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Filed For Record



JOHNSON COUNTY COMMISSIONERS COURT

APR 09 2024

April Long
County Clerk, Johnson County Texas

BY Act 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 2024-31

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 White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Liberty Chapel Canines 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 9th day of April 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Liberty Chapel Canines 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 9TH DAY OF APRIL 2024.

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk



BETTY BURNETT VERSTEEGH
VOL. 2812, PG. 734
D.R.J.C.T.

N 67°50'53" E 368.00'
(DEED CALL S 60°40'00" W 368.60')
(DEED CALL N 31°0'10" W 152.60')
S 31°53'07" E 152.60'

DEED CALL N 80°00'00" E 728.30'

S 59°50'53" W 328.08'

U.S. CONCRETE MONUMENT PIN

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DANIEL HENDERSON SURVEY
ABSTRACT NO. 334

(CALLED 30.165 ACRES)
ALICA DRAN GAMMILL
VOL. 2659, PG. 180
D.R.J.C.T.

Plat Recorded in

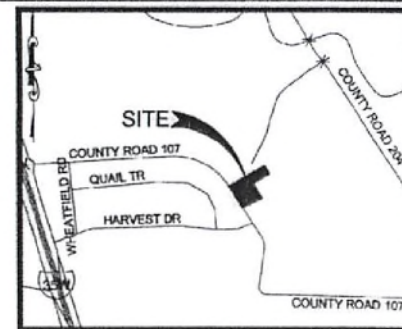
Instrument # _____

Slide, _____

Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk"



VICINITY MAP
NTS



BETTY BURNETT VERSTEEGH
VOL. 2812, PG. 734
D.R.J.C.T.

(DEED CALL S 60°40'00" W 707.00')
N 59°50'53" E 703.41'

LOT 1, BLOCK 1
136,507 SQ. FT. OR
3.134 ACRES

S 30°01'14" E 292.73'

90.12'

87.61'

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LIBERTY CHAPEL CANINES
DOC NO. 2023-23485
D.R.J.C.T.

LOT 2, BLOCK 1
75,390 SQ. FT. OR
1.731 ACRES

(DEED CALL N 59°40'00" E 381.10')

N 30°01'14" W 668.17'
(DEED CALL S 29°38'00" E 655.00')

(DEED CALL N 31°30'56" W 1698.41')

GLENDAY KAYE PETERS
VOL. 2180, PG. 410
D.R.J.C.T.

DESCRIBED IN
VOL. 679, PG. 783
D.R.J.C.T.

SAVE & EXCEPT TRACT
VOL. 1798, PG. 108
D.R.J.C.T.

(DEED CALL S 50°35'41" W 382.37')
S 62°39'11" W 387.16'

A=4°48'34"
R=860.32'
L=72.22'
CB=N31°10'39"W
LB=72.10'

FROM WHICH A
1/2" IRF BEARS
S 81°25'31" W 0.47'

P.O.B.

S 30°49'32" E 146.90'

N 30°49'32" W 2.62'

A=17°11'46"
R=800.32'
L=240.20'
CB=N40°22'15"W
LC=239.39'

LOT 11, BLOCK 2
QUAIL RUN ESTATES, PHASE I
VOL. 8, PG. 699
P.R.J.C.T.

N 31°46'22" W 352.16'

COUNTY ROAD 107
(A 60' WIDE PUBLIC RIGHT-OF-WAY)

(PLAT CALL S31°08'33"E 18.52')
N 31°46'22" W 18.52'

(PLAT CALL S31°08'33"E 297.57')
N 31°46'22" W 297.57'

60' ROW DEDICATION
QUAIL RUN ESTATES, PHASE I
VOL. 8, PG. 699
P.R.J.C.T.

LOT 12, BLOCK 2
QUAIL RUN ESTATES, PHASE I
VOL. 8, PG. 699
P.R.J.C.T.

LOT 13, BLOCK 2
QUAIL RUN ESTATES, PHASE I
VOL. 8, PG. 699
P.R.J.C.T.

(PLAT CALL N31°08'33"W 1257.00')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

(PLAT CALL S31°08'33"E 203.62')

FINAL PLAT
LOTS 1 & 2, BLOCK 1
LIBERTY CHAPEL CANINES ADDITION
BEING
4.865 ACRES
SITUATED IN THE
DANIEL HENDERSON SURVEY, ABSTRACT NO. 334
BEING IN THE CITY OF ALVARDO ETJ, JOHNSON COUNTY, TEXAS
JANUARY 08, 2024

OWNER:
LIBERTY CHAPEL CANINES
11140 State Highway 171
COVINGTON, TEXAS 75636
CONTACT: JUSTIN WEAVER
PHONE # 817-519-1494
Email: teacherfromtexas@gmail.com

COMPILED BY BLUESTAR SURVEYING LLC. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR
ELECTRONIC MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS ABSTRACT WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System (GCS, North Central Zone (NAD83), North American Datum
1983).

(2) (3) A - Controlling measurement.

(4) Unless otherwise noted, subject property is affected by any and all
existing, recorded and other matters that are shown on or a part of the
recorded plat and/or as part of the instrument recorded.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
11140 STATE HIGHWAY 171
COVINGTON, TEXAS 75636
WWW.BLUESTARSURVEYING.COM

JN 23-189 SHEET 1 OF 2 DATE: 1/8/24

OWNER'S CERTIFICATE

WHEREAS Liberty Chapel Canines, is the sole owner of a tract of land situated in the DANIEL HENDERSON SURVEY, ABSTRACT NO. 334, in the ETJ of Alvarado, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Liberty Chapel Canines, recorded in Document Number 2023-23406, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Liberty Chapel Canines tract, and a tract of land described in a deed to Betty Janet Vensteeh, recorded in Volume 2812, Page 734, Deed Records, Johnson County, Texas;

THENCE N 59°50'53" E, along the common line of said Liberty Chapel Canines tract, and said Vensteeh tract, a distance of 703.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Liberty Chapel Canines tract, and said Vensteeh tract;

THENCE S 31°53'07" E, along the common line of said Liberty Chapel Canines tract, and said Vensteeh tract, a distance of 152.60 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Liberty Chapel Canines tract, and said Vensteeh tract, said point being in the north line of a called 30.165 acre tract of land described in a deed to Alice Dean Gammill, recorded in Volume 2560, Page 180, Deed Records, Johnson County, Texas;

THENCE S 59°50'53" W, along the common line of said Liberty Chapel Canines tract, and said Gammill tract, passing a 4 x 4 concrete monument found online at a distance of 269.95 feet, and continuing a total distance of 326.03 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Liberty Chapel Canines tract, and said Gammill tract;

THENCE S 50°01'14" E, along the common line of said Liberty Chapel Canines tract, and said Gammill tract, a distance of 292.73 feet to a 1/2 inch iron rod found for the northeast corner of a tract of land in a deed to Glendia Kaye Peters, recorded in Volume 2160, Page 410, Deed Records, Johnson County, Texas, described in Volume 629, Page 793, Deed Records, Johnson County, Texas, and described as a save & keep tract in Volume 1795, Page 108, Deed Records, Johnson County, Texas;

THENCE S 62°45'23" W, crossing said Liberty Chapel Canines tract, and along the north line of said Peters tract, passing a 1/2 inch iron rod found online at a distance of 357.01 feet, and continuing a total distance of 266.69 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner, said point being in the east right-of-way line of County Road 107 (a 60 foot wide public right-of-way), as shown on Quail Run Estates, Phase I, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 3, Page 699, Plat Records, Johnson County, Texas;

THENCE N 31°46'22" W, and along the east right-of-way line of said County Road 107, a distance of 352.15 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner, said point being the beginning of a curve to the left having a radius of 860.32 feet, and a deflection angle of 04°48'34";

THENCE, and along the east right-of-way line of said County Road 107, and along the said curve to the left, an arc distance of 72.22 feet, a chord bearing and distance of N 34°10'30" W, 73.20 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner, said point being in the west line of said Liberty Chapel Canines tract;

THENCE N 30°49'32" W, and along the west line of said Liberty Chapel Canines tract, a distance of 2.62 feet to the POINT OF BEGINNING and containing 211,897 square feet or 4.865 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That LIBERTY CHAPEL CANINES, owner of the above described tract of land, do hereby accept this plat designating the herein described property as LIBERTY CHAPEL CANINES ADDITION, LOT 1 AND LOT 2, BLOCK 1 an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 28th day of March, 2024.

By: Justin Weaver, Owner of Liberty Chapel Canines, Justin Weaver-Owner

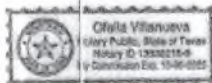
STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Justin Weaver, 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 and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 28th day of March, 2024.

Notary Public in and for the State of Texas

My Commission Expires 10-08-2025



GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of Alvarado.

The designation of the proposed usage of the area shown on plat is for Single Family Residential.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 817-760-5200
Electricity: United Co-Op Services 817-447-8292
Sewer: Private Septic Sewer System

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C03501, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway 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 traversed 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 occasioned by 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 buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner:

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.

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 any adjacent or downstream property owner or impose, impede or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed 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 whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Private Sewage 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 acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not infer the owner of the 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 the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created 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, 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.

Indemnity

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 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.

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths 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 at all times of ingress 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 without the necessity at any time of procuring the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 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 conveyance, or a contract to convey that is delivered to a purchaser unless the plat or record of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if 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 replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads 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 in record 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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COR96).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. THIS PROPERTY IS SUBJECT TO A 20 FOOT WIDE JCSDJ EASEMENT IN INSTRUMENT NUMBER 2015-897, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.
4. THIS PROPERTY IS SUBJECT TO A 30 FOOT WIDE SOUTHWEST GAS PIPELINE INC. EASEMENT IN VOLUME 3510, PAGE 711, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.
5. J-W GATHERING COMPANY 30 FOOT WIDE ROW EASEMENT, RECORDED IN VOLUME 4238, PAGE 623, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND DOES AFFECT AS SHOWN.
6. RANGE PRODUCTION I, LP, 20 FOOT ROW EASEMENT, RECORDED IN VOLUME 4583, PAGE 51 DEED RECORDS, JOHNSON COUNTY, TEXAS, AND DOES AFFECT AS SHOWN.

NOTES:

Right-Of-Way Dedication: 40 ROW from center of road on F.M. or State 30 ROW from center of County Roads or roads in a Subdivision.
Utility Easement: 15' from lot line in front and back 5' from lot line on the sides
Building Lines: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded In

Instrument # _____

Slide, _____

Date _____

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 20__

County Judge

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, January 08, 2024. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 03/28/2024



FINAL PLAT
LOTS 1 & 2, BLOCK 1
LIBERTY CHAPEL CANINES ADDITION

BEING 4.865 ACRES
SITUATED IN THE DANIEL HENDERSON SURVEY, ABSTRACT NO. 334 BEING IN THE CITY OF ALVARDO ETJ, JOHNSON COUNTY, TEXAS JANUARY 08, 2024

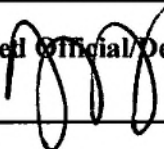
COPIES OF THIS SURVEYING FILE ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED BY MEANS OF ANY MEANS OR BY ANY OTHER MEANS, OR STORED IN A RETRIEVING SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

OWNER: LIBERTY CHAPEL CANINES
11148 State Highway 171
COVINGTON, TEXAS 75638
CONTACT: JUSTIN WEAVER
PHONE # 817-819-1494
Email: jweaverfromtexas@gmail.com

BLUESTAR SURVEYING logo and contact information including phone number 817-659-9208, website www.bluestarsurveying.com, and sheet information: JUN 23-189 SHEET 2 OF 2 DATE: 1/8/24

AGENDA PLACEMENT FORM

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

Date: April 1, 2024
Meeting Date: April 9, 2024
Submitted By: Julie Edmiston
Department: Public Works
Signature of Elected Official/Department Head: 

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



April 9, 2024

Description:
Consideration of Order 2024-31, Order Approving the Final Plat of Liberty Chapel Canines 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**