# JOHNSON COUNTY
## COMMISSIONERS COURT

| Christopher Boedeker<br>County Judge | Rick Bailey<br>Commissioner<br>Precinct 1 | Kenny Howell<br>Commissioner<br>Precinct 2 | Mike White<br>Commissioner<br>Precinct 3 | Larry Woolley<br>Commissioner<br>Precinct 4 |
|---|---|---|---|---|

| | | |
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| **THE STATE OF TEXAS** | § | |
| | § | **ORDER 2026-79** |
| **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 Development Services 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 **Alvarado Self Storage**, Lot 1, 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 AUGUST 2026.**

**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**

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS

BASIS OF BEARINGS: NORTH BOUNDARY LINE OF SUBJECT PROPERTY ACCORDING TO DEED RECORDED CLERK'S FILE No. 2021-17753, R.P.R.J.C.T. & PLAT RECORDED IN CLERK'S FILE No. 2022-16, R.P.R.J.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT


Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 21-0047
OF No. CHA-2100101


GENERAL NOTES:

1. All bearings shown hereon are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances and areas shown hereon are surface.

2. Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0215 J, dated December 4, 2012, most of this property is located in Zone "X" (Areas determined to be outside of the flood plain), with a portion of the property located in Zone "A" (Areas determined to be within the 100-year 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 surfaces 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 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 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.

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

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

5. 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 Development Services 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. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded 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 property 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.

6. 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 sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for record 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 Commissioner's Court entered of record in the minutes of the Commissioner's Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

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 imposes, imputes 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.

Indemnity

The property owner 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 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 efficacy of its respective systems in any of the easements shown on the 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.

Utility Easements:

15' from lot line in front and back
5' from lot line on the sides

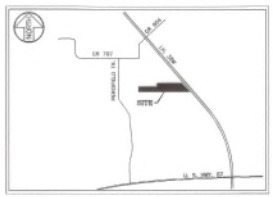
Right-of-Way Dedication:

40' ROW from center of road on F.M. or State *
30' from center of County roads or roads in a subdivision *
* Unless otherwise required by Major Thoroughfare Plan

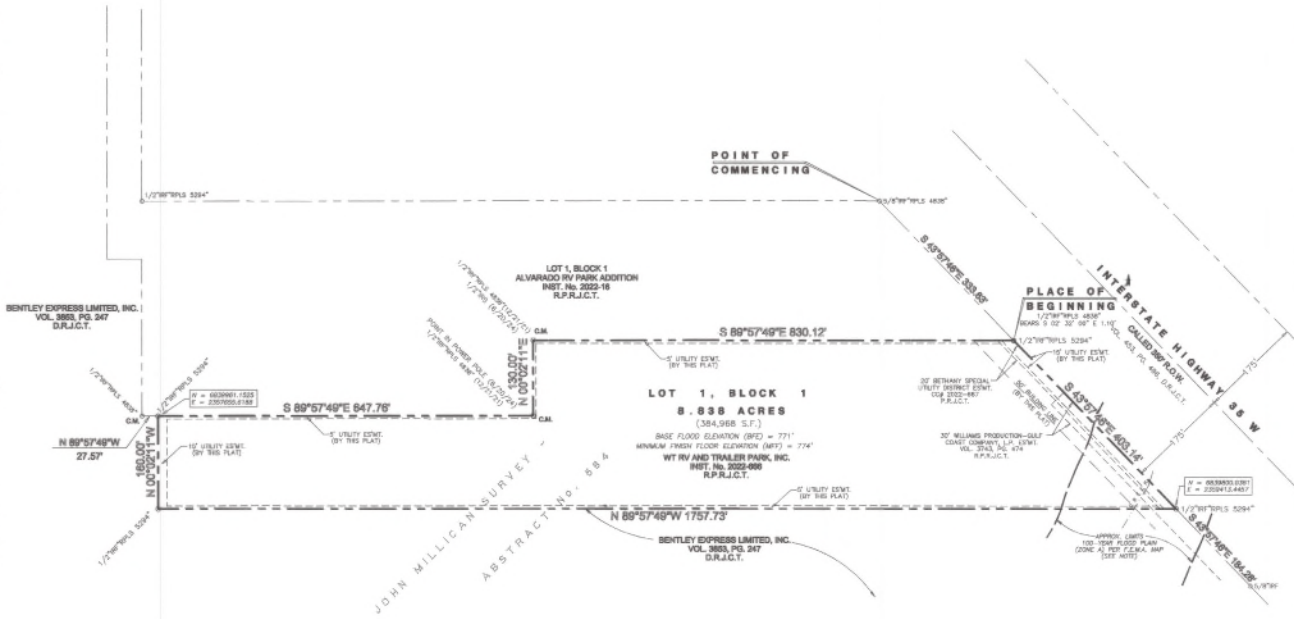
Building Lines:

50' from lot line (State Hwy & F.M.)
25' from lot line (County Road or Subdivision Roads)
15' from lot line on rear
10' from lot line on sides

The designation of the proposed usage is commercial of the area shown on the plat.




VICINITY MAP
NOT TO SCALE




GRAPHIC SCALE – FEET
100 0 100 200 300
SCALE: 1" = 100'

Water provider: Bethany Water Supply Corporation – 817-790-2516
Electric provider: United Electric Cooperative Services – 817-782-8316
Sewer – Private Individual Septic System

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____ 2026

_____
COUNTY JUDGE

PLAT RECORDED IN
INSTRUMENT NO. _____ SLIDE _____
DATE: _____
_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
_____
DEPUTY CLERK

OWNER:
WT RV AND TRAILER PARK, INC.
CONTACT: ROBERT GORMAN
8772 E. GOLDENROD DRIVE
GARDENDALE, TEXAS 79758
PHONE (432) 413-9170
email: jg77contractinG@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
CONTACT: RON COOMBS, R.P.L.S.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
PHONE (817) 781-7981
email: ron.coombs@sbcglobal.net

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, WT RV AND TRAILER PARK, INC., is the sole owner of a tract of land located in the JOHN MILLICAN SURVEY, ABSTRACT No. 584, Johnson County, Texas according to the deed recorded in Clerk's File No. 2022-666 of the Official Public Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Northeast corner of Lot 1, Block 1, Alvarado RV Park Addition, an addition to Johnson County, Texas, according to the plat recorded in Clerk's File No. 2021-16 of the Real Property Records of Johnson County, Texas, and lying in the Southwest right-of-way line of Interstate Highway 35W (a called 350' wide right-of-way);

Thence S 43° 57' 46" E, 333.62 feet along the said Southwest right-of-way line of Interstate Highway 35W to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southeast corner of said Lot 1, being the Northeast corner of aforesaid WT RV Tract and the PLACE OF BEGINNING of the tract herein described, from which a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" bears S 02° 32' 08" E, 1.10 feet;

THENCE S 43° 57' 46" E, 403.14 feet continuing along said right-of-way line to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southeast corner of said WT RV Tract, from which a 5/8-inch iron rod found bears S 43° 57' 46" E, 194.28 feet;

THENCE N 89° 57' 49" W, 1757.73 feet along the South boundary line of said WT RV Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southwest corner thereof;

THENCE N 00° 02' 11" W, 160.00 feet along the West boundary line of said WT RV Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Northwest corner thereof, lying in the South boundary line of aforesaid Lot 1, Block 1, Alvarado RV Park Addition, from which a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Southwest corner thereof bears N 89° 57' 49" W, 27.57 feet;

THENCE along the Northerly boundary line of said WT RV Tract with the Southerly boundary line of said Lot 1 as follows:

S 89° 57' 49" E, 647.76 feet to a point in a power pole;

N 00° 02' 11" E, 130.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "RPLS 5294";

S 89° 57' 49" E, 830.12 feet to the PLACE OF BEGINNING, containing 8.838 acres (384,968 square feet) of land.

STATE OF TEXAS

COUNTY OF JOHNSON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WT RV AND TRAILER PARK, INC., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, ALVARADO SELF STORAGE, 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.

WT RV AND TRAILER PARK, INC.,

By: ROBERT GORMAN, President

Date: 8-3-26

STATE OF TEXAS

COUNTY OF ECTOR

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT GORMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of August, 2026.

Kim Bourre
NOTARY PUBLIC
STATE OF TEXAS

KIM BOURRE
My Notary ID # 2693776
Expires September 19, 2029

MY COMMISSION EXPIRES: 9-18-29

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

STATE OF TEXAS
RONALD W. COOMBS
5294
REGISTERED PROFESSIONAL LAND SURVEYOR

# FINAL PLAT OF
# ALVARADO SELF STORAGE
# LOT 1, BLOCK 1

BEING 8.838 ACRES OF LAND LOCATED IN THE JOHN MILLICAN SURVEY, ABSTRACT No. 584 EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
1 LOT
JUNE 19, 2026

*VG-92-2026-26346*

**Johnson County**
**April Long**
**Johnson County Clerk**

**Instrument Number:** 2026 - 26346

Real Property Recordings

Recorded On: August 25, 2026 09:03 AM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: $0.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

| | |
|---|---|
| Document Number: | 2026 - 26346 |
| Receipt Number: | 20260825000047 |
| Recorded Date/Time: | August 25, 2026 09:03 AM |
| User: | Martika S |
| Station: | CCL45 |

**Record and Return To:**

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT
JOHNSON COUNTY, TEXAS

**STATE OF TEXAS**
**Johnson County**
**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas**

April Long
Johnson County Clerk
Johnson County, TX

April Long

AGENDA ITEM
CA34

# AGENDA PLACEMENT FORM

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

**Date:** August 10, 2026

**Meeting Date:** August 24, 2026

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:** [signature]

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

Johnson County ★ APPROVED ★ Commissioners Court

8.24.2026

**Description:**

Consideration of Order 2026-79, Order Approving the Final Plat of Alvarado Self Storage, Lots 1, Block 1, Located in Precinct 4.

Water Source is Bethany Water Supply Corporation.

(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:** _____ minutes

**Session Requested:** (check one)

☐ Action Item ☑ Consent ☐ Workshop ☐ Executive ☐ Other _____

**Check All Departments That Have Been Notified:**

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

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

**Approved in CC on 9/11/2023**