



JOHNSON COUNTY COMMISSIONERS COURT

MAR 12 2024
April Long
County Clerk, Johnson County Texas
BY April Long 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 2024-19

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

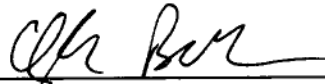
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve for filing purposes only, a Plat of **Donalds Addition**, Lots 1 & 2, Block 1, in Precinct 4 and clarify that the filing of the plat which dedicates roads 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 11th day of March 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

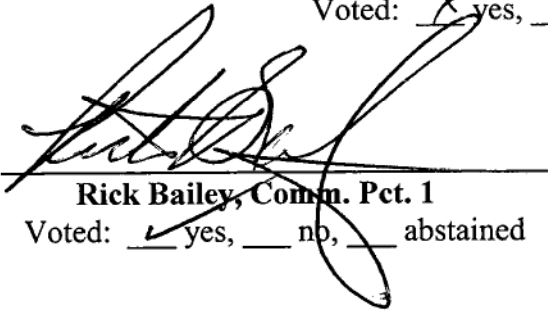
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Donalds Addition**, Lots 1 & 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads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

WITNESS OUR HAND THIS, THE 11TH DAY OF MARCH 2024.



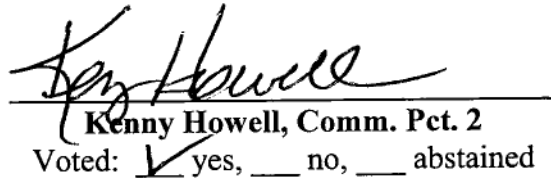
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



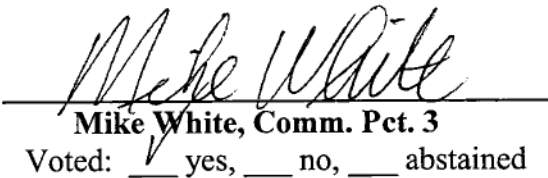
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



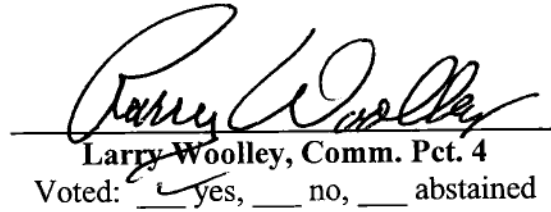
Kenny Howell, Comm. Pct. 2

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



JOHNSON COUNTY, TEXAS NOTES:

- 1. A PORTION OF THIS MAP IS LOCATED IN THE ALVARADO ETJ AS SHOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
3. UTILITY PROVIDERS: WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-780-5200. ELECTRIC SERVICE IS TO BE PROVIDED BY U.S. PHONE 817-556-4000. SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
4. FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS...

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE "BOUND" 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 DISCHARGE. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

UTILITY EASEMENTS: 15' FROM LOT LINE IN FRONT, 15' FROM LOT LINE IN BACK, 5' FROM LOT LINE ON THE SIDES.

RIGHT-OF-WAY DEDICATION: 40' ROW FROM CENTER OF ROAD ON F.W. OR STATE, 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

PLACING A PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, COMMITMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND COMMITMENT FOR A PERSON WHO SUBMITTOS REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE...

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 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 THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS.

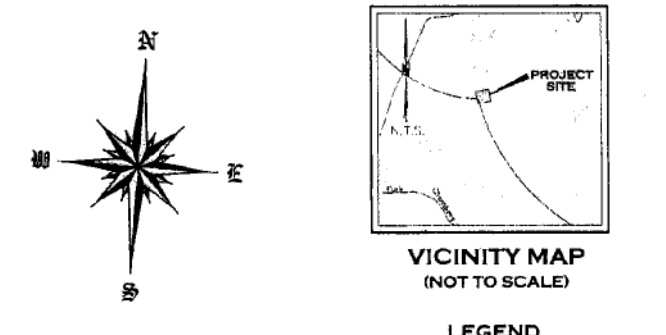
A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED, IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

THE APPROVAL AND FILING 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 LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

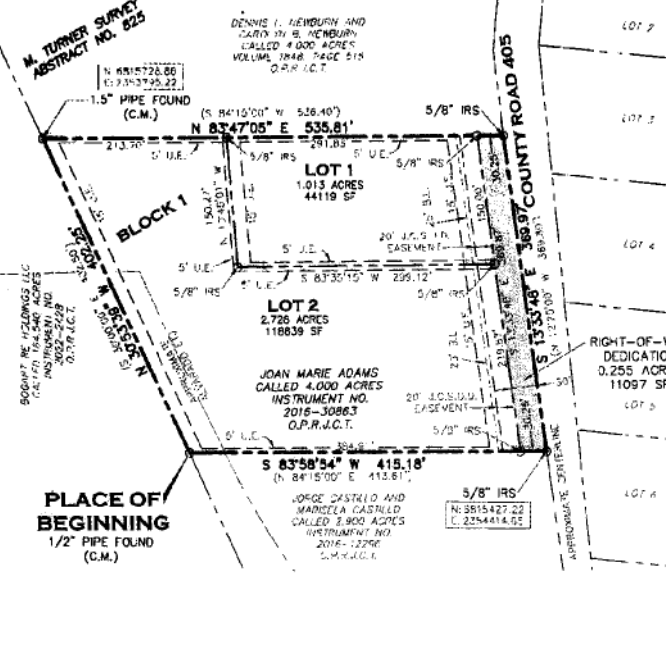
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, SERVICES OR FEATURES PORTRAIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAIED BY THIS PLAT...

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE SUBJECT OF THIS PLAT HEREBY AGREE TO HOLD AND DEFEND JOHNSON COUNTY 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.

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY MAINTAINABLE. THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT DATED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY ACCEPTING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



LEGEND table listing symbols for IRS (5/8" iron rod set), IRF (iron rod found), ONR (control monument), O.P.R.A.C.T. (official public records), P.R.A.C.T. (plat records), B.L. (building line), U.E. (utility easement), and J.C.S.U.D. (Johnson County Special Utility District).



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ___ DAY OF ___ 20__ COUNTY JUDGE

SURVEYOR'S CERTIFICATION: THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JANUARY 17, 2024...

PLAT RECORDED IN: YEAR ____, INSTRUMENT # ____, SLIDE ____, DATE ____, COUNTY CLERK: JOHNSON COUNTY, TEXAS, DEPUTY CLERK: JOHNSON COUNTY, TEXAS

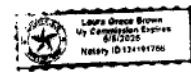
PROPERTY DESCRIPTION: BEING A TRACT OF LAND LOCATED IN THE M. TURNER SURVEY, ABSTRACT NO. 826, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 4,000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30863, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.A.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE EASTERLY LINE OF A CALLED 104,540 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2079-2478, O.P.R.A.C.T., FOR THE SOUTHWESTERLY CORNER OF SAID 4,000 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF A CALLED 2,900 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-12298, O.P.R.A.C.T.; THENCE, N 30°33'39" W, WITH THE EASTERLY LINE OF SAID 104,540 ACRE TRACT, A DISTANCE OF 402.95 FEET TO A 1-1/2" IRON PIPE FOUND (N:6815427.86, E:2353795.22) FOR THE NORTHWESTERLY CORNER OF SAID 4,000 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF A CALLED 4,000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1848, PAGE 515, O.P.R.A.C.T.; 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" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WESTERLY LINE OF COUNTY ROAD NO. 405, FOR THE COMMON CORNER OF SAID 4,000 ACRE TRACTS; THENCE, S 13°33'48" E, WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 405, A DISTANCE OF 359.97 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET (N:6815427.22, E:23044141.65) FOR THE SOUTHEASTERLY CORNER OF SAID 4,000 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 2016-30863, O.P.R.A.C.T. AND BEING THE NORTH-EASTERLY CORNER OF SAID 2,900 ACRE TRACT; THENCE, S 83°58'54" 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 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.996 ACRES OF LAND.

- SURVEYOR'S NOTES: 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000. 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE DEFICIENCIES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN. 3. () DENOTES RECORD DATA.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT HELEN RASH, EXECUTOR OF THE JOAN MARIE ADAMS ESTATE, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DONALDS 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 UNLESS OTHERWISE DESIGNATED ON THIS PLAT. BY: Helen Rash, EXECUTOR OF THE JOAN MARIE ADAMS ESTATE, DATE: March 20, 2024. STATE OF TEXAS, COUNTY OF JOHNSON. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 20th DAY of March, 2024, BY HELEN RASH, EXECUTOR, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES: [Signature]



FINAL PLAT SHOWING. 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.

TRANS TEXAS SURVEYING & MAPPING logo and contact information: 401 N. NOLAN RIVER ROAD, CLEBURNE, TEXAS 76033. OFFICE: 817-556-3440, FAX: 817-556-3545. Scale: 1"=100', Date: 02/29/2024, DWG: 20240004-MINOR PLAT, Drawn: MLH, Checked: LGB, Job: 20240004.



AGENDA PLACEMENT FORM

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

Date: March 1, 2024

Meeting Date: March 11, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

[Handwritten Signature]

Court Decision:
This section to be completed by County Judge's Office



March 11, 2024

Description:

Consideration of Order 2024-19, Order Approving the Final Plat of Donalds Addition, Lots 1 & 2, Block 1 in Precinct 4.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

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