



# 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

§  
§  
§

ORDER 2024-110

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 **Union Estates**, Lot 1 Thru Lot 4, Block 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.

Filed For Record 1:26 pm

OCT 16 2024

April Long  
County Clerk, Johnson County Texas

BY md DEPUTY

WITNESS OUR HAND THIS, THE 15<sup>TH</sup> DAY OF OCTOBER 2024.

*Christopher 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*

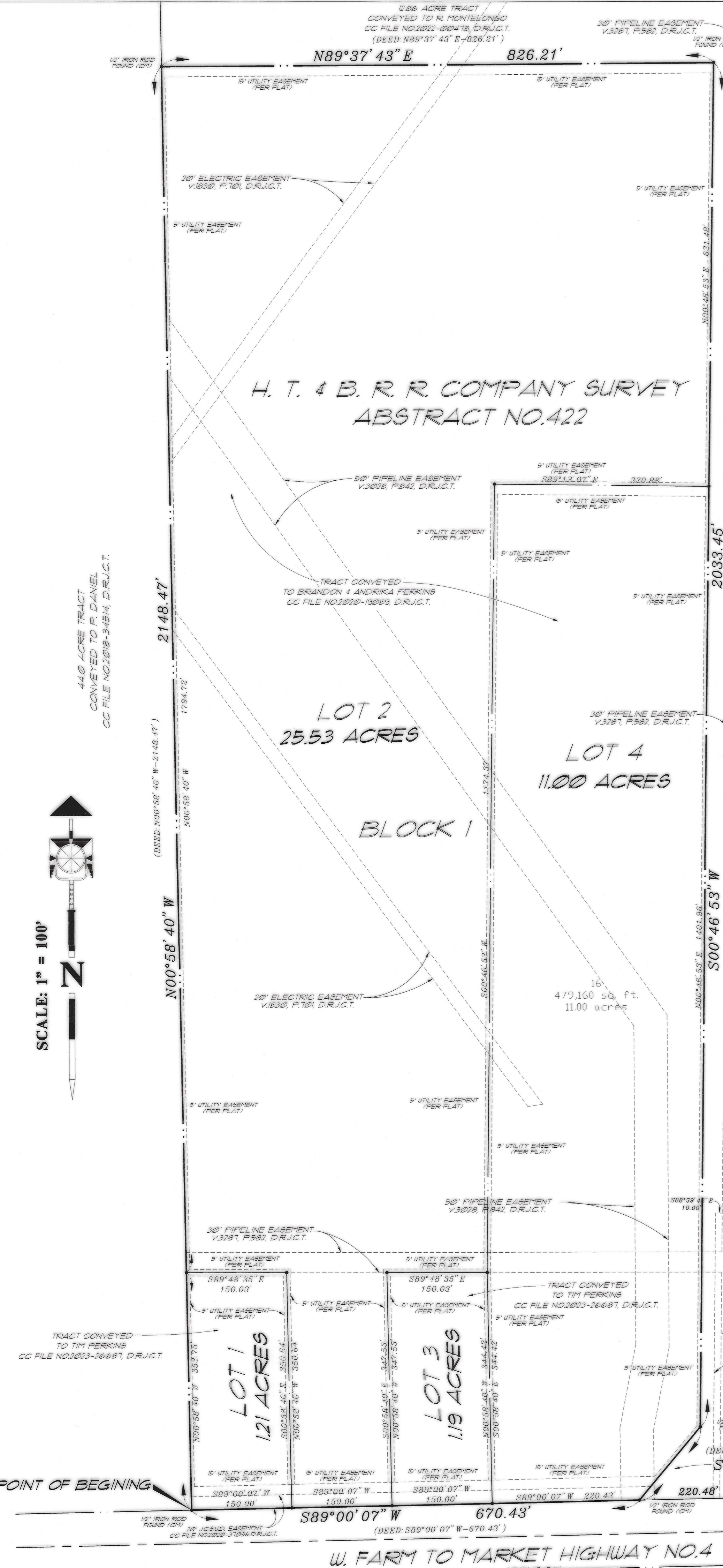
**Larry Woolley, Comm. Pct. 4**

Voted:  yes,  no,  abstained

*April Long*

**ATTEST: April Long, County Clerk**





Approved by Johnson County Commissioners Court  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
COUNTY JUDGE

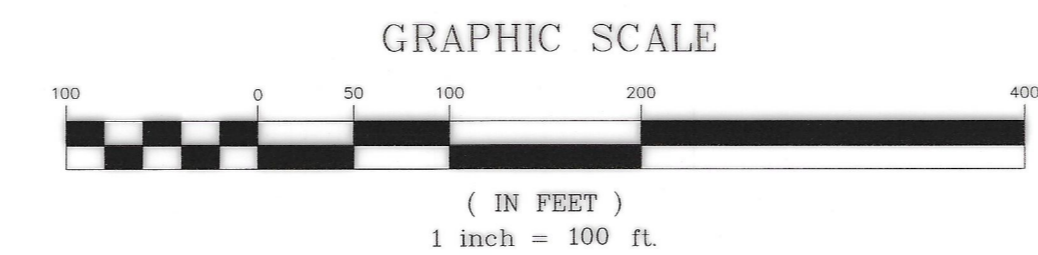
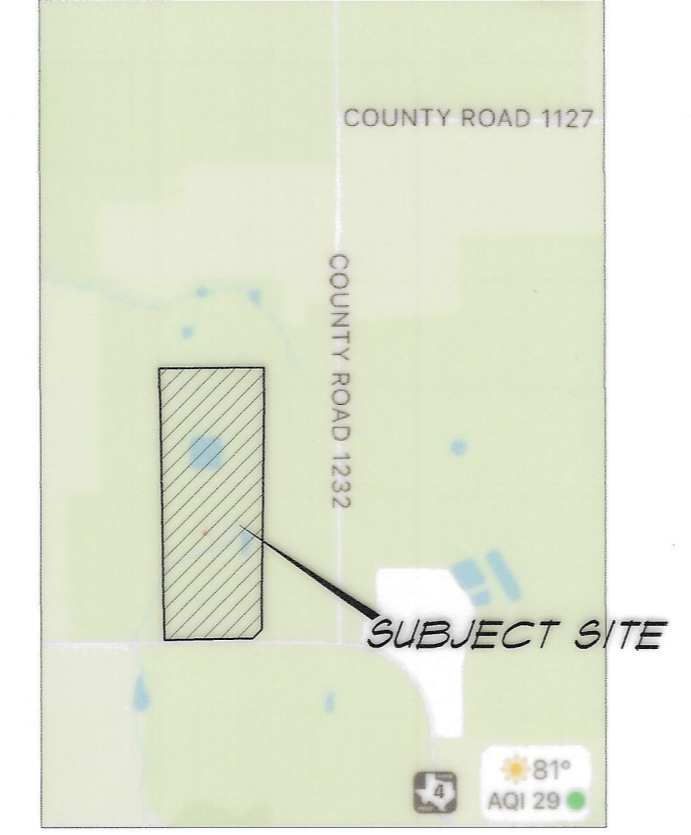
**Utility Easement**  
5' FROM LOT LINE ON SIDES  
15' FROM LOT LINE IN FRONT AND BACK

**Building Lines**  
50' FROM LOT LINE (STATE HWY 4 FM HWY)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

**Right of Way Dedication**  
40' ROW FROM CENTER OF ROAD ON P.M. OR STATE HWY.  
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

**Owners Certificate**  
Whereas Brandon Perkins, Andrika Perkins and Tim Perkins are the owners of a tract or parcel of land situated in the H. T. and B. R. R. Company Survey, Abstract No.422, Johnson County, Texas, being part of a tract of land conveyed to Brandon Perkins by deed recorded under County Clerks File No.2020-19089, Deed Records, Johnson County, Texas, and conveyed to Tim Perkins by deed recorded under County Clerks File No.2023-26687, Deed Records, Johnson County, Texas and County Clerks File No.2023-26688, Deed Records, Johnson County, Texas being more particularly described as follows:  
Beginning at a 1/2" iron rod found for corner in the north line of W. Farm to Market Highway No.4 (100' right-of-way), being the southeast corner of a 44.0 acre tract of land conveyed to P. Daniel by deed recorded under County Clerks File No.2018-34514, Deed Records, Johnson County, Texas, and the southwest corner of said Perkins tract;  
Thence North 00°58'40" West with the common line between said Perkins tract and said 44.0 acre tract a distance of 2148.47 feet to a 1/2" iron rod found for corner in the east line of said 44.0 acre tract, being the northwest corner of this tract and the southwest corner of a 12.86 acre tract of land conveyed to R. Montelongo by deed recorded under County Clerks File No.2022-00478, Deed Records, Johnson County, Texas ;  
Thence South 89°37'43" East with a south line of said 12.86 acre tract a distance of 826.21 feet to a 1/2" iron rod found corner, being a corner of this tract and said 12.86 acre tract;  
Thence South 00°46'53" West with a westerly line of said 12.86 acre tract a distance of 2033.45 feet to a 1/2" iron rod found corner, being a corner of this tract and said 12.86 acre tract;  
Thence South 40°06'46" West with a westerly line of said 12.86 acre tract a distance of 141.97 feet to a 1/2" iron rod found corner in the north line of said W. Farm to Market Highway No.4, and the south line of said Perkins tract, being the southwest corner of said 12.86 acre tract and the southeast corner of this tract;  
Thence South 89°00'07" West with north line of said W. Farm to Market Highway No.4 and the south line of said Perkins tract generally long a barb wire fence a distance of 670.43 feet to the POINT OF BEGINNING and containing 38.94 acres of land, more or less, as surveyed on the ground in July, 2024 by Tucker Surveyors.

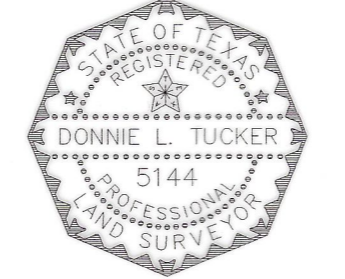
**LEGEND**  
--- PROPERTY LINE  
--- EASEMENT LINE  
(CM) --- CONTROLLING MONUMENT  
(CC) --- COUNTY CLERK



State of Texas  
County of Johnson  
I, Donnie L. Tucker, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.

*Donnie L. Tucker*  
Donnie L. Tucker, RPLS 5144

9/23/24  
Date



**General Notes**  
NOTE: THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.  
NOTE: BEARINGS BASED PER GRS NAD 83 - NORTH CENTRAL ZONE.  
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.  
NOTE: U.S.G.S. WATER EASEMENT RECORDED CC FILE NO.2023-5922, D.R.U.C.T. (AFFECTS)  
NOTE: UTILITY PROVIDERS ARE AS FOLLOWS:  
SEWER: BY PRIVATE INDIVIDUAL SEPTIC SYSTEM.  
WATER: LOT 1 THRU LOT 4 PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT-817-760-5204  
ELECTRICITY: TXU (888)866-7486  
NOTE: THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE STU OF ANY CITY OR TOWN.  
NOTE: THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.  
NOTE: THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

**Private Sewage Facility**  
ON-SITE 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 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 UNBANTARY 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.

**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 GROUNDS 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 TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTAINING, 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.

**Flood Statement**  
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No.48251C@150-J, effective date December 4, 2012, this property is located in Zone 'X'. (Areas determined to be outside 500-year floodplain.)

**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 adjacent or downstream property owners or impose inputs 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 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.

**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 30 days or by both fine and confinement for a person who subdivides real property, uses the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory contract to convey that is delivered to a purchaser unless the plat or replat 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 dedicating 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 of 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.

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS  
That We, Tim Perkins and Brandon Perkins, do hereby adopt this plat as Lot 1 thru Lot 4, Block 1, Union Estates, an addition to Johnson County, Texas, and do hereby dedicate to the public without reservation, the streets, easements, right-of-way and any other public areas shown hereon unless otherwise designated on this plat.  
WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, this the 30 day of Sept, 2024.

*Brandon Perkins*  
Brandon Perkins

*Andrika Perkins*  
Andrika Perkins

State of Texas  
County of Johnson  
I, Tonya Dibell, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.

*Tonya Dibell*  
Tonya Dibell, RPLS 5144

9/23/24  
Date

State of Texas  
County of Johnson  
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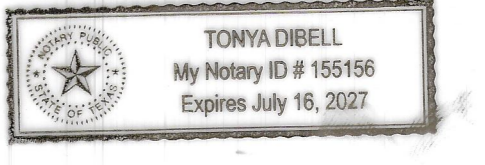
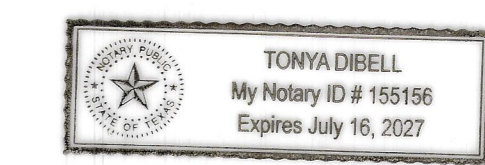
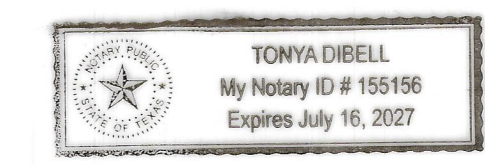
*Tonya Dibell*  
Tonya Dibell, RPLS 5144

9/23/24  
Date

State of Texas  
County of Johnson  
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*Tonya Dibell*  
Tonya Dibell, RPLS 5144

9/23/24  
Date



PLAT RECORDED IN  
Year \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_  
Slide \_\_\_\_\_  
DATE \_\_\_\_\_  
County Clerk, Johnson County, Texas  
Deputy Clerk \_\_\_\_\_

FINAL PLAT  
Lot 1 Thru Lot 4, Block 1  
Union Estates  
38.94 ACRES  
H. T. & B. B. R. Company Survey, Abstract No.422  
JOHNSON COUNTY, TEXAS

Being all 38.94 acre tract conveyed to D. Gomez by deed recorded County Clerks File No.2019-34714, Deed Records, Johnson County, Texas  
DATE: JULY, 2024 SCALE: 1" = 100'

FIRM NO.10194218

TEXAS  
SURVEYORS  
(LAND SURVEYING IN TEXAS)

P.O. Box 1855  
Burleson, Texas 76097  
Office: 817-295-2999  
Fax: 817-295-3311  
JOB NO.202407007

OWNER:  
Tim Perkins / Brandon & Andrika Perkins  
LOT 1 THRU 4  
Geology, Texas 76093  
817-648-2843 / 817-944-3669  
email: info@parklynconstruction.com

SURVEYOR:  
DONNIE L. TUCKER  
TEXAS SURVEYORS  
P.O. BOX 1855  
BURLESON, TEXAS 76097  
PHONE: (817) 295-2999  
FAX: (817) 295-3311  
email: tucker@texasurveyors.com

**AGENDA PLACEMENT FORM**

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

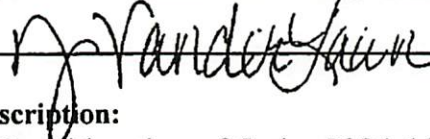
Date: October 1, 2024

Meeting Date: October 15, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Consideration of Order 2024-110, Order Approving the Final Plat of Union Estates, Lot 1 thru Lot 4, Block 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**

