

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 1:33pm



JAN 27 2020

Becky Ivey
County Clerk, Johnson County Texas
BY ma DEPUTY

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

JERRY D. STRINGER
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

Carla Hester
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2020-06

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; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Franklin Addition**, Lot 1, Block 1, in Johnson County, Texas, Precinct #4 and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 27th day of January, 2020.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Franklin Addition**, Lot 1, Block 1, in Johnson County, Texas, 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 27th DAY OF JANUARY, 2020.



Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



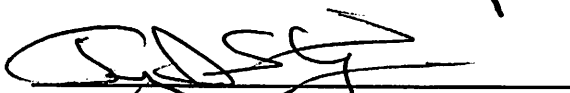
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Jerry D. Stringer, Comm. Pct. #3

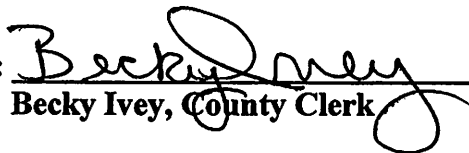
Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST:



Becky Ivey, County Clerk



REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

Approved

SUBMITTED BY: <u>David Disheroon</u> TODAY'S DATE: <u>01/17/2019</u>	
DEPARTMENT:	<u>Public Works</u>
SIGNATURE OF DEPARTMENT HEAD:	_____
REQUESTED AGENDA DATE:	<u>01/27/2020</u>

SPECIFIC AGENDA WORDING: Consideration of Order 2020-06, Order approving Final Plat of Franklin Addition, Lot 1, Block 1 in Precinct #4- Public Works Department

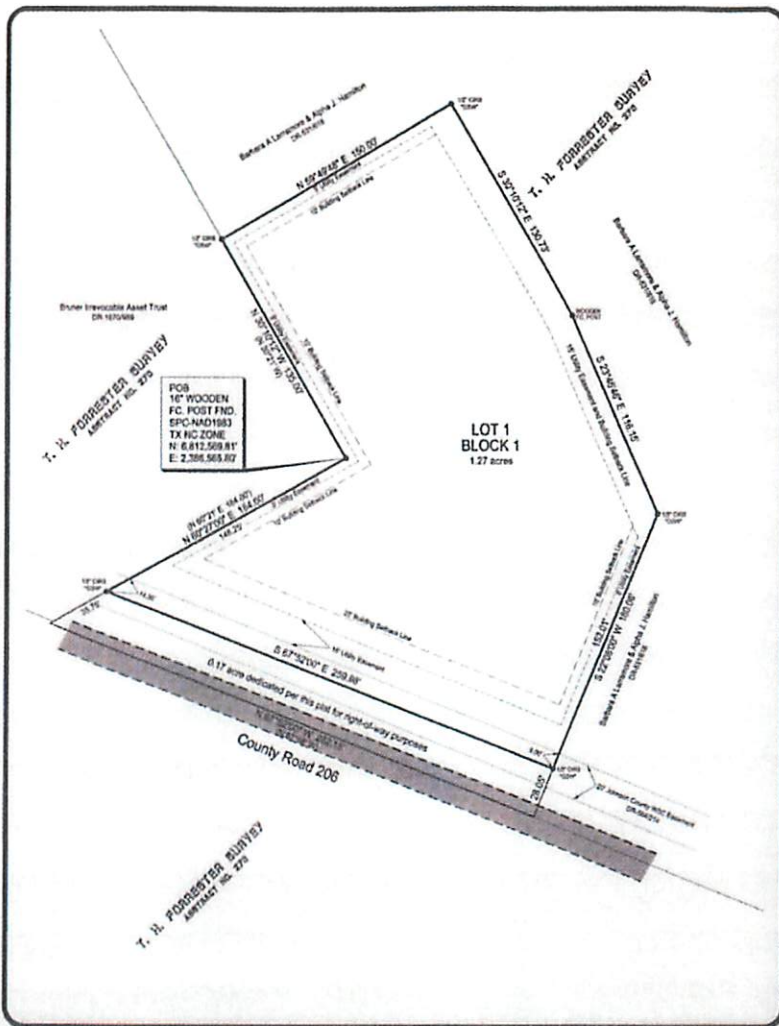
PERSON(S) TO PRESENT ITEM: <u>David Disheroon</u>	
SUPPORT MATERIAL: (Must enclose supporting documentation)	
TIME: <u>10 minutes</u> (Anticipated number of minutes needed to discuss item)	ACTION ITEM: <u>X</u> WORKSHOP _____ CONSENT: _____ EXECUTIVE: _____
STAFF NOTICE: COUNTY ATTORNEY: _____ IT DEPARTMENT: _____ AUDITOR: _____ PURCHASING DEPARTMENT: _____ PERSONNEL: _____ PUBLIC WORKS: <u>X</u> BUDGET COORDINATOR: _____ OTHER: _____	

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____



State of Texas X
County of Johnson X
OWNER'S DEDICATION

Whereas Barbara A. Laramore and Dona N. Weeks are the owners of that certain tract of land lying, and being situated in the T. H. Forrester Survey, Abstract No. 270, Johnson County, Texas, and being a portion of that certain tract of land conveyed by Connor W. Dotson and Mainie J. Dotson, husband and wife, to Barbara A. Laramore, a single woman, and Alpha L. Hamilton, a single woman, on November 15, 1968, according to the Warranty Deed filed of record in Volume 511, Page 618, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 14" wooden fence post found, the most southerly southeast corner of that certain tract of land conveyed by Cavan B. Bruner and wife, Marika Ann Bruner, to Bruner Irrevocable Asset Trust on December 23, 1992, according to the Warranty Deed filed of record in Volume 1670, Page 989, Official Public Records of Johnson County, Texas, said point also being an interior all corner of said Laramore & Hamilton tract, the state plane coordinate value of said point being Northing: 6,812,569.83 feet, and Easting: 2,386,565.80 feet, as correlated to the Texas Coordinate System of 1983, North Central, Based upon the North American Datum of 1983 (2011) [Epoch: 2010.0000], for 88 an interior all corner of this tract;

THENCE N 30° 10' 12" W, along the most southerly east line of said Bruner tract, and along the most westerly west line of said Laramore & Hamilton tract, and along or near a set wire fence, a distance of 135.00 feet to a N 1/2 inch iron rod with a yellow plastic cap marked "OSW Surveyors" set for the northeast corner of this tract;

THENCE N 59° 40' 00" E, a distance of 150.00 feet to a N 1/2 inch iron rod with a yellow plastic cap marked "OSW Surveyors" set for the northeast corner of this tract;

THENCE S 30° 10' 12" E, a distance of 130.73 feet to a wooden fence post found for an angle point in the east line of this tract;

THENCE S 23° 46' 46" E, along or near a set wire fence, a distance of 116.15 feet to a N 1/2 inch iron rod with a yellow plastic cap marked "OSW Surveyors" set for an angle point in the east line of this tract;

THENCE S 22° 08' 00" W, at a distance of 151.01 feet pass a 1/2 inch iron rod with a yellow plastic cap marked "OSW Surveyors" set for reference in the east line of Capital County Capital Road 206, in all a distance of 180.06 feet to a point in said county road, said point being in the southwesterly line of said Laramore & Hamilton tract, for the southeast corner of this tract;

THENCE N 67° 52' 00" W, along the southwesterly line of said Laramore & Hamilton tract, and generally with the alignment of said County Road, a distance of 282.15 feet to a point, the most southwesterly corner of said Laramore & Hamilton tract, for the southwest corner of this tract;

THENCE N 60° 27' 00" E, along the most westerly north line of said Laramore & Hamilton tract, and partially along the most westerly south line of said Bruner tract, and partially along an old set wire fence, at 35.75 feet pass a 1/2 inch iron rod with a yellow plastic cap marked "OSW Surveyors" set for reference in the north line of said County Road, in all a distance of 184.00 feet to the PLACE OF BEGINNING, and containing 1.44 acres of land, more or less;

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That Barbara A. Laramore and Dona N. Weeks, owners of the above described tract of land, do hereby adopt this plat designating the herein above described property as **Lot 1, Block 1, Franklin Addition** to Johnson County, Texas, and do hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS our hands at Abilene, Texas,

This the 10th day of January, 2020.

Barbara A. Laramore Dona N. Weeks
Barbara A. Laramore Dona N. Weeks
Liz Donna Mitchell, PPL

SWORN AND SUBSCRIBED BEFORE ME BY Barbara A. Laramore and Dona N. Weeks

THIS THE 10th **DAY OF** January, 2020.

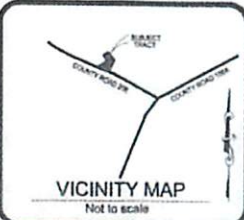
Notary Public, State of Texas My Commission Expires 06/16/2020
Printed Name: Auricea Lemley

Approved by the Commissioner's Court of Johnson County

on this _____ day of _____, 2020.

Roger Hamon, County Judge

Plat Recorded in Volume _____ Page _____
Slide _____
Date _____
County Clerk, Johnson County, Texas
"Deputy Clerk"



- GENERAL NOTES**
- BASIS OF BEARINGS:** The bearings shown hereon are grid bearings based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone (NAD 1983).
 - The combined grid factor is 0.9992011 and the Angle of Convergence is 60' 44" 18.43".
 - The State Plane Coordinates shown hereon are correlated to Texas Plane Coordinate System of 1983, Texas North Central Zone, based upon the North American Datum of 1983 (2011) [Epoch: 2010.0000].
 - The distances shown hereon are Surface Distances.
 - Land areas shown are within the tolerances stated in the Professional and Technical Standards of the Texas Board of Professional Land Surveying.
 - The undersigned surveyor assumes no liability or responsibility for the content, nor the preparation, nor the interpretation of Federal Emergency Management Agency Flood Insurance Rate Maps cited on Sheet 2 of 2 of this document, nor any flooding which may occur on the property depicted hereon.
 - Blanket Easement to Johnson County Rural Water Supply Corporation in field of record in Volume 2100, Page 685, Official Public Records of Johnson County, Texas.

SURVEYOR'S STATEMENT
This is to affirm that I, W. Michael Evans, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision shown hereon from an actual survey on the ground, and that all lot corners, and angle points are marked on the ground as shown hereon, and that this plat represents that survey made by me.
Dated this the 7th day of November, 2019.
W. Michael Evans
W. Michael Evans
Registered Professional Land Surveyor No. 4715

PROJECT NO. 98172

LEGEND

CIRS	= CAPPED IRON ROD SET
CPS	= COTTON SPINDLE SET
IRF	= IRON ROD FOUND
NAD83	= NORTH AMERICAN DATUM OF 1983 (2011) [EPOCH 2010.0000]
OPRECT	= OFFICIAL PUBLIC RECORD OF JOHNSON COUNTY, TEXAS
PCB	= PLACE OF BEGINNING
SFC	= STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM)
TNXC ZONE	= TEXAS NORTH CENTRAL ZONE

1305 Brook Arbor Drive
Mansfield, Texas 76063
(817) 822-3591
Firm Registration No. 10151400

OWNER
Barbara A. Laramore
Dona N. Weeks
4517 County Road 206
Grandview TX, 76050
(817) 933-8576

SURVEYOR
Michael Evans, RPLS, L.S.L.S.
1305 Brook Arbor Drive
Mansfield TX
76063
(817) 822-3591

FINAL PLAT
LOT 1, BLOCK 1
Franklin Addition
in the
T. H. Forrester Survey
Abstract No. 270
JOHNSON COUNTY
TEXAS
1.44 ACRES
SHEET 1 OF 2

ETJ Statement:

This subdivision or any part thereof is not located within the ETJ of any city or town.

Proposed Owners: Single Family Residential

Utility Providers:

Water: Johnson County Special Utility District 817-780-0200
Electricity: United Cooperative Services 817-780-0318
Private Individual septic system

Private Business Facility:

- On-site sewage facility performance cannot be guaranteed even though all providers of the Rules of Johnson County, Texas for Private Sewage Facilities are exempted with.
- Inspections under acceptance of a private sewage facility by the Public Works Department shall indicate only that the design 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 of the owners 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.

Flood Statements:

According to the Flood Insurance Risk Map for Johnson County, Texas and Incorporated Areas, Community Period No. 4839 (October, the effective date of which is December 4, 2012, the property is located in Zone X.

- The above referenced FEMA Flood Insurance risk map is for use in determining the "FIPF". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severs, concentrated runoff coupled with hazardous 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 stated or addressed as part of the "FIPF".
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the facility 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 operation of said drainage ways or for the control of creeks.
- 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.

Rights of Developer/Proprietary Owner:

- The approved 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 lessee, impede or hinder any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
- Johnson County makes no representation that the streets, drains, flows, drainage channels or other drainage structures, ditches, or features portrayed herein 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 attached herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnifier:

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to 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 arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easements:

Any public utility, including Johnson County, shall have the right to move and hang moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way interfere or hinder with the construction or maintenance, or delivery of the respective systems in any of the easements shown on the plat, and any public utility, including Johnson County, shall have the right in all times of repairs and access to and from said easements for the purpose of construction, reconstruction, inspection, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of procuring the permission of anyone.

Utility Easements:

10' from lot line to front & back
5' from lot line on the sides

Right of Way Designations:

40' ROW from center of road on P.M. or State Highway
30' ROW from center of County Roads or roads in a subdivision.

Building Lines:

50' from lot line (State Hwy & P.M.)
30' from lot line (County Road or Subdivision Road),
10' from lot line on rear
10' from lot line on sides

Other Easements:

- It is a Criminal Offense punishable by a fine of up to \$100,000, 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 conveyance instrument if the subdivision is not approved and recorded 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 subdivision may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed and recorded with the county clerk's office of the Johnson County Clerk.

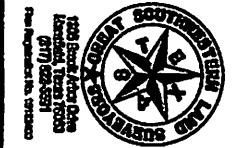
Other Easements or Rights of Easement for County Highways:

The approved and filing of a Plat which dedicates roads and streets does not make the roads, and streets shown 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.

Plat Recorded in Volume _____ Page _____
 Date _____
 County Clerk, Johnson County, Texas
 County Clerk _____

PROJECT NO. 08172

FINAL PLAT
LOT 4
Franklin Addition
 In the
T. H. Forrester Survey
 Abstract No. 270
JOHNSON COUNTY
TEXAS



228 South 10th Street
 Laredo, Texas 78040
 (512) 785-3571
 Fax: (512) 785-3570

SHR 7.10.2