

AGENDA PLACEMENT FORM

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

Date: June 11, 2024

Meeting Date: June 24, 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



Motion to be Moved to July 8th Court

June 24, 2024

Description:

Consideration of Order 2024-65, Order Approving the Final Plat of Country Meadows 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



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

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§

ORDER 2024-65

COUNTY OF JOHNSON

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Country Meadows 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 24TH DAY OF JUNE 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

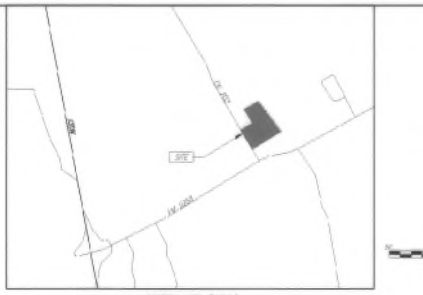
ATTEST: April Long, County Clerk

LEGEND

PROPERTY MAP
 COUNTY ROAD
 SUBDIVISION
 EASEMENT

NOTES

1. OWNER: HANNA SURVEYING & ENGINEERING, L.L.C.
 2. PROJECT: LOT 1 & 2, BLOCK 1, COUNTRY MEADOWS ADDITION
 3. LOCATION: JOHNSON COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF JOHNSON

DEED

WHEREAS COUNTRY MEADOWS GRANVILLE, L.L.C. IS THE SOLE OWNER OF A 15.006 ACRES TRACT OF LAND SITUATE IN THE PAMELA SESSIONS SURVEY, ABSTRACT NUMBER 766 IN THE UNINCORPORATED AREA OF JOHNSON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-1243 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEHINDING AT A 1/2-INCH HIGH ROD FOUND, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 15.006 ACRE TRACT, SAID POINT ALSO BEING THE MOST SOUTHWEST CORNER OF A CALLED 2.50 ACRE TRACT OF LAND, AS CONVEYED TO DONALD S. BARNES IN A DEED RECORDED IN INSTRUMENT NUMBER 2013-1274, D.B.C.T., SAID POINT ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203 AND FOLLOWING ALONG THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 2.50 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 80 DEGREES 25 MINUTES 25 SECONDS WEST, PASSING A 5/8-INCH HIGH ROD SET WITH YELLOW CAP STAMPED 'TAMM SURV 315 6847', AT A DISTANCE OF 13.02 FEET, AND CONTINUING A TOTAL DISTANCE OF 203.57 FEET, TO A 3/8-INCH HIGH ROD SET WITH YELLOW CAP STAMPED 'TAMM SURV 315 6847', SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 15.006 ACRE TRACT;

NORTH 80 DEGREES 25 MINUTES 25 SECONDS WEST, PASSING A 1/2-INCH HIGH ROD FOUND AT A DISTANCE OF 361.75 FEET, AND CONTAINING A TOTAL DISTANCE OF 401.47 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH HIGH ROD FOUND BEARS SOUTH 74 DEGREES 03 MINUTES 05 SECONDS WEST A DISTANCE OF 3.87 FEET, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 3.50 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF A CALLED 171.59 ACRE TRACT OF LAND, AS CONVEYED TO THE ARMY AND NAVAL UNDERWRITERS IN A DEED RECORDED IN INSTRUMENT NUMBER 2020-1246 (D.B.C.T.);

THENCE, LEAVING THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 3.50 ACRE TRACT, AND FOLLOWING ALONG THE COMMON LINE OF SAID 171.59 ACRE TRACT AND SAID 15.006 ACRE TRACT, NORTH 80 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 108.58 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH HIGH ROD FOUND BEARS NORTH 80 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 13.36 FEET, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 15.006 ACRE TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 2.50 ACRE TRACT, AS CONVEYED TO FERNANDO LARIZ JR. AND FERNANDO LARIZ JR. IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-1243 (D.B.C.T.);

THENCE, LEAVING THE COMMON LINE OF SAID 171.59 ACRE TRACT AND SAID 15.006 ACRE TRACT AND FOLLOWING ALONG THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 3.50 ACRE TRACT, SOUTH 74 DEGREES 03 MINUTES 05 SECONDS WEST 11 SECONDS WEST, PASSING A 3/8-INCH HIGH ROD SET WITH YELLOW CAP STAMPED 'TAMM SURV 315 6847', AT A DISTANCE OF 424.64 FEET, AND CONTINUING A TOTAL DISTANCE OF 463.57 FEET, TO A 5/8-INCH HIGH ROD SET WITH YELLOW CAP STAMPED 'TAMM SURV 315 6847', SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 15.006 ACRE TRACT;

THENCE, LEAVING THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 3.50 ACRE TRACT AND FOLLOWING ALONG THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 3.50 ACRE TRACT, SOUTH 74 DEGREES 03 MINUTES 05 SECONDS WEST, PASSING A 5/8-INCH HIGH ROD SET WITH YELLOW CAP STAMPED 'TAMM SURV 315 6847', AT A DISTANCE OF 861.75 FEET, AND CONTINUING A TOTAL DISTANCE OF 894.77 FEET, TO A 1/2-INCH HIGH ROD FOUND BEARS SOUTH 74 DEGREES 03 MINUTES 05 SECONDS WEST A DISTANCE OF 171.59 FEET, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID 15.006 ACRE TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 2.50 ACRE TRACT OF LAND, AS CONVEYED TO DONALD S. BARNES IN A DEED RECORDED IN INSTRUMENT NUMBER 2013-1274, D.B.C.T., SAID POINT ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203;

THENCE, LEAVING THE COMMON LINE OF SAID 15.006 ACRE TRACT AND SAID 3.50 ACRE TRACT AND FOLLOWING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, NORTH 80 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 58.58 FEET TO THE POINT OF BEGINNING, AND CONTAINING 25,879 SQUARE FEET OF 15.006 ACRES OF LAND MORE OR LESS.

NO. 12 JUNE 2024

STATE OF TEXAS
 COUNTY OF JOHNSON

APPROVED BY JOHNSON COUNTY COMMISSIONER'S OFFICE

DATE: _____
 COUNTY CLERK: _____
 COUNTY CLERK: _____

Detention Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	29.91	18.03	95.07	S5° 34' 39"W	26.60
C13	23.00	18.08	72.90	N79° 55' 36"W	21.48
C14	18.99	18.05	60.31	N14° 59' 43"W	18.13
C15	54.95	66.06	47.67	N10° 06' 49"W	53.38
C16	26.05	18.05	89.02	N11° 42' 48"E	25.31
C17	27.75	18.02	88.24	S80° 32' 38"E	25.00

Parcel Line Table

Line #	Length	Direction
L1	370.43	N60° 01' 03.00"E
L2	260.01	N57° 06' 25.00"E
L3	141.00	N32° 53' 35.00"W
L4	187.00	N30° 15' 13.57"W
L5	30.30	N60° 01' 03.00"E
L7	64.40	N30° 15' 13.57"W
L8	217.49	N60° 01' 03.00"E
L9	298.41	N57° 06' 25.00"E
L10	362.14	N30° 25' 04.00"W
L11	108.00	N60° 01' 03.00"E
L12	293.43	S30° 25' 04.00"E
L13	24.87	N71° 06' 14.14"W
L14	72.39	S69° 44' 21.48"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.37	86.00	2.91	N58° 33' 44"E	4.37
C2	72.26	46.00	90.00	N12° 06' 25"E	65.05
C3	39.46	45.00	50.24	N85° 08' 21"E	38.21
C4	32.82	46.00	40.88	N50° 41' 44"W	32.13
C5	72.47	46.00	90.27	N14° 52' 55"E	65.21
C6	2.34	46.00	2.91	N58° 33' 44"E	2.34
C7	72.61	46.00	90.44	N14° 47' 58"E	65.30
C8	71.91	46.00	89.56	S75° 12' 01"E	64.91

Detention Easement Line Table

Line #	Length	Direction
L16	127.08	S57° 14' 07.64"W
L17	27.00	N46° 04' 23.94"W
L18	6.00	N16° 03' 03.47"E
L19	94.00	N53° 38' 05.41"E
L20	99.00	S36° 22' 11.00"E

THAT COUNTRY MEADOWS GRANVILLE, L.L.C., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THE PLAT DESIGNATING THE DETENTION EASEMENT PROVISIONS SET FORTH IN SECTION 1 & 2, BLOCK 1, COUNTRY MEADOWS ADDITION AS SHOWN ON JOHNSON COUNTY, TEXAS AND REFER TO THE PUBLIC USE, WITHOUT PREJUDICE, THE STRAITS, ROADS, OR WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE INDICATED ON THIS PLAT.

Nicholas Drew Longoria (SIGNATURE OF OWNER)
 NICHOLAS DREW LONGORIA
 COUNTY CLERK OF JOHNSON COUNTY, TEXAS
 DATE: 13 MAY 2024

BY COMMISSIONER: *James* DATE: June 12, 2024

FINAL PLAT
 LOTS 1 & 2, BLOCK 1
 COUNTRY MEADOWS ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS
 PAMELA SESSIONS SURVEY, ABST. NO. 766,
 15,006 AC
 JUNE 2024

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