



# TxCDBG Acquisition Report Form A601

Grant Recipient:

Contract Number:

Region:

A map of all acquisitions must be submitted with this form.

Address of Acquired Property:

Previous Owner(s) Name:

Property Acquired for:

Voluntary Acquisition  Involuntary Acquisition No involuntary acquisition may commence without prior TDA Approval

Acquired by Donation  Acquired by Just Compensation  Acquired by Negotiation

1. Date of Determination to Acquire:	<input type="text" value="4/24/2015"/>	1. Purchase Price Paid:	<input type="text" value="\$0.00"/>
2. Date of Submission of A600:	<input type="text" value="5/12/2015"/>	2. Attorney Fees:	<input type="text" value="\$0.00"/>
3. Date of Notices:	<input type="text" value="5/28/15, 6/26/15"/>	3. Title Fees:	<input type="text" value="\$0.00"/>
4. Date of Determination of Value:	<input type="text" value="6/19/2015"/>	4. Survey Fees:	<input type="text" value="\$900.00"/>
5. Date Final Price Determined:	<input type="text" value="8/26/2015"/>	5. Recording Fees:	<input type="text" value="\$34.00"/>
6. Date of Administrative Settlement:	<input type="text" value="NA"/>	Total Cost:	<input type="text" value="\$934.00"/>
7. Date of Recording:	<input type="text" value="8/27/2015"/>		

Address of Acquired Property:

Previous Owner(s) Name:

Property Acquired for:

Voluntary Acquisition  Involuntary Acquisition No involuntary acquisition may commence without prior TDA Approval

Acquired by Donation  Acquired by Just Compensation  Acquired by Negotiation


1. Date of Determination to Acquire:	<input type="text" value="4/24/2015"/>	1. Purchase Price Paid:	<input type="text" value="\$5,000.00"/>
2. Date of Submission of A600:	<input type="text" value="5/12/2015"/>	2. Attorney Fees:	<input type="text" value="\$0.00"/>
3. Date of Notices:	<input type="text" value="6/1/15, 6/26/2015"/>	3. Title Fees:	<input type="text" value="\$0.00"/>
4. Date of Determination of Value:	<input type="text" value="6/23/2015"/>	4. Survey Fees:	<input type="text" value="\$900.00"/>
5. Date Final Price Determined:	<input type="text" value="7/17/2015"/>	5. Recording Fees:	<input type="text" value="\$34.00"/>
6. Date of Administrative Settlement:	<input type="text" value="7/17/2015"/>	Total Cost:	<input type="text" value="\$5,934.00"/>
7. Date of Recording:	<input type="text" value="7/20/2015"/>		

### Acquisition Summary

Type of Acquisition	Number of Parcels	Total Cost
Involuntary Acquisition	1	\$5,934.00
Involuntary Acquisition by Donation	1	\$934.00
Voluntary Acquisition, if not by Donation	0	\$0.00
Voluntary Acquisition by Donation	0	\$0.00
Totals:	2	\$6,868.00

Please note that complete acquisition records remain subject to compliance review during interim and close-out monitoring.

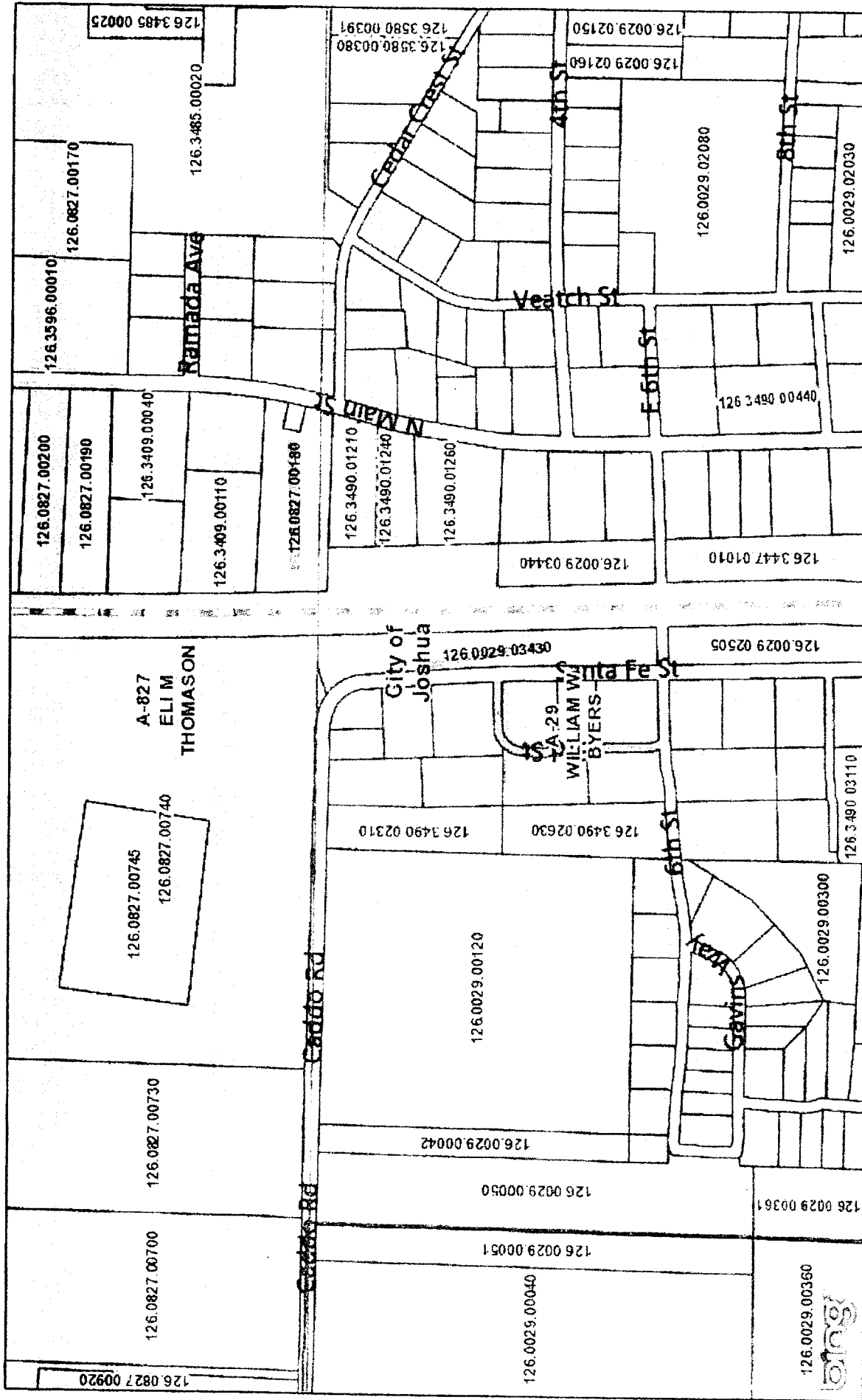
Roger Harmon Printed Name	Judge Title
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 Signature of Chief Local Official	11/9/15 Date
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Reviewer: \_\_\_\_\_ Approval Date: \_\_\_\_\_

# Map Title

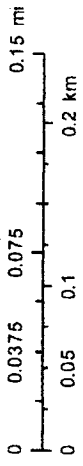


Disclaimer: This product is for informational purposes only and has not been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

April 27, 2015

- Parcels
- Abstracts
- City Limits

1:4,514



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**LEGEND**

- IRF IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- CIRF CAPPED IRON ROD FOUND

**SURVEYOR'S NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (NAD2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION OF THE PROPERTY HEREON, THIS SURVEY, AND WITHOUT THE INTENT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. SEE THE ACCOMPANYING EASEMENT DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
4. UTILITIES SHOWN HEREON ARE DEPICTED BASED ON UTILITY MAPPINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATOR AND THE CITY OF JOSHUA PUBLIC WORKS DEPARTMENT AND ARE APPROXIMATE IN LOCATION. OTHER UTILITIES MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
5. ( ) DENOTES RECORD DATA.
6. THIS EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ROBERT L. YOUNG R.P.L.S. 5400, DURING THE MONTH OF MARCH, 2015.



LINE	BEARING	DISTANCE
L1	S 02°27'13" E	20.03'
L2	N 02°27'13" W	20.03'
L3	N 02°27'13" W	10.68'
L4	N 02°27'13" W	10.05'

CALLED 65.505 ACRES  
INST. NO. 2014-18866  
O.P.R./J.C.T.

VARIABLE WIDTH  
TEMPORARY  
CONST. ESMT.  
0.024 ACRE

S 89°11'57" E 100.15'

S 89°33'30" E 100.12'

**GALBREATH**  
0.046 ACRES  
20' WIDE PERMANENT  
UTILITY EASEMENT

N 89°33'30" W 100.12'

APPROX. LOCATION  
SURVEY LINE

**CADDO RD. /  
SANTA FE ST.**  
ASPHALT PAVEMENT

**BRETT GALBREATH**  
CALLED 1.80 ACRES  
INST. NO. 2009-20868  
O.P.R./J.C.T.

S 02°27'13" E  
782.24'

S 02°27'13" E  
777.18'

1/2" IRF  
(C.M.)

N: 6653728.57  
E: 2310760.40

1/2" CIRF  
"RECER-FOX"  
N: 6854539.54  
E: 2310829.85

**PLACE OF  
BEGINNING**

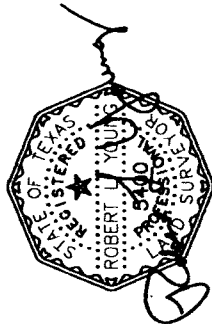
B.N.S.F. RAILROAD

E. M. THOMASON SURVEY  
ABSTRACT NO. 827

M. M. BYERS SURVEY  
ABSTRACT NO. 29

**EXHIBIT A  
SHOWING**

A 20' WIDE PERMANENT UTILITY EASEMENT  
AND VARIABLE WIDTH TEMPORARY  
CONSTRUCTION EASEMENT, LOCATED IN THE E.  
M. THOMASON SURVEY, ABSTRACT NO. 827,  
JOHNSON COUNTY, TEXAS.



PROPERTY OWNER: BRETT GALBREATH

401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-556-3440  
FAX: 817-556-3545  
www.transxassurveying.com



Scale: 1" = 20' Date: 06/16/15 DWG: 20150027-GALBREATH  
Drawn: PAZ Checked: RLY Job: 20150027-ESMT

IRF L.S. NO. 10122700

**LEGEND**

IRF  
(C.M.)  
IRON ROD FOUND  
CONTROLLING MONUMENT

**SURVEYOR'S NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83, NAD03 (NAD01)).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION OF THE RESULTS THEREOF ON THIS EXHIBIT, AND THE ACCOMPANYING EASEMENT DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. SEE THE ACCOMPANYING EASEMENT DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
4. UTILITIES SHOWN HEREON ARE INDICATED BASED ON UTILITY MARKINGS PROVIDED BY AN INSTRUMENT UTILITY LOCATOR AND THE CITY OF CLEBURNE. THESE UTILITIES ARE NOT NEARLY APPROPRIATE IN LOCATION. OTHER UTILITIES MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.
5. ( ) DENOTES RECORD DATA.
6. THIS EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ROBERT L. YOUNG R.P.L.S. 8400, DURING THE MONTH OF MARCH, 2016.

APPROX. LOCATION  
BRAZOS RIVER AUTHORITY  
WATERLINE

30' WIDE TEMPORARY  
CONST. ESMT.  
0.081 ACRE

S 88°32'31" E 88.34'

N 85°45'32" W 84.07'

(N 85°45'32" W)

S 83°20'24" E 120.43'

N 83°20'24" W 120.53'

S 89°06'23" E 173.96'

N 89°06'23" W 171.24'

S 89°06'23" E 163.58'

1/2" IRF-(C.M.)  
N: 8854403.84  
E: 2311286.07

30' WIDE TEMPORARY  
CONST. ESMT.  
0.187 ACRE

S 83°20'24" E 117.05'

APPROX. LOCATION  
SURVEY LINE

B.N.S.F. RAILROAD

APPROX. LOCATION  
UNDERGROUND GAS LINE

N. MAIN ST.  
ASPHALT PAVEMENT

CALLLED 2.20 ACRES  
WILLIAM TAYLOR  
VOLUME 853 PAGE 529,  
O.P.R.J.C.T.

E. M. THOMASON SURVEY  
ABSTRACT NO. 827

APPROX. LOCATION  
UNDERGROUND GAS LINE

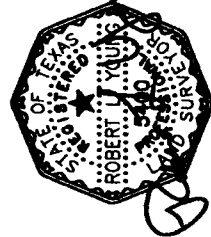


LINE	BEARING	DISTANCE
L1	N 02°27'13" W	20.05'
L2	S 11°25'00" W	20.34'
L3	N 02°27'13" W	30.07'
L4	S 04°03'33" W	30.03'
L5	S 11°25'00" W	8.53'
L6	S 20°18'05" W	79.58'
L7	N 88°32'31" W	15.04'
L8	S 20°18'05" W	22.82'
L9	S 02°48'59" E	30.41'

LINE	BEARING
L2	S 14°11'58" W
L4	S 14°11'59" W

**EXHIBIT A  
SHOWING**

A 20' WIDE PERMANENT UTILITY EASEMENT AND  
30' WIDE TEMPORARY CONSTRUCTION EASEMENT,  
LOCATED IN THE E. M. THOMASON SURVEY,  
ABSTRACT NO. 827, AND THE W. W. BYERS SURVEY,  
ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS.



W. W. BYERS SURVEY  
ABSTRACT NO. 29

REVISED: 06/22/15 PAZ

PROPERTY OWNER: WILLIAM TAYLOR

401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-856-3440  
FAX: 817-856-3545  
www.transtexasurveying.com



Scale: 1"=40' Date: 06/16/15 DWG: 20150027-TAYLOR-R1

Drawn: PAZ Checked: RLY Job: 20150027-ESMT

## **ADMINISTRATIVE SETTLEMENT**

**William Taylor**

Project: TxCDBG, Johnson County 7214241

Address: 20' WIDE PERMANENT UTILITY EASEMENT AND 30' WIDE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE E. M. THOMASON SURVEY, ABSTRACT NO. 827, AND THE W. W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS

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In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, this written justification has been prepared to support the Johnson County Special Utility District agreement to purchase the above referenced property.

- *Description of acquisition:* The project will replace undersized and deteriorating sewer lines and rehabilitate lift stations to improve sewer service to residents in Johnson County and the City of Joshua. A 20' permanent utility easement (0.192 acres of land situated in the E.M. Thomason Survey, Abstract No. 827, and the W.W. Byers Survey, Abstract No. 29, Johnson County Texas) and a 30' temporary utility easement (0.288 acres of land situated in the E.M. Thomason Survey, Abstract No. 827, and the W.W. Byers Survey, Abstract No. 29, Johnson County Texas)) is needed on William Taylor's property to install a sewer line on his property.
- *Timeframe and obstacles precluding agreement by the seller, including counter-offers and outcome of negotiations to present impasse:*
  - The initial notice to Mr. Taylor was sent on May 27, 2015 and was delivered via certified mail on June 1, 2015. A second notice with the just compensation amount (\$3,345.60) was sent on June 23, 2015 and delivered on June 26, 2015.
  - Mr. Taylor did not respond to the send acquisition notice by July 10, 2015, which was the date a response was requested by the Johnson County Special Utility District.
  - On July 14, 2015, the Johnson County Special Utility District called Mr. Taylor to follow up with him. He rejected the just compensation amount and counter-offered with \$5,000.00. The Johnson County Special Utility District accepted the negotiated price amount (\$5,000.00).
  - On July 17, 2015, Mr. Taylor signed the acceptance of negotiated price and acceptance offer.
- *Describe the terms of the settlement, including justification why the incremental increase over and above the agency's amount of fair market value/just compensation is reasonable, prudent and in the public interest using data applicable to the project:* The Johnson County Special Utility District determined it was in the public interest to accept the counter-offer since the other options for routing the line would cause project delays

and would likely be more costly than accepting the increase over the agency's just compensation offer. The Johnson County Special Utility District will finalize the easement, submit payment to Mr. Taylor, and will record the easement at the County.

Recommended/Prepared by:

Jesse Thompson  
Name(s) Jesse Thompson  
Title(s) wastewater Superintendent

Approved by:

William Taylor  
Name(s)  
Title(s)

Rejected by:

N/A  
Name(s)  
Title(s)