



JOHNSON COUNTY COMMISSIONERS COURT

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 2024-38

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 Howell, Pct. 2 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Technochem Addition**, Lot 1, in Precinct 1 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 22nd day of April 2024.

Filed For Record 4:17PM

APR 22 2024

April Long
County Clerk, Johnson County Texas

BY Act DEPUTY

NOW THEREFORE BE IT RESOLVED AND ORDERED:

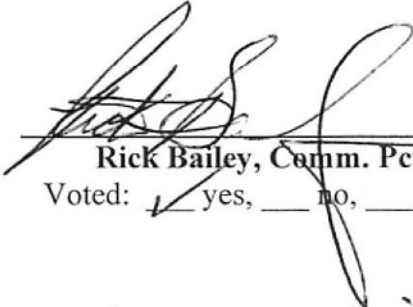
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Technochem Addition**, Lot 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets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

WITNESS OUR HAND THIS, THE 22ND DAY OF APRIL 2024.



Christopher Boedecker, Johnson County Judge

Voted: yes, no, abstained



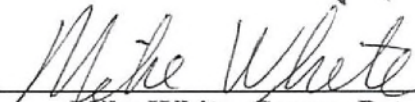
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



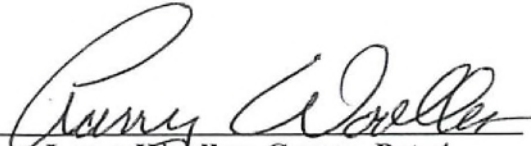
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



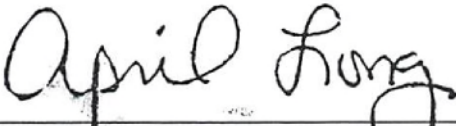
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



Johnson County Rules

Microfilm Notes:

- It is a Criminal Offense punishable by a fine of up to \$500.00, confinement in the county jail for up to 90 days or by both the fine and confinement for a person who subdivides real property to use the subdivision information in a deed of conveyance, instrument for a deed of trust, or a lease or other instrument that is delivered to a purchaser unless the plat or report of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said subdivision may be based on the conveyance in a separately prepared deed and recording of the deed plat and the purchaser is not given notice of the plat or report conveyed before the recording of the deed.
- A purchaser may not sue or receive property described in a plat or report of a subdivision until such time as the plat is filed for record with the County Clerk's office at the Johnson County Clerk.
- The approval and filing of a plat which indicates roads and streets does not make the roads and streets county roads subject to the provisions of Chapter 222, Texas Transportation Code, unless the roads and streets are shown on the plat with the approval of an express Order of the County Engineer. The approval of the Order of the County Engineer is not required for private roads and streets. Texas specifically identifying any such road as a highway and specifically accepting such road or easement for county maintenance.
- Where Service is to be provided by Johnson County Special Utility District, Service is to be provided by private service areas. Electrical Service is to be provided by RKA Electric Corporation, Inc.
- Lot 1 as shown hereon, is intended for commercial use.
- The developer shall establish all forms and drainage facilities in a subdivision within three (3) months of the date of final plat approval.
- High as Way Deduction:
 - 40' ROW from center of road on F.M. or State
 - 20' ROW from center of County road or roads in a subdivision
- All building setbacks are subject to current Johnson County development regulations.
 - Building Lines
 - 20' from lot line (State Hwy & F.M.)
 - 25' from lot line (County Road or Subdivision Road)
- This subdivision or some part thereof is located within the ETJ of Rio Vista.

FLOOD NOTES:

- The referenced FEMA Flood Insurance Rate Map is to be used in administering the national flood insurance program (NFIP). It does not necessarily show all areas subject to flooding, nor does it show the local features of flood ways, which could be flooded by areas, concentrated rainfall coupled with inadequate local drainage systems, heavy rains, river streams, creeks, low areas, drainage systems or other factors or conditions existing at or near the subject property which are not studied or addressed as part of the NFIP.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of water. Johnson County will not be responsible for any damage personal injury or loss of life or property sustained 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, posts, etc., or buildings, which obstruct the flow of water through drainage easements.
- Ensuring the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creek 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 on lots that are bounded by or adjacent to the drainage channel shown on this plat.
- Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of water.
- Johnson County will not be responsible for any damage personal injury or loss of life or property sustained 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, etc., or buildings, which obstruct the flow of water through drainage easements.
- 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.

Utility Notes:

- 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 project from complying with county, state and local regulations. Private sewage facilities, although approved as meeting minimum standards, must be constructed by the owner at the owner's expense if normal operation of the facility results in appreciable odor. Unsanitary conditions are created, or if the facility is not used in compliance with government regulations.
- A privately designed and constructed private sewage facility system, installed in, outside and on, or adjacent to the amount of water that is capable of discharge if not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- Any public utility, including Johnson County, shall have the right to move and have moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way obstruct or interfere with the construction or maintenance, or utility of its respective facilities in any of the easements shown on this plat, and any public utility including Johnson County shall have the right at all times of hours and access to and from said easements for the purpose of construction, reconstruction, inspection, parking, maintenance and access to or removal of or part of its respective systems without the necessity of any type of securing the permission of owner.

Utility Easements:

- 5' from lot line in front & back
- 5' from lot line on the sides

"Standard Duffer" Notes:

- The approval and filing of this plat by Johnson County does not relieve the developer of the property of owner of the property of any duty to comply with all local, state or federal law of the jurisdiction in which the projects is located.
- The approval and filing of this plat by Johnson County does not relieve the developer of the property of owner of the property of any duty to any person or organizations properly (owner or license holder) to transfer any duty of liability to Johnson County, the Commissioners, officers or employees of Johnson County.
- Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other natural structures, devices or features, participate herein or actually existing on the property hereon by this plat do not violate the statutes or common law of any independent city, Johnson County the State of Texas, or the United States.
- Johnson County is relying upon the surveyor whose name is affixed hereto to make accurate and lawful representations as to which Johnson County can make determinations regarding the approval or disapproval of this plat.

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.

Surveyor's Notes:

- With respect to the documents filed in The Commission No. 206054 the following easements and restrictions were reviewed for this survey:
 - Tract 4 & Tract 5
 - Subject to the following Easements and/or Documents: Vol. 380, Pg. 81 (GAINED) Vol. 226, Pg. 242, Vol. 276, Pg. 515, Vol. 217, Pg. 472 (GAINED) Clerk File No. 209-4043 (owner): 2021-4901 (owner): 2021-6020 (owner): O.P.A.L.C., T.
 - Currently this tract appears to be located within one or more of the following areas:
 - Special Flood Hazard Areas, Zone "X" - No Base Flood Elevation Information.
 - Other Areas, Zone "X" - Areas Determined to be outside the 0.2% annual chance floodplain.
- According to the F.E.R.A., Community Profile A320C442A, dated 10/20/2002, for up-to-date flood hazard information always visit the official FEMA website at FEMA.gov
- Beaches, Ditches, and/or Areas derived from GPS observations and refers to R.A.D. Train, State Plane Coordinate System, North Central Zone 4202 (GSD, US Survey Feet - use 1180.336 scale factor x 1.0002) if greater correction is needed.
 - Underground utilities were not located during this survey. Call 811 or your Utility Providers before excavation or construction.
 - Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
 - All corners are set 1/2" iron nails with plastic cap stamped "Texas Surveying Inc." Unless otherwise noted.
 - Minimum Finished Floor Elevation of 713.7 feet (as shown). Base Flood Elevation is determined from publicly available data published by F.E.R.A. on their website (referred to as "Estimated Base Flood Elevation Viewer")



State of Texas
County of Johnson

Whereas, Technochem LLC, and Chemmed LLC, being the owners of the certain 3.232 acre tract in the C. SEVIER SURVEY, ABSTRACT No. 752, Johnson County, Texas, being all of that certain 2.738 acre tract conveyed to Technochem LLC in Clerk's File No. 2021-4708 and all of that certain 0.494 acre tract conveyed to Chemmed LLC in Clerk's File No. 2021-2145; Other property records, known Clerk's File No. 2021-4901, and being further described by metes and bounds as follows:

BEARING, DISTANCE, ANGLE, AREA, DISTANCE FROM GDS, observation performed by Texas Surveying, Inc., and reflect R.A.D. Train, State Plane Coordinate System, North Central Zone 4202 (GSD - US Survey Feet) BEGINNING at a fourth 1/2" iron rod in the southwest corner of was line of State Highway No. 174 at the northwest corner of said 2.738 acre tract, same being the southeast corner of Tract 4 & Tract 5 as conveyed to Kamy Reed Property Trust in Clerk File No. 209-4043, O.P.A.L.C., for the northwest and beginning corner of the herein described tract;

THENCE S 37°35'18" E, 184.07 feet, along the southwest right of way line of said State Highway 174 to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the southwest corner of said 0.494 acre tract and the north-south line of said 0.494 acre tract and the north-south line of said 2.738 acre tract conveyed to Technochem LLC in Clerk's File No. 2021-4708; (this is the southeast corner of said 2.738 acre tract) conveyed to R.I.V.V. LLC in Clerk File No. 2021-2432 O.P.A.L.C., bears S 37°31'51" E, 438.98 feet;

THENCE S 37°32'42" W, 527.46 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the southwest corner of said 0.494 acre tract and the north-south line of said 0.494 acre tract and the north-south line of said 2.738 acre tract conveyed to Technochem LLC in Clerk's File No. 2021-4708;

THENCE N 24°30'34" W, 176.70 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for a corner of the herein described tract;

THENCE N 49°13'01" W, 803.99 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the south line of said Tract 4 & Tract 5 of the Kamy Reed Property Trust, for the northwest corner of said 0.494 acre tract and the north-south line of said 0.494 acre tract and the north-south line of said 2.738 acre tract conveyed to Technochem LLC in Clerk's File No. 2021-4708;

THENCE N 53°18'41" E, 138.70 feet, with the south line of said Tract 4 & Tract 5 of the Kamy Reed Property Trust, to the POINT OF BEGINNING, and containing 3.232 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That ZACHARIAH B. SAVERY, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah B. Savery
Zachariah B. Savery, Registered Professional Surveyor No. 5194
Texas Surveying, Inc. - Aerial Branch
265 S. Judd Street, Suite 13, T9008
Mopac/Hwy 281, RT-441-0261
Phone: D: 800-542-0
Field Date: August 8, 2022
Preparation Date: April 8, 2024

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Technochem LLC and Chemmed LLC, owners of the above described tract of land, do hereby adopt the plat DISCLOSED TO THE PUBLIC (Priority) on Lot 1 Technochem Addition an addition to Johnson County, Texas and hereby declare to the public, with full knowledge, the streets, easements, individual areas and any other public areas shown herein, which otherwise depicted on this plat.

BY: *Nancy K...* 4-12-24
Technochem LLC
Nancy K... (Owner)

BY: *Nancy K...* 4-12-24
Chemmed LLC
Nancy K... (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nancy K... known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this 12th day of April, 2024.

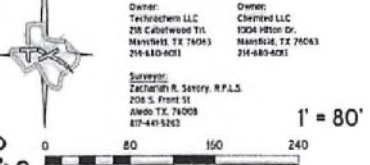
Heena Mc Gee
Notary Public in and for the State of Texas

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nancy K... known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this 12th day of April, 2024.

Heena Mc Gee
Notary Public in and for the State of Texas



FILED FOR RECORD _____ 2024

PLAT RECORDED IN: _____

INSTRUMENTS _____ SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS

THIS THE _____ DAY OF _____ 2024

BY: _____
COUNTY JUDGE



Final Plat
Lot 1
Technochem Addition
an addition to Johnson County, Texas,
Located in the ETJ of Rio Vista, Texas.

Being 3.232 acre tract in the C. SEVIER SURVEY, ABSTRACT No. 752, Johnson County, Texas, being all of that certain 2.738 acre tract conveyed to Technochem LLC in Clerk's File No. 2021-4708 and all of that certain 0.494 acre tract conveyed to Chemmed LLC in Clerk's File No. 2021-2145. Official Priority Records, Johnson County, Texas.

April 2024
TEXAS SURVEYING
ALEX BRANCO - 817-441-5263
File No. 1011202 - 1-00079330196.000

AGENDA PLACEMENT FORM

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

Date: April 12, 2024

Meeting Date: April 22, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan



Description:

Consideration of Order 2024-38, Order Approving the Final Plat of Technochem Addition, Lot 1 in Precinct 1.

(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**