



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 2024-127

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 **Perla Addition**, Lots 1-12, Block 1, in Precinct 3 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.

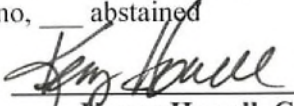
WITNESS OUR HAND THIS, THE 25TH DAY OF NOVEMBER 2024.


Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained


Rick Bailey, Comm. Pct. 1

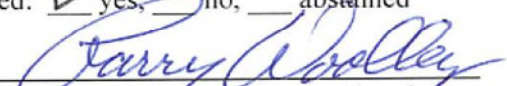
Voted: ☐ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

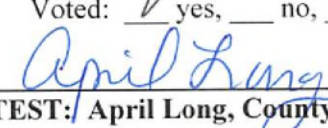
Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk

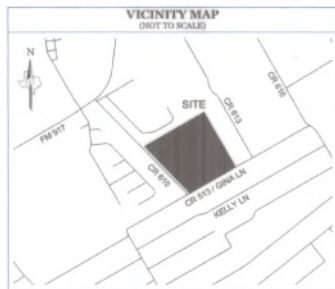


Filed For Record 3:21 PM

NOV 25 2024

April Long
County Clerk, Johnson County Texas

BY  DEPUTY



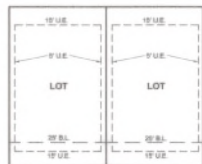
UTILITY COMPANIES
 WATER: PRIVATE WATER WELLS
 ELECTRIC: UNITED COOPERATIVE SERVICE (817) 447-4992
 SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

UTILITY EASEMENT
 10' FROM LOT LINE IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATIONS
 47' ROW FROM THE CENTER OF ROAD ON F.M. OR STATE
 30' ROW FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION

BUILDING LINES
 30' FROM LOT LINE (STATE HWY AND F.M.)
 20' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

TYPICAL LOT DETAIL LOTS 1-11, BLOCK 1 (NOT TO SCALE)



COUNTY ROAD 913
 GINA LANE

LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
IRP	= IRON PIPE FOUND
CRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
PG	= PILE
CAB	= CABINET
VOL	= VOLUME
DOC. NO.	= DOCUMENT NUMBER
D.R.C.T.	= DEED RECORDS JOHNSON COUNTY, TEXAS
O.P.R.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
	= APPROXIMATE LOCATION SURVEY ABSTRACT LINE
	= BOUNDARY LINE
	= EXISTING EASEMENT LINE
	= ADJOINING PROPERTY LINE
	= CENTERLINE OF ROAD



PLAT RECORDED IN _____
 INSTRUMENT # _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

FINAL PLAT PERLA ADDITION LOTS 1-12, BLOCK 1

BEING 154.83 ACRES OF LAND OUT OF THE
 JOHN M. ROSS SURVEY, ABSTRACT NO. 747
 JOHNSON COUNTY, TEXAS

12 RESIDENTIAL LOTS

JOB NUMBER
 2204-056-03
 DATE
 07/17/2024
 REVISION
 10/30/2024
 DRAWN BY
 TAR



Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Marcelino Rico
 Maria Rico
 3876 CR 607
 Alvord, TX 76009
 (817) 983-4342

ENGINEER
 MAS Consulting Engineers
 Contact: Angel Sanchez
 101 Summit Avenue, Suite 1030
 Fort Worth, TX 76102
 (817) 708-2422

AGENDA PLACEMENT FORM

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

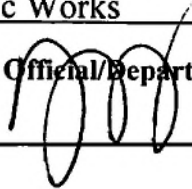
Date: November 14, 2024

Meeting Date: November 25, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration of Order 2024-127, Order Approving the Final Plat of Perla Addition, Lots 1-12, Block 1, in Precinct 3.

Served by private water well, GAC completed

(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**