVEN USE OR COCUPANCY OF THE REAL PROPERTY CONTRIBUTE
SETTING THE RECORDING OF THE AS.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLATE OR REPLAT OF A SUBSYMBON UNTIL SUCH THE AS THE PLAT IS "RED FOR RECORD WITH THE COUNTY CLERK'S, OFFICE OF THE JOHNSON COUNTY CLERK'S.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAWAGE FACILITIES IN: A SUBDIVISION WITHIN TWILLYE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

ON—SITE SEWAGE FACULTY PERFORMANCE CANNOT BE QUARANTEED EVEN THOUGH ALL PROMISIONS OF THE RUFFS OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACULTES ARE COMPLETE WITH.

NEPICTIONS AND/OR ADDITIONS OF A PRIVATE SENSE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL MICHAEL ONLY THAT THE FACILITY MICHAEL REQUIREMENTS AND DATE OF THE PRIVATE OF THE PUBLIC WAS A CONTROL OF THE PUBLIC O

A PROPERLY DESCRIPTION AND CONSTRUCTED PROPERTY SERVICE PROGETY STYPERA, INSTALLED IN BASINALS COIL, CAN-MAURLICHED IT FOR AMOUNT OF WATER IN ATTEMNET IS REQUIRED TO DESCRIPT OF IS INTECTIONALD. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPENA IS THE 3-PRIVATE SEMANE FACULTY IN A SAINSFACTIONY BARBER.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL STATE OF FEDERAL LAW OF THE JURISDOTIONS IN WHICH THE PROPERTY IS LOCATED.

COMISCO COUNTY MAKES NO REPRESENTATION THAT THE CREEKS STREAMS REPORTS, DRIVINGE CHANNELS OR OTHER DRAINING STREAMS ROUNDES ON FRANCISES FORTHANDS INTERED ARE ACTUALLY EXERTING THE PROFERSY PORTRAINED BY THIS PLAY DO NOT MOUNTE THE STRUTTES OR COMMON LAW OF AN INCORPORATED CITY, JURISDON COUNTY, HE STREAM OF TEXAS, OR HE UNITED STREAMS

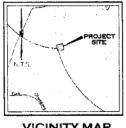
CHINSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHER, REPRESENTATIONS UPON MINCH JOHNSON COUNTY CAN MAKE DETERMINATIONS REDARDING THE APPROVAL OF THIS PROPERTY.

THE PROPERTY DEVLOPER SUBMITTING THIS PLAT TO JOINDON COUNTY FOR APPROVAL AND THE GINNET OF THE PROPERTY THE SUBJECT OF THIS PLAT TO HORIST WORK TO JOINTLY AND SEVENALLY RECEMBENT AND HOLD HORISTS AND THE COMMISSIONERS, OFFICIALS, JAN DE BEHOVERS OF JOHNSON COUNTY FROM ANY AND ALL CLAMB OR DIAMAGES RESULTING FROM OR LALEBOOK ARRING FROM JOHNSON COUNTY SAPROVAL OR FILM OF THIS PLAT OR CONTRIBUTION DOWNSHIPS ASSOCIATED THROSTONIC JOHNSON COUNTY'S APPROVAL OR FILM OF THIS PLAT OR CONTRIBUTION DOWNSHIPS ASSOCIATED THROSTONIC.

FLING A PLAT IS NOT ACCEPTANCE OF BOARS FOR COUNTY MARRIEDIANCS:

THE APPROVAL AND FILING OF A FLAT WHO'S DETREATES HOMES AND STREETS DOES NOT MAKE THE ROADS AND STREETS COURST FEAST SUBJECT TO COUNTY MANTICHARCE, NO ROAD, STREET OR PASSAGENY SET ADDE IN COUNTY MANTICHARCE, NO ROAD, STREET OR PASSAGENY SET ADDE IN COUNTY OF THE COUNTY OF THE PASSAGENY SET ADDE THE COUNTY OF THE COUNTY OF





VICINITY MAP

100' 300 200

STAMPED "TRANS TEXAS SURVEYING UNLESS CTHERWISE NOTED

CIRF (C.M.) G.P.R.J.C.T. P.R.J.C.T.

9.L. BUILDING LIME UTILITY EASEMENT

J.E. J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT

(NOT TO SCALE)

LEGEND

5/8" IRON HOD SET WITH A RED PLASTIC CAP DON BOD FOLIND MON MOD FOUND CAPPED INON MOD FOUND CONTROLLING MONUMENT OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS PLAT RECORDS JOHNSON COUNTY TEXAS

DENNIS I. MEMBURN AND CARIO DI B. MEMBURN CALLED 4 DOD ACRES VOLUME 1848, PAGE 518 Q.P.R. LG.T. 401 2 405 N 6515728.86 C: 2353795.22 9 1.5" PIPE FOUND ò (S. 84119'00" W 526.40") (C.M.) 5" U.E. 5/8" PS 1 LOT 1 BLOCK 1 10 10 SASE WENT - 1 239.12 Z 3.1. 2 Tue Francis LOT 2 118839 5 RIGHT-OF-WAY DEDICATION 0.255 ACRES JOAN MARIE ADAMS CALLED 4.000 ACRES 11097 SF 20" 40.848.9.1 2015-30863 5/9" 485 5/8" IRS JOSGE CASTILLO AND PLACE OF N: 5815427.22 C: 2254414.65 MARISELA CASTULO CALLED 2.900 ACRES BEGINNING 1/2" PIPE FOUND

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE IN. TURNER SURVEY, ABSTRACT NO. 828, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 4.000 AGRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018—30863, OFFICIAL PUBLIC

BECHNENG AT A 1/2' IRON PIPE FOUND IN THE EASTERLY LINE OF A CALLED 184.54D ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022—2428, O.P.R.L.C.T., FOR THE SOUTHWESTERLY CORNER OF SAD 4.000 ACRE TRACT AND BEING 1-YE NORTHWESTERLY CORNER OF A CALLED 2.900 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016—12296, O.P.R.J.C.T.;

THERICE, N. 30'53'39' W. WITH THE EASTERLY LINE OF SAID 184.540 AGRE TRACT, A DISTANCE OF 402.25 FEET TO A 1-1/2' IRON PIPE FOUND (N:6815728.86, E:2353793.22) FOR THE NORTHWESTERLY CORNER OF SAID 4.000 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF A CALLED 4.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1848. PAGE 515,

THENCE, N 83'47'05' E, WITH THE COMMON LINE BETWEEN SAID 4,000 ACRE TRACTS, A DISTANCE OF 535.81 FEET TO A 5/8' 190N ROD WITH A 78D PLASTIC CAP STANDED TRANS TEXAS SURVEYING' SET IN THE WESTERLY LINE OF COUNTY ROAD NO. 405, FOR THE COMMON COMMERC OF SAID ALONG ACTE TRACTS.

THENCE, S. 13'33'48' E, WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 405, A DISTANCE OF 360.97 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED THANS TEXAS SURVEYING SET (N. 6815427.22, E: 2354414.65) FOR THE SOUTHEASTERY CONNER OF SAID 4.000 CAPIC TRACT AS DESCRIBED AS AN EXAMPLE OF THE SOUTHEASTERY CONNER OF SAID 4.000 CAPIC TRACT AS DESCRIBED AS AN EXAMPLE OF THE SOUTHEASTERY.

THENCE, S 83'56'54' W. WITH THE SOUTHERLY LINE OF SAID 4.000 ACRE TRACT AND WITH THE NORTHERLY LINE OF SAID 2.900 ACRE TRACT, A DISTANCE OF 415,18 FFFF TO THE PLACE OF BEGINNING AND CONTAINING 3.996 ACRES OF LAND.

SURVEYOR'S NOTES:

- ALL BEARNOS AND CORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL DONE (4202), NADS3 (NA2011). ALL DISTANCES SHOWN ARE GROW, SCALE FACTOR IS 1,000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPLOTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PERPARED WITHOUT THE RETHER OF AN ARETRACT OF TIME. THEREFORE THESE MAY BE FASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN
- AFAD DRODEN RECORD ()

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT HELEN RASH, EXECUTOR OF THE JOAN WARE ADAMS ESTATE, IS THE SOLE DIMER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HERREY JODOTT HIS PLAT HOT TON TO JOHNSON COUNTY, EDAS AND WEREEY OFFICE TO THE PUBLIC USE, WITHOUT TON TO JOHNSON COUNTY, EDAS AND WEREEY OFFICE TO THE PUBLIC USE, WITHOUT PRESERVATION, THE STREETS, EASUMENTS, RICHIT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HERREGO MLIESS OTHERWISE DESCRIPTION OF THE PLAT.

Agolon Rash, executor of the Joan Marie Adams estate date

STATE OF TEXAS COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 40 D. OF INTLANDA. 20 JUL BY HELEN RASH, EXECUTOR, GIVEN UNDER MY HAND AND SPAL OF DEFICE.

PUBLICAL AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



FINAL PLAT SHOWING

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

PLAT RECORDED IN ___ INSTRUMENT #_

SLIDE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK, JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, GO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL, AND ACQUIRATE SURVEY OF THE LAND ON JANUARY 17, 2024 AND THAT THE CONNER MOUNENTS, ANGLES POINT OF CURYLS, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN WARKED, AND WERE PROPERLY PLACED UNDER MY "REPONDING JUPERNISH," PLACED UNDER MY "REPONDING JUPERNISH, PLACED UNDER MY "REPONDING JUPERNISH, PLACED UNDER MY "REPONDING JUPERNISH PLANDER".

JOAN WARIE ADAMS c/c HELEN RASH, EXECUTOR 4227 F. DESERT FOREST TRAIL

LOTS 1 & 2, BLOCK 1, DONALDS ADDITION

AN ADDITION TO JOHNSON COUNTY, TEXAS, PARTIALLY LOCATED IN THE ETJ OF ALVARADO. BEING 3.996 ACRES OF LAND LOCATED IN THE M. TURNER SURVEY ABSTRACT NO. 825, JOHNSON COUNTY, TEXAS.



CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transtexassurveying.com

Scale: 1"=100" Date: 02/29/2024 DWG: 20240004-MINOR PLAT Checked: LGB



AGENDA PLACEMENT FORM

(Submission Deadline - Monday, 5:00 PM before Regular Court Meetings)

	This section to be completed by County Judge's Office
Meeting Date: March 11,2024	Strison County
Submitted By: Julie Edmiston	
Department: Public Works	((*(APPROVED)*))
Signature of Elected Official/Department Head:	March 11, 2024
Description:	
Consideration of Order 2024-19, Order Ap	proving the Final Plat of Donalds
Addition, Lots 1 & 2, Block 1 in Precinct 4	
(May attach additional s	sheets if necessary)
	inocis ii nocessary)
Person to Present: Jennifer VanderLaan	
Person to Present: Jennifer VanderLaan (Presenter must be present for the item unle	
(Presenter must be present for the item unle	
(Presenter must be present for the item unle	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unle Supporting Documentation: (check one)	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unle Supporting Documentation: (check one) (PUBLIC documentation may be made avail	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unless Supporting Documentation: (check one) (PUBLIC documentation may be made available Estimated Length of Presentation: 10 minut	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unle Supporting Documentation: (check one) (PUBLIC documentation may be made available to be presented as a support of the item unle support of the item u	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unless Supporting Documentation: (check one) (PUBLIC documentation may be made available Estimated Length of Presentation: 10 minute Session Requested: (check one) □ Action Item ☑ Consent □ Workshop	ess the item is on the Consent Agenda) PUBLIC
(Presenter must be present for the item unless Supporting Documentation: (check one)	ess the item is on the Consent Agenda) PUBLIC

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email