

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 3pm



OCT 24 2022

Becky Ivey, County Clerk
Johnson County Texas
By md Deputy

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

RICK BAILEY
Commissioner Pct. #1

PAULA REID
Assistant to Commissioners Court

LARRY WOOLLEY
Commissioner Pct. #4

KENNY HOWELL
Commissioner Pct. #2

STATE OF TEXAS

§
§
§

ORDER #2022-84

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT
PURSUANT TO SECTION 232.009 (c) OF THE
TEXAS LOCAL GOVERNMENT CODE**

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner White, Pct. #3 that stated: "I make the motion to approve the revision of the plat of **Christian Addition**, Lots 2 and 3, to create Lots 2R thru 7R, in Precinct #4."

Said motion was approved by a vote of the Commissioners Court on the 24th day of October, 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

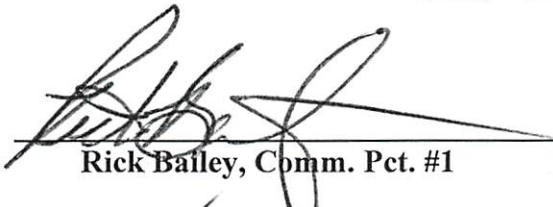
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Christian Addition**, Lots 2 and 3, to create Lots 2R thru 7R, in Precinct #4.

WITNESS OUR HAND THIS, THE 24TH DAY OF OCTOBER 2022.



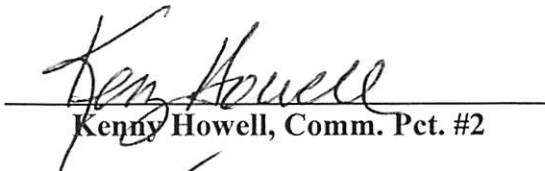
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



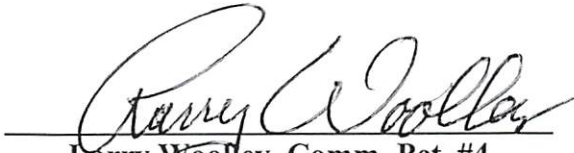
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



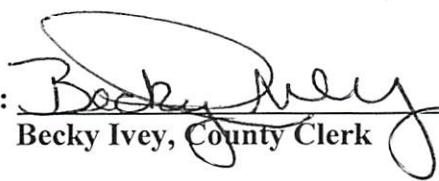
Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 

Becky Ivey, County Clerk



PROPERTY DESCRIPTION

STATE OF TEXAS
 COUNTY OF JOHNSON:
 BEING a 9.162 acre tract of land in the Thomas Matty Survey, Abstract Number 538, situated in the City of Alvarado, Johnson County, Texas, and being all of that certain tract of land described in Lot 2 and 3, Christian Addition, as addition to the City of Alvarado, Johnson County, Texas, as recorded in Volume 9, Page 717, Plat Records, Johnson County, Texas, and as to Lot 3, as a Holdings, LLC recorded in Instrument Number 2022-1538, Deed Records, Johnson County, Texas. The bearings for this description are based on the bearings as they appear in Volume 9, Page 717, Plat Records, Johnson County, Texas. Said 9.162 acre tract of land being described by metes and bounds as follows:
 BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" at the southeast corner of said certain tract of land described in deed to Marion J. and Jo Anne Moore, recorded in Volume 455, Page 893, Deed Records, Johnson County, Texas;
 THENCE along the common lines of said Lot 2 and 3 and the Moore tract, the following courses and distances:
 South 18°55'57" East, a distance of 472.92 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
 South 18°59'34" East, a distance of 268.77 feet to a 1/2" iron rod found;
 South 60°01'34" West, a distance of 171.80 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
 North 29°28'53" West, a distance of 7.54 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
 THENCE South 62°06'56" West, a distance of 608.82 feet to a MAG nail found for the southwest corner of Lot 2 and 3 and at the right of 600 feet of County Road 405, a variable width right of way;
 THENCE North 16°53'25" East, along the west line of said Lot 2 and 3, a distance of 604.22 feet to a MAG nail found;
 THENCE North 09°22'54" East, along the west line of said Lot 2 and 3, a distance of 406.89 feet to a MAG nail found for the northwest corner of said Lot 2 and 3 and the southeast corner of said Lot 1-R;
 THENCE South 89°09'33" East, along a common line of said Lot 1-R and said Lot 2, a distance of 1154.2 feet to a 3/4" iron rod found;
 THENCE North 51°41'54" East, along said common line, a distance of 164.17 feet to the POINT OF BEGINNING and containing a computed area of 9.162 Acres, more or less.

THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

That, Twin A Holdings, LLC, owner of the above described tract of land, does hereby adopt this plat designating the heretofore described property as LOTS 2, 3R, CHRISTIAN ADDITION, as Addition to the City of Alvarado, Johnson County, Texas, and does hereby endorse to the public's use without reservation the streets, easements, right-of-way and any other area shown hereon.
 IN WITNESS WHEREOF, the said owner has caused this Plat to be signed by me, the undersigned, on this 15th day of OCT 2022.
 By: *[Signature]*
 Twin A Holdings, LLC
 State of Texas
 County of Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Ron Frazier for Twin A Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and consideration herein expressed.
 By: *[Signature]*
 My Commission expires: 08-18-26

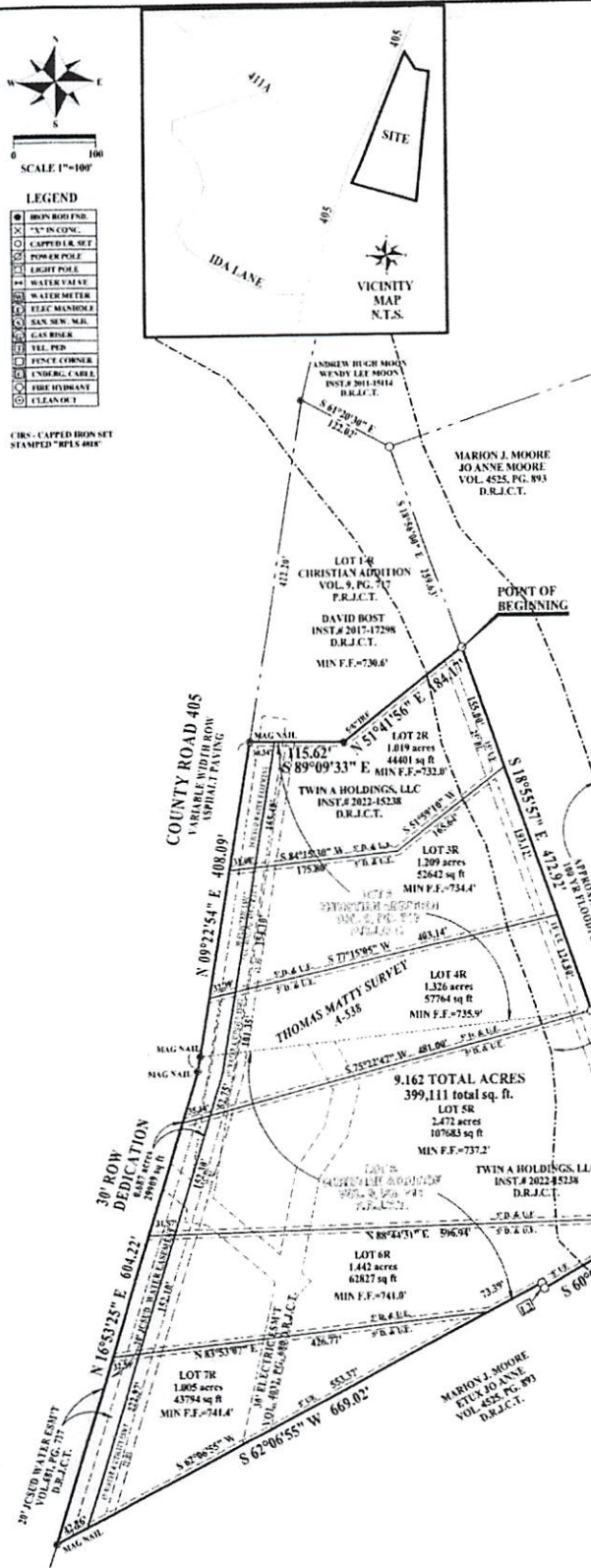
JULIE ZAMORA
 Notary Public, State of Texas
 Comm. Expires 06-10-2026
 Notary ID 131562021

PLAT FILED _____ 2022
 INSTRUMENT # _____ SLIDE _____
 JOHNSON COUNTY PLAT RECORDS
 BY: _____
 COUNTY CLERK

Approved by the Johnson County Commissioners Court
 This the _____ day of _____, 2022
 by: _____
 County Judge

Id	Bearing	Distance
12	N 25°03'33" W	754.1

PLAT NOTES:
 ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, AND POINTS OF CURVATURE WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.
DESIGN OF DEVELOPER, PROPERTY OWNER:
 The approval and filing of this plat by Johnson County does not relieve the developer of the property of any duty to comply with all local, state or federal laws of the jurisdiction in which the property is located.
 The approval and filing of this plat by Johnson County does not relieve the developer of the property of any duty to any adjacent or downstream property owner or person, licensee or transferee any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
 Johnson County makes no representation that the creek, streams, rivers, drainage channels or other drainage structures, ditches, or features portrayed hereon are actually existing on the property portrayed by this plat nor that the status or existence 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 hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.
 (Involuntary)
 The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat hereby agree to jointly and severally indemnify and hold harmless Johnson County, 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.
GENERAL NOTES:
 1. The bearings for this survey are based on the bearings as they appear in Instrument Number 2022-1538, Deed Records, Johnson County, Texas.
 2. There is no flood plain elevation required per deed.
 3. Measurements shall control any as shown.
 4. All bearings and distances are measured as shown.
 5. The description of the proposed range of the area shown on plat is for single residential.
 6. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
 Easement provider: United Cooperative Services 817-647-9292
 Water provider: ACHD water - 817-768-5269
 Sewer provider: Individual septic systems.
PRIVATE SEWAGE FACILITY
 Private 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 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 approved by the owner of the owner's expense of normal operation of the facility results in objectionable odors, if secondary 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 substantially reduce the amount of water that is required to operate a septic system. 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 growth, or improvements which in any way encumber or interfere with the construction or maintenance, or operation of its respective system in any of the easements shown on this plat, and any public utility including Johnson County, shall have the right to all lines of signs and signs and to install and maintain for the purpose of construction, reconstruction, inspection, patrolling, maintaining and/or repairing all or part of its respective system without the necessity at any time of procuring the permission of anyone.
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 60 days or by both fine and confinement for a person who subdivides real property to use the subdivision description in a deed of conveyance, a contract for a deed, or a contract of sale or other conveyance contract in a county that is delivered to a purchaser unless the plat or report of the subdivision is approved and filed for records with the Johnson County Clerk. However, and distribution may be used if the conveyance is a specialty conveyance as approved and recorded in the final plat and the purchaser is not given notice or warranty of the real property conveyed before the recording of the plat.
 A purchaser may not use or occupy 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 of the Johnson County Clerk.
FILE A PLAT - No 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 driveway is open to the Plat shall be maintained by Johnson County or any of its employees or agents of the Plat. Texas specifically identifies any such road, street or driveway and specifically requires such road, street or driveway for county maintenance.
PLAT STATEMENT
 This subdivision is located within the ETJ of Alvarado, Johnson County, Texas.
 Plat filed Johnson County, Texas.
RIGHT OF WAY DEDICATION:
 30' ROW from center of road on E.M. or State
 20' ROW from center of County roads or a subdivision.
UTILITY EASEMENT:
 10' from lot line in front & back
 10' from lot line on the sides
BUILDING LINES:
 10' from lot line (State Hwy & F.M.)
 20' from lot line (County Road or Subdivision Road)
FLOOD STATEMENT
 According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48255-0054, Effective date December 12, 2022, a portion of this property is located in Zone A, V, AV, Without Base Flood Elevation.
 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 created by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not indicated 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.
 Johnson County will not be responsible for the maintenance and operation 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 close any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.



NOTES:
 1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 9, PAGE 717, PLAT RECORDS, JOHNSON COUNTY, TEXAS.
 2. 1/2" IRON RODS STAMPED "RPLS 4818" WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION IS COMPLETED.
 3. WOOD FENCES WITH STEEL POSTS ARE TO BE CONSTRUCTED ON ALL LOTS ADJACENT TO EXISTING RESIDENTIAL USES. FENCES TO BE CONSTRUCTED BY HOME BUILDERS AT THE TIME OF INDIVIDUAL LOT CONSTRUCTION.
 4. 20' JCSD WATER ESMIT VOL. 396, PG. 526 D.R.J.C.T. 15' JCSD WATER ESMIT VOL. 267, PG. 314 D.R.J.C.T. ARE BLANKET EASEMENTS.
 5. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.

THIS IS TO CERTIFY THAT JOHNNY D.L. WILLIAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE, HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.
Johnny D.L. Williams
 JOHNNY D.L. WILLIAMS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4818
 TPLS FIRM REG. NO. 10138500
 DATE: SEPTEMBER 19, 2022
 ENGINEERING
 DEC ENGINEERING EXCELLENCE
 2501 PARKVIEW DRIVE, SUITE 670
 FORT WORTH, TEXAS 76102
 817-763-8883
 OWNER/APPLICANT
 TWIN A. HOLDINGS, LLC
 112 NW 24th Street
 Fort Worth, Texas
 817-625-9974
 ron@tucheral.com
 SURVEYOR:
 WHITEFIELD-HALL SURVEYORS
 REGISTERED PROFESSIONAL
 LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 TPLS FIRM REG. NO. 10138500
 (817) 540-2916
 JOHNNY@WHITEFIELDHALL.ORG
 PLAT RECORDED IN VOLUME _____ PAGE _____ SLIDE _____
 TPLS FIRM REG. NO. 10138500 JOB NO. 22-08

REPLAT
 PLAT OF LOTS 2R THRU 7R
 CHRISTIAN ADDITION
 BEING A REPLAT OF LOTS 2 AND 3
 CHRISTIAN ADDITION
 ACCORDING TO THE PLAT RECORDED IN
 VOLUME 9, PAGE 717
 P.R.J.C.T.

9.162 ACRES IN THE
 THOMAS MATTY SURVEY
 ABSTRACT NO. 538
 ETJ OF ALVARADO
 JOHNSON COUNTY, TEXAS
 AUGUST 19, 2022