

SEP 14 2015

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 08/31/15

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X September 14, 2015

SPECIFIC AGENDA WORDING: Consideration to approve the final plat of Stone Valley Parc, Lots 1 - 17, Block 1, Lots 1 - 12, Block 2 and Lots 1-17, Block 3, and present performance bond, located in Precinct 2.

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 _____



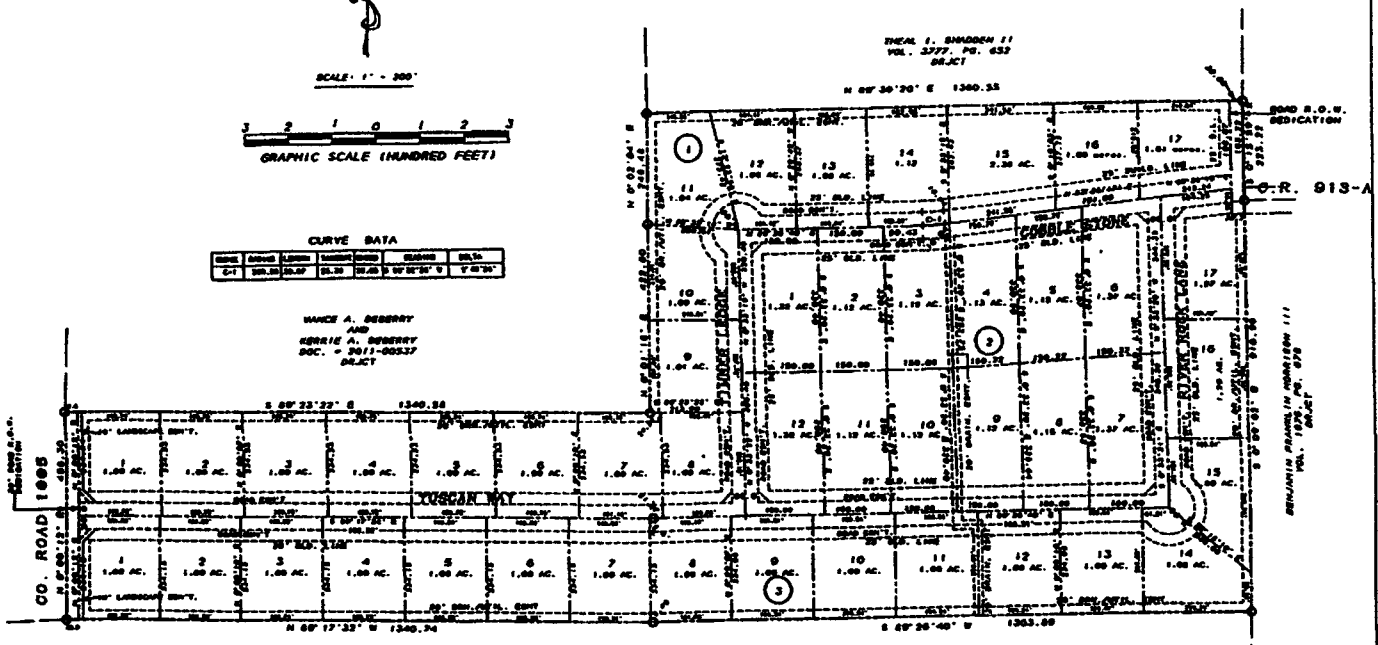
SCALE: 1" = 200'



CURVE DATA

| STATION | ARC LENGTH | CHORD | ANGLE | BEARING | DELTA |
|---------|------------|--------|-------------|----------------|-------------|
| 1+00 | 100.00 | 100.00 | 90° 00' 00" | S 0° 00' 00" W | 90° 00' 00" |

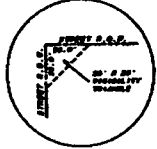
MANCE A. DEBBERY
AND
BERRIE A. DEBBERY
S.C. # 3011-00337
DEJECT



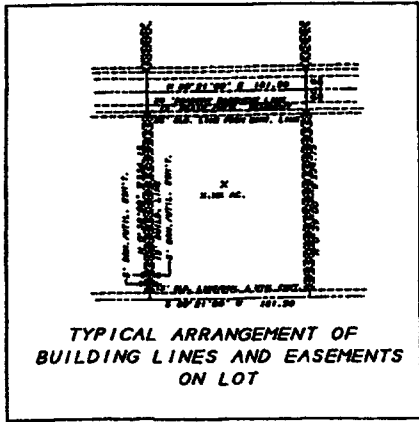
BUILDING LINE NOTES:

- 30' FROM FRONT LOT LINE (STATE & F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
- 15' FROM LOT LINE ON ROAD
- 10' FROM LOT LINE ON YARDS

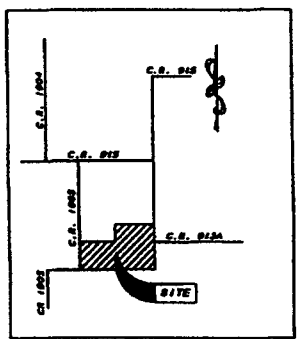
BILLIE S. HENNING
AND
BARBARA V. HENNING
VOL. 2049, PG. 891
DEJECT



VISIBILITY TRIANGLE BASEMENT (TYPICAL ALL INTERSECTIONS)



TYPICAL ARRANGEMENT OF BUILDING LINES AND EASEMENTS ON LOT



LOCATION MAP

EASEMENT NOTES:

- 1. UTILITY EASEMENT SHALL EXIST: 15' FROM THE ROADWAY EASEMENT LINE IN FRONT AND 15' FROM THE LOT LINE IN THE ROAD.
- 2. A 10' UTILITY EASEMENT SHALL EXIST ALONG ALL ADJOINING LOT LINES 15.0 ON EACH SIDE.
- 3. RIGHT OF WAY DEDICATION FOR PUBLIC STREETS: 40' R.O.W. FROM THE CENTER OF ROAD ON F.M. AND STATE 30' FROM CENTER OF ROAD ON A COUNTY ROAD OR TMA SUBDIVISION

ROADWAY CENTERLINE LENGTH TABLE

| | |
|-----------------|-----------|
| TUDCAN WAY | 2486 L.F. |
| TINDER LEDGE | 64 L.F. |
| COBBLE STONE | 1136 L.F. |
| RIVER ROCK LANE | 643 L.F. |

UTILITY PROVIDERS

- WATER: INDIVIDUAL ON-SITE WATER WELLS
- ELECTRIC: UNITED COOP. 87-836-4000
- TELEPHONE: ALLTELL 846-255-8357
- SANITARY SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

Recorded on this _____ day of _____ 2000.
to Vol. _____ Pg. _____ Slide _____ of the
Plat Records of Johnson County, Texas
County Clerk, Johnson County

I, S.F. STONE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2100, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GRASSHOPPER SURVEY SUPERVISION.

S.F. STONE, R.E., P.E., S.P.L.S.
NO. 2100, STATE OF TEXAS
MAY, 2002



OWNER
DARRELL SCOSING
3140 C.R. 1370
ALYRD, TEXAS 76225
940-389-8679

DEVELOPER
DOUBLE ROCK HOMES
3140 C.R. 1370
ALYRD, TEXAS 76225
940-389-8679

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CHORLEY LANE
MINERAL WELLS, TEXAS 76066
940-325-8613

FINAL PLAT
STONE VALLEY PARC
A SINGLE FAMILY SUBDIVISION OF LOTS 1 - 17, BLOCK 1:
LOTS 1-12, BLOCK 2 AND LOTS 1-17, BLOCK 3
JOHNSON COUNTY, TEXAS
AND BEING 50.13 ACRES OUT OF THE
JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437

STATE OF TEXAS

COUNTY OF JOHNSON

BEING 30 1/3 ACRES OUT OF THE JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437, JOHNSON COUNTY, TEXAS AND BEING THE SAME TRACT

ADVERSE TO APPLICABLE ORDINANCES AND LAWS, AS SET FORTH IN DOCUMENT NO. 203-2-10775 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPTED 1/2 INCH IRON PIPE IN THE SOUTHWEST CORNER OF COUNTY ROAD 1008 FOR THE SOUTHWEST CORNER OF THIS TRACT AND

THENCE N 00° 00' 12" E, ALONG AND WITH SAID COUNTY ROAD NO. 1008, A DISTANCE OF 468.30 FEET TO A CAPTED IRON PIPE 1/2 INCH IRON PIPE FOR THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WALTER ANDERSON AND BEING A DEEDY DEED RECORDED IN DOCUMENT NO. 201-10087, O.R.C. 1

THENCE S 04° 22' 22" E, ALONG AND WITH THE SOUTH LINE OF SAID DEEDY DEED TRACT, A DISTANCE OF 1340.36 FEET TO A CAPTED IRON PIPE NO. 304 FOR THE SOUTHWEST CORNER OF SAID DEEDY DEED TRACT.

THENCE N 00° 00' 16" E, ALONG AND WITH SAID DEEDY DEED TRACT, A DISTANCE OF 425.80 FEET TO A 1 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID DEEDY DEED TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DEAN AND URSULA L. DEAN, RECORDED IN DOCUMENT NO. 201-10087, O.R.C. 1

THENCE N 00° 00' 04" E, ALONG AND WITH THE EAST LINE OF SAID DEAN TRACT, A DISTANCE OF 848.98 FEET TO A 1 1/2 INCH IRON PIPE (IDENTICAL ADJACENT) IN COUNTY ROAD # 3-A FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00° 13' 34" E, ALONG SAID COUNTY ROAD # 3-A, A DISTANCE OF 323.23 FEET TO A 1 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO WALTER ANDERSON AND BEING P. 108 FROM 111 BY DEED RECORDED IN DOCUMENT NO. 203-2-10775 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.

THENCE S 00° 00' 04" E, ALONG AND WITH THE WEST LINE OF SAID ANDERSON AND JOHNSON TRACT, AND THAT CERTAIN TRACT CONVEYED TO JOHNSON PERMANENT IN JOHNSON 111 RECORDED IN DOCUMENT NO. 203-2-10775, A DISTANCE OF 84.74 FEET TO THE SOUTHWEST CORNER OF THIS TRACT SAID DEAN THE NORTHEAST CORNER OF SAID ANDERSON TRACT.

THENCE S 00° 16' 40" E, ALONG AND WITH THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1363.89 FEET TO A 1 1/2 INCH IRON PIPE FOR A CORNER.

THENCE S 00° 12' 33" E, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1340.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30.13 ACRES.

NOT, HOWEVER, FROM ALL NOW BY THESE PRESENTS: THAT, DOUBLE ROCK FOUNDRY, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY: BEING THE FORDIAN RECREATION PROPERTY #3 STONE VALLEY FARM, AN ACQUISITION TO JOHNSON COUNTY, TEXAS, AND NOW BEING DESIGNATED TO THE PUBLIC USE, WITHOUT REDEMPTION, THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND ANY OTHER PUBLIC USES WHICH ARE NECESSARY.

DATED THIS 26 DAY OF AUGUST, 2015

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, THE UNDISPUTED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Darrell Scott 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 therein expressed.

STATE OF TEXAS
COUNTY OF JOHNSON
DATE: 8/26/15

EASEMENT DEDICATION
The easements indicated on this plat are for the purpose of constructing, using and maintaining public utilities including underground conduits, sewers, pipes, cables, posts, above ground cables, wires or combinations thereof, together with the rights of ingress and egress.

- NOTES:
1. PROPOSED LOTS ARE SINGLE FAMILY RESIDENTIAL.
 2. MINIMUM LOT SIZE - 1.03 ACRES
 3. NUMBER OF LOTS - 42
 4. ALL FRONT BUILDING LINES SHALL BE IN 35 FEET FROM ROAD EASEMENT AND ALL REAR BUILDING LINES SHALL BE 10 FEET AND ALL REAR BUILDING LINES SHALL BE 15 FEET FROM THE LOT LINE ON THE SIDE.
 5. REAR SHALL BE A 20.0 FOOT UTILITY EASEMENT ALONG AN ADJUNCT LOT LINE 15.0 FEET ON EACH LOT.
 6. SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL 18-24" DIA. LINES.
 7. WASTE DISPOSAL SHALL BE IN ACCORDANCE WITH TEXAS AND JOHNSON COUNTY RULES AND REGULATIONS.
 8. ALL STREETS OR ROAD EASEMENTS WILL BE 40.0 FEET IN WIDTH.
 9. THIS PROPERTY IS NOT WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF ANY LOCAL GOVT.
 10. FLOOD STATEMENT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED ZONES, COMMUNITY FLOOD INSURANCE ZONES, EFFECTIVE DATE FEBRUARY 14, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE NOT LOCATED IN THE FLOOD PLANE.
11. THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "X" ZONE. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY THOSE AREAS SUBJECT TO FLOODING BY SURFACE CONCENTRATED RAINFALL EQUIPPED WITH IMPROVED LOCAL DRAINAGE SYSTEMS WHICH MAY BE SUBJECT TO FLOODING. LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN BY THE ABOVE MAP ARE NOT TO BE CONSIDERED AS PART OF THE "X" ZONE.
 12. SUBJECT TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED ZONES, COMMUNITY FLOOD INSURANCE ZONES, EFFECTIVE DATE FEBRUARY 14, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE NOT LOCATED IN THE FLOOD PLANE.
 13. THE EXISTING GRADING OF DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS AND ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
 14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE CANALS OR FOR THE CONTROL OF FLOODING.
 15. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRING BY FLOODING OR FLOOD EROSION.
 16. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, GRASS OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.

- NOTES ON PRIVATE SEWAGE FACILITY:
- A. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL REQUIREMENTS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
 - B. INVESTMENT AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL IMPLICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 - C. A PRIVATELY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN ACCORDANCE WITH THE RULES OF JOHNSON COUNTY, TEXAS, IS REQUIRED TO BE MAINTAINED AND OPERATED BY THE INDIVIDUAL OWNERS OF THE LOTS TO WHICH IT 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 ADVE AND USE UNDER ALL PARTS OF ANY BUILDINGS, PAVED, UNPAVED, OPEN, OTHER WORKS OR IMPROVEMENTS WHICH IN ANY MANNER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS SEWERAGE SYSTEM IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF HOURS AND DURING AND FROM ANY EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS SEWERAGE SYSTEM WITHOUT THE NECESSITY OF OBTAINING THE PERMISSION OF ANYONE.

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 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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY HAS NO REPRESENTATION THAT THE SEEDS, STEMS, PINES, BEANME CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES REFERENCED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY REFERENCED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COUNTY LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
JOHNSON COUNTY IS RELYING UPON THE SURETY BOND NAME IS AFFIDAVIT HEREON TO MAKE ADEQUATE AND TRUSTWORTHY REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

NECESSITY
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 BEING MADE OR SUFFERED BY ANY PERSON ACTING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

FILING OF PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF \$500.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBMITTIVES REAL PROPERTY TO ANY SUBDIVISION'S REGISTRATION IN A BOOK OF CONVEYANCE. A CONTRACT FOR A DEED, BE A CONTRACT OF SALE OR OTHER DISPOSITION CONTRACT TO COUNTY THAT IS DELIVERED TO A PUBLIC OFFICIAL OF THE JURISDICTION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID REGISTRATION MAY BE VOID IF THE CONTRACTOR IS CRIMINALLY CONVICED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER'S NOT WITHIN ONE YEAR OF OCCUPANCY OF THE REAL PROPERTY COVERED BY THE RECORDING OF THE PLAT.
A PURCHASER MAY NOT USE OR OCCUPY PROPERTY REFERRED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT
ON THIS THE _____ DAY OF _____, 2015.
COUNTY JUDGE _____

FINAL PLAT
STONE VALLEY PARC
A SINGLE FAMILY SUBDIVISION OF LOTS 1 - 17, BLOCK 1;
LOTS 1-12, BLOCK 2 AND LOTS 1-17, BLOCK 3
JOHNSON COUNTY, TEXAS
AND BEING 30.13 ACRES OUT OF THE
JOHNSON COUNTY SCHOOL LAND ABSTRACT NO. 437
SHEET 2 OF 2 SHEETS

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
940-325-8613 - FAX 940-325-8028

OWNER
DARRELL SCOTT/MS
3146 C.R. 1370
ALVORD, TEXAS 76225
940-309-8070

DEVELOPER
DOUBLE ROCK HOMES
3146 C.R. 1370
ALVORD, TEXAS 76225
940-309-8070

CONSTRUCTION BOND

STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **IGH Properties, Inc.** of **Fort Worth, Texas**, as Principal, and **Philadelphia Indemnity Insurance Company**, as Surety, whose address is **One Bala Plaza, Suite 100, Bala Cynwyd, PA 19004**, are held and firmly bound unto the **County of Johnson**, State of Texas (Johnson County), as Obligee, through its **County Judge Roger Harmon**, or his successor in office, in the sum of **Five Hundred Eighty Thousand Dollars (\$580,000.00)**, for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Johnson County, Texas, said subdivision to be known as **Stone Valley Parc**, more fully described as **A Single Family Subdivision of Lots 1-17, Block 1, Lots 1-12, Block 2, and Lots 1-17, Block 3, Johnson County Texas, and being 50.13 Acres Out of the Johnson County School Land, Abstract No. 437**; and

WHEREAS, the said Principal is required by **Section V, Financial Security**, of the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011* and by **Section 232.004 of the Texas Local Government Code** to file a bond with the Johnson County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads and streets in and drainage the above described property in conformance with the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011*, and in conformance with the plat and approved by the Johnson County Commissioners Court on _____ (date) and filed in the Plat Records of Johnson County, Texas, Volume _____, Page _____.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of **Stone Valley Parc** must construct the roads, streets and drainage for such subdivision in conformance with the specifications contained in the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011* and in conformance with the plat approved by the Johnson County Commissioners Court on _____ (date) and filed in the Plat Records of Johnson County, Texas, Volume _____, Page _____.

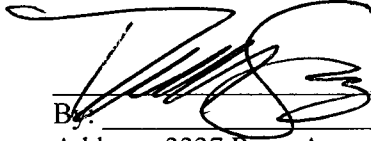
Principal, who owns the tract of land to be subdivided under the name of **Stone Valley Parc** must construct the roads, streets and drainage for such subdivision by **October 1, 2015**. If such roads streets and drainage are not constructed by **December 31, 2015**, then upon delivery of written notification and reasonable evidence to Surety that such roads, streets or drainage have not been constructed according to the conditions described above, then such proceeds of this bond as are reasonably necessary to construct or complete the construction of the roads, streets and drainage as described in the plat filed in the Plat Records of Johnson County, Volume _____ Page _____, shall be payable to **County Judge Roger Harmon** or his successor in office in Johnson County, Texas. Venue for all actions arising under, pursuant or in relation to this bond shall be in the District Courts of Johnson County, Texas.

This bond shall remain in full force and in effect until all the roads and streets in such subdivision and the drainage requirements for such subdivision have been constructed and completed by the Principal and approved by the Johnson County Public Works Department and the Commissioners Court, and until this Construction Bond has been released by a Court Order from the Johnson County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court of Johnson County, Texas herein named or successors of said Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 26th day of August, 2015

PRINCIPAL - IGH Properties, Inc.

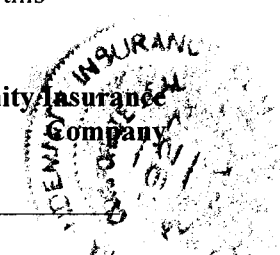


By: _____
Address: 3337 Ryan Ave.
Fort Worth, Texas 76110

SURETY - Philadelphia Indemnity Insurance Company



By: Blaine Allen, Attorney in Fact
Address: 5930 Preston View Blvd., Suite 200
Dallas, Texas 75240



IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

**P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100

Bala Cynwyd, PA 19004

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: William D. Baldwin, Blaine Allen, Brent Baldwin, Brock Baldwin, Michael B. Hill, Monica Campos, Brady K. Cox & Russ Frenzel of Baldwin-Cox Agency LLC

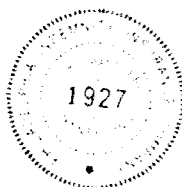
Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$25,000,000

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

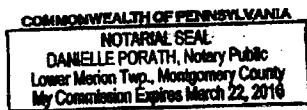
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 7th day of February 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



Notary Public:

residing at:

Bala Cynwyd, PA

(Notary Seal)

My commission expires:

March 22, 2016

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 26th day of August, 2013


Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY