

Approved by CC:

**REQUEST FOR AGENDA PLACEMENT FORM**

MAY 09 2014

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

**SUBMITTED BY:** David Disheroon

**TODAY'S DATE:** 5/1/2014

**DEPARTMENT:**

X Public Works

**SIGNATURE OF DEPARTMENT HEAD:**

X \_\_\_\_\_

**REQUESTED AGENDA DATE:**

X May 9, 2014

**SPECIFIC AGENDA WORDING:** Consideration to approve the final plat of The Wallace Addition, Lot 1, Block 1, located in Precinct 4.

**PERSON(S) TO PRESENT ITEM:** David Disheroon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** Ten Minutes

**ACTION ITEM:**  X

**WORKSHOP:** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item) **CONSENT:** \_\_\_\_\_

**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_

**ISS DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_

**PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_

**PUBLIC WORKS:** \_\_\_\_\_

**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 \_\_\_\_\_

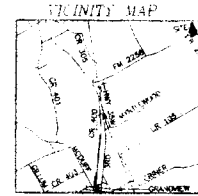
MAY 09 2014

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were set in accordance with the provisions of the Survey Law of the State of Texas with the due and necessary care and skill required by said law.



Signature of Joe Davis Ballard, Surveyor



KNOW ALL MEN BY THESE PRESENTS THAT We, Benjie Mosley et ux, Bobbie Jane Mosley, are the owners of the following described property to wit:  
Being all of that certain tract or parcel of land situated in the PAMELA SESSIONS SURVEY, ABSTRACT NO. 766, Johnson County, Texas and being a portion of that certain called 4.37 acre tract of land as conveyed by Emery E. Booher et ux, Estelle Booher to Benjie Mosley et ux, Bobbie Jane Mosley, by the deed recorded in Volume 1520, Page 788, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a map nail with a washer stamped "RPLS 5614" set for the restored southeast corner of said 4.37 acre tract of land said map nail set being in the pavement of County Road No. 204;

THENCE North 29 degrees 31 minutes 45 seconds West, along the northeastern line of said 4.37 acre tract of land, a distance of 124.24 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land, said iron rod set being on a northeasterly line of County Road No. 204, and said iron rod set for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 50 degrees 08 minutes 03 seconds West, along the southeasterly line of the herein described tract of land, a distance of 30.01 feet, passing a capped (stamped "RPLS 5614") 1/2 inch iron rod set for a reference monument, and continuing in all, a distance of 332.76 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southwest corner of the herein described tract of land, said iron rod set being on the southeasterly line of said 4.37 acre tract, and said iron rod set being on the northeasterly line of that certain called 10.333 acre tract of land as conveyed to Benjie Mosley et ux, Bobbie Jane Mosley, by the deed recorded in Volume 1599, Page 157, of the Real Property Records of Johnson County, Texas, and said iron set being North 23 degrees 58 minutes 22 seconds West, 124.36 feet, from a 1/2 inch iron rod found in a 2.5 inch in diameter pipe found for the southwest corner of said 4.37 acre tract of land, and said iron rod found being the restored northeast corner of that certain called 7.848 acre tract of land as conveyed to Benjie Mosley et ux, Bobbie Jane Mosley, by the deed recorded in Volume 626, Page 475, of the Deed Records of Johnson County, Texas;

THENCE North 27 degrees 59 minutes 22 seconds West, along the common line between said 4.37 acre tract and said 10.333 acre tract, a distance of 266.26 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the restored northeast corner of said 4.37 acre tract of land, and said iron rod set being the restored northeast corner of said 10.333 acre tract, said iron rod set for the northwest corner of the herein described tract; said iron rod set being on a southeasterly right-of-way line of Farm-to-Market Highway No. 2258, said iron rod set for the northwest corner of the herein described tract of land, and said iron rod set on a curve to the left, having a radius of 1949.92 feet;

THENCE along said 4.37 acre tract, along said right-of-way, and along said curve to the left, an arc length of 274.43 feet, being subtended by a chord bearing North 14 degrees 31 minutes 15 seconds East, 377.84 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of said 4.37 acre tract and of the herein described tract of land;

THENCE North 07 degrees 47 minutes 25 seconds East, along said 4.37 acre tract, along said right-of-way, of a distance of 52.70 feet, passing a capped (stamped "RPLS 5614") 1/2 inch iron rod set for a reference monument, and continuing in all, a distance of 102.18 feet, to a point (monument not found) for the northeast corner of said 4.37 acre tract of land, and said point being at the intersection of a southeasterly right-of-way line of Farm-to-Market Highway No. 2258 with the pavement of County Road No. 204;

THENCE South 25 degrees 31 minutes 45 seconds East, along the northeastern line of said 4.37 acre tract, and along a southeasterly line of County Road No. 204, a distance of 604.56 feet, to the POINT OF BEGINNING and containing 3,450 acres of land, more or less, less 0.430 acres designated as Road Dedication, leaving 3,000 acres, more or less, as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, R.P.L.S. No. 5614.

NOTES

- 1. This Surveyor was not authorized to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.
2. All bearings and coordinates are corrected to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.
3. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) described in referenced document(s). This surveyor takes no responsibility for the location of underground occurrences, this Surveyor can only show markers as found on the ground.
4. All monumentation of the herein described addition shall be capped (stamped "RPLS 5614") 1/2 inch iron rods set unless otherwise shown.

UTILITY EASEMENTS

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, maintenance, or efficiency of its respective systems in any of the easements shown on the plat, and any public utility, including Johnson County, shall have the right to all lines of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintenance and access to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

FINAL PLAT OF Lot 1, Block 1 THE WALLACE ADDITION An Addition to Johnson County, Texas, being a Subdivision of 3,000 Acres situated in PAMELA SESSIONS, ABSTRACT NO. 766 Johnson County, Texas.

This Plat filed to Volume \_\_\_\_\_ Page \_\_\_\_\_ Slide \_\_\_\_\_ By COUNTY CLERK \_\_\_\_\_ Dated \_\_\_\_\_

JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: COUNTY JUDGE \_\_\_\_\_ DATED \_\_\_\_\_

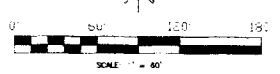
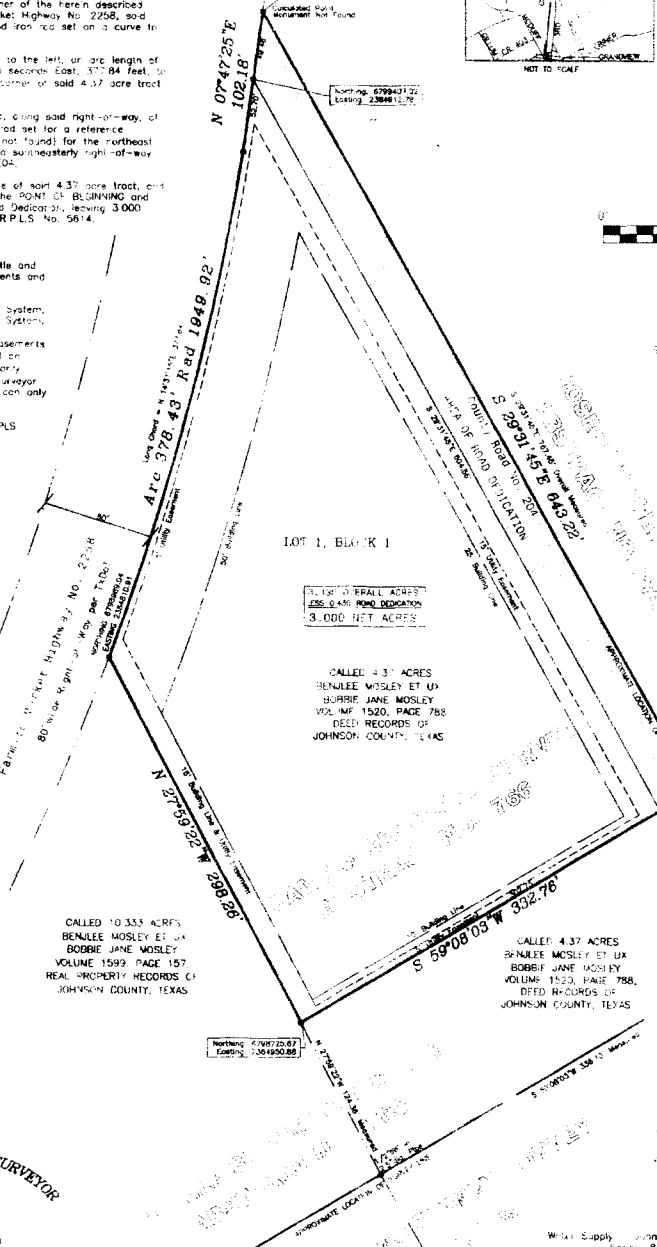
Owners: Benjie Mosley and Bobbie Jane Mosley 6700 County Road No. 204 Grandview, Texas 78060 Phone No. 817-866-2580



Buffalo Creek Surveyor, 609 E. Depot St., Box 626, Ft. Worth, TX 76104, Phone 817-371-3334, Website: buffalo.crecksurveyor.com, Email: info@buffalocrecksurveyor.com, Texas Surveyor License No. 5614

ON THE TOWN SQUARE IN RIO VISTA

\*Void unless recorded in the Plat Records of Johnson County, within five (5) years



Called 18.36 Acres Stella S. Brooks, President Stella Brooks Management Company, LLC General Partner of the Stella Brooks Family Limited Partnership Volume 4144, Page 167 Official Public Records Johnson County, Texas

Legend table with symbols for capped iron rod found, capped iron rod set, point of beginning, total department of investigation, and registered professional land surveyor.

Called 0.1873 Acres Stella S. Brooks, President Stella Brooks Management Company, LLC 3,000 NET ACRES

Called 4.37 Acres Benjie Mosley et ux Bobbie Jane Mosley Volume 1520, Page 788 Deed Records of Johnson County, Texas

Called 10.333 Acres Benjie Mosley et ux Bobbie Jane Mosley Volume 1599, Page 157 Real Property Records of Johnson County, Texas

Called 4.37 Acres Benjie Mosley et ux Bobbie Jane Mosley Volume 1520, Page 788 Deed Records of Johnson County, Texas

Called 7.848 Acres Benjie Mosley et ux Bobbie Jane Mosley Volume 626, Page 475 Deed Records of Johnson County, Texas

Water Supply - Johnson County Special Utility District Utility Agency - Oncoor Phone 1-888-313-6885 Sewer - Private Individual Septic Systems

Designation of the proposed usage is Residential

Scale 1"=50' Drawn by JDB/amb Approved by JDB Plat No. 42014 Date shown 3/20/14 Date Approved 3/20/14

NOTES:

- FLOOD NOTES:** Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstructing 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 easements along or across said lots.
- 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 will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

NOTICE: THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT We, Benjee Mosley and Bobbie Jane Mosley, Owners of the land shown herein, do hereby accept the plat as

LOT 1, BLOCK 1  
THE WALLACE ADDITION

An addition to Johnson County, Texas, and hereby dedicate to the public use without reservation the streets, easements, right-of-ways, and any other public area shown hereon.

Executed this 11th day of August, 2014

*Benjee Mosley*  
Benjee Mosley, Owner

THE STATE OF TEXAS

Before me, \_\_\_\_\_, a Notary Public in and for the State of Texas on this day personally appeared Benjee Mosley 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 the purposes and considerations herein expressed.

Given under my hand and seal of office this 11th day of August, A.D. 2014.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

Executed this 11th day of August, 2014

*Bobbie Jane Mosley*  
Bobbie Jane Mosley, Owner

THE STATE OF TEXAS

Before me, \_\_\_\_\_, a Notary Public in and for the State of Texas on this day personally appeared Bobbie Jane Mosley 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 the purposes and considerations herein expressed.

Given under my hand and seal of office this 11th day of August, A.D. 2014.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

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 the 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 impose, impute 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 or actually existing on the property portrayed by this plat does 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 developer 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 property arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Owners:  
Benjee Mosley and Bobbie Jane Mosley  
8700 County Road No. 204  
Grandview, Texas 78050  
Phone No. 817-866-2580

**Notice on 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.
- Inspection 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 unsanitary 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 it 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.

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 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 report of the subdivision is approved and 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 report of a subdivision until such time as the plat is filed for record with county clerk's office of the Johnson County Clerk.

FINAL PLAT OF  
Lot 1, Block 1  
THE WALLACE ADDITION  
An Addition to Johnson County, Texas,  
being a Subdivision of 3.000 Acres situated in  
PAMELA SESSIONS, ABSTRACT NO. 766  
Johnson County, Texas.

JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY \_\_\_\_\_  
COUNTY JUDGE

DATED: \_\_\_\_\_

This Plat filed in Volume \_\_\_\_\_ Page \_\_\_\_\_  
Shde \_\_\_\_\_  
By \_\_\_\_\_  
COUNTY CLERK  
Dated: \_\_\_\_\_

**BUFFALO CREEK SURVEYOR**

New E. Decker St.  
J. Box 428  
Rio Hato, TX 78093  
Phone 817-373-3338  
Website: buffalo.creeksurveyor.com  
E-mail: info@buffalocreeksurveyor.com  
txcrs@buffalocreeksurveyor.com

ON THE TOWN SQUARE IN RIO VISTA

SURVEYOR'S CERTIFICATION

I, the undersigned, do hereby certify that I prepared this plat from an original and true survey of the land and that the same instrument shown hereon is a true and correct copy of said original survey as supervised and approved by me in accordance with the subdivision regulations of Johnson County, Texas.

*Joe Davis Ballard*  
JOE DAVIS BALLARD  
REGISTERED PROFESSIONAL SURVEYOR  
TEXAS REGISTRATION NO. 5614

