

MAY 09 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 04/26/16

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X May 9, 2016

SPECIFIC AGENDA WORDING: Consideration to approve the roads in StoneValley Parc for sale of lots only and consideration to approve the termination and release of Construction Bond # PB03228301248 to IGH Properties, Inc. of Fort Worth, Texas (Principal) for Stone Valley Parc roads, 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 _____

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 _____.

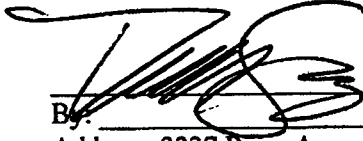
Principal, who owns the tract of land to be subdivided under the name of **Stone Valley Parc** must construct the roads, streets and drainage for such subdivision by **October 1, 2015**. If such roads streets and drainage are not constructed by **December 31, 2015**, then upon delivery of written notification 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.

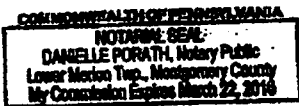
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 7TH DAY OF FEBRUARY 2013.



(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, 20 15.


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

STATE OF TEXAS
COUNTY OF JOHNSON

WENZAS, DOUBLE ROCK HOMES, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:
BEING 80.13 ACRES OUT OF THE JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437, JOHNSON COUNTY, TEXAS AND BEING THE SAME TRACT
CONVEYED TO APRIL B. ORTIZ AND RAY E. SMITH BY DEED RECORDED IN DOCUMENT NO. 2011-06613 B.S.J.C.T.
JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED 1/2 INCH IRON ROD IN THE SOUTHWEST CORNER OF COUNTY ROAD 1006 FOR THE SOUTHWEST CORNER OF THIS TRACT AND
RANG IN THE NORTH LINE OF A TRACT CONVEYED TO BILLIE E. NEWBOME AND BARLENE V. NEWBOME AS RECORDED IN VOLUME 3049, PAGE 921 OF
THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE S 89° 00' 13" E, ALONG AND WITH SAID COUNTY ROAD NO. 1006, A DISTANCE OF 480.30 FEET TO A CAPPED REBAR "APLS 3414" FOR
THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WANCE A. BEBERRY AND HEIR/HEIR E. BEBERRY RECORDED IN DOCUMENT NO. 2011-06613 B.S.J.C.T.
THENCE S 89° 03' 33" E, ALONG AND WITH THE SOUTH LINE OF SAID BEBERRY TRACT, A DISTANCE OF 1340.86 FEET TO A CAPPED REBAR
NO. 3014" FOR THE NORTHEAST CORNER OF SAID BEBERRY TRACT;
THENCE N 89° 01' 30" E, ALONG AND WITH SAID BEBERRY TRACT, A DISTANCE OF 429.88 FEET TO A 1/2 INCH REBAR AT THE NORTHEAST
CORNER OF SAID BEBERRY TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED DEQUITTA H. SEAL AND JEREMY L. SEAL
RECORDED IN VOLUME 3046, PAGE 488 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE N 89° 02' 04" E, ALONG AND WITH THE EAST LINE OF SAID SEAL TRACT, A DISTANCE OF 340.49 FEET TO A 1/2 INCH REBAR FOUND
AT THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO
INCAL I. BRIDGEMAN 11 AND RECORDED IN VOLUME 3777, PAGE 642 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE S 89° 30' 20" E, ALONG AND WITH THE SOUTH LINE OF SAID BRIDGEMAN TRACT, A DISTANCE OF 1360.53 FEET TO A 1/2 INCH REBAR
FOUND (CONTINUING ADJACENT) IN COUNTY ROAD 913-A FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 89° 15' 04" E, ALONG SAID COUNTY ROAD 913-A A DISTANCE OF 323.23 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHEAST
CORNER OF THAT CERTAIN TRACT CONVEYED TO JAMIE ANDREWS AND BEN F. MORRISON 111 BY DEED RECORDED IN DOCUMENT NO. 2013-06729
OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE S 89° 00' 02" E, ALONG AND WITH THE WEST LINE OF SAID ANDREWS AND MORRISON TRACT, AND THAT CERTAIN TRACT CONVEYED TO
BETHANN FRANKLIN MORRISON 111 RECORDED IN VOLUME 1979, PAGE 678 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, A DISTANCE OF
916.06 FEET TO THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE NORTHEAST CORNER OF SAID NEWBOME TRACT;
THENCE S 89° 24' 40" W, ALONG AND WITH THE NORTH LINE OF SAID NEWBOME TRACT, A DISTANCE OF 1363.89 FEET TO A 1/2 INCH REBAR
FOUND FOR A CORNER;
THENCE S 89° 17' 22" W, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID NEWBOME TRACT, A DISTANCE OF 1340.74 FEET TO THE
PLACE OF BEGINNING AND CONTAINING 80.13 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
THAT, DOUBLE ROCK HOMES, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY ADMIT THIS PLAT
REPRESENTING THE SEVEN DESCRIBED PARCELS AS STONE VALLEY PARC, AN ADJUTANT TO JOHNSON COUNTY,
TEXAS, AND BEING SUBJECT TO THE PUBLIC USE, WITHOUT RESTRICTION, THE STREETS, EASEMENTS,
RIGHT-OF-WAY AND ANY OTHER PUBLIC AREAS THEREIN.

PREPARED THIS 10th DAY OF MARCH, 2016
BY: [Signature]

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] and acknowledged to me that he executed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
[Signature]
DATE: 3-7-2016



- NOTES:
1. PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL
 2. MINIMUM LOT SIZE - 1.00 ACRE.
 3. NUMBER OF LOTS - 46
 4. ALL FRONT BUILDING LINES SHALL BE 25 FEET FROM ROAD EASEMENT LINE AND ALL SIDE BUILDING LINES SHALL BE 10 FEET AND ALL REAR BUILDING LINES SHALL BE 10 FEET FROM THE LOT LINE ON THE REAR.
 5. THERE SHALL BE A 20.0 FOOT UTILITY EASEMENT ALONG ALL FRONT AND REAR LOT LINES - A 10 FOOT UTILITY EASEMENT ALONG ALL ADJACENT LOT LINES (6.0 FOOT ON EACH LOT)
 6. WATER SERVICE SHALL BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
 7. SEWER DISPOSAL SHALL BE IN ACCORDANCE WITH TEXAS AND JOHNSON COUNTY RULES AND REGULATIONS.
 8. ALL STREET OR ROAD EASEMENTS SHALL BE 60.0 FEET IN WIDTH.
 9. THIS PROPERTY IS NOT WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF ANY TOWN OR CITY.
 10. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND UNINCORPORATED AREAS, IMMUNITY PANEL NO. 482600101, EFFECTIVE DATE DECEMBER 4, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE NOT LOCATED IN THE FLOOD PLANE.)
11. THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED LOCAL RAINFALL EVENTS. THERE MAY BE OTHER STREAMS, CREEKS, LEAK AREAS, DAMAGED STRINGS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR INDICATED AS PART OF THE "FIRM".
12. SHOWING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE ADJACENT TO OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE DITCH OR FOR THE CONTROL OF SEEDING.
15. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY RESULTING FROM FLOODING OR FLOOD CONDITIONS.
16. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER SAID PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BUSHES OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

- NOTES ON PRIVATE SEWER FACILITY:
1. ON-SITE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.
 2. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWER 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 COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWER FACILITIES, THROUGHOUT ANY JURISDICTION, ARE CONSIDERED TO BE UNINSURABLE BY THE OWNER AT THE OWNER'S RISK. THE OPERATION OF THE FACILITY RESULTS IN OBJECTABLE ODORS, IF UNUSUAL ANY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 3. A PROPERLY DESIGNED AND MAINTAINED PRIVATE SEWER FACILITY SYSTEM, INSTALLED IN ACCORDANCE WITH THE RULES OF JOHNSON COUNTY, IS REQUIRED TO BE OPERATED AND MAINTAINED BY THE OWNER OF THE PROPERTY OF THE LOT WHICH IS TO BE USED AND OPERATE THE PRIVATE SEWER FACILITY IN A SATISFACTORY MANNER.

UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO ENTER AND KEEP OPEN ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, GRASS OR GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF NEEDED AND ENTERED TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS AND WORKS TO BE DONE OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF OBTAINING THE PERMISSION OF ANYONE.

RULES 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 ANY ADJACENT OR ADJACENT PROPERTY OWNER OR NEIGHBOR, NEIGHBOR OR NEIGHBOR 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 PORTRAINED HEREIN ARE ACTUALLY EXISTING OR ARE PROPERTY PORTRAINED BY THIS PLAT OR ANY OTHER DEEDS OR INSTRUMENTS OF JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S BEST PRACTICE AS APPLIED HEREIN TO MAKE ACCURATE AND TRUSTWORTHY REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY
THE PROPERTY DEVELOPER REPRESENTING 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 OF DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSERIBED HEREIN BY.

FILING OF PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF \$1000.00, COMPLICATED IN THE CRIMINAL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE, DISPOSITION OR IN A SUBDIVISION IN A SUBDIVISION IN A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EVIDENCE CONTRACT TO COME THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITHIN THE JOHNSON COUNTY CLERK'S OFFICE, AND RECORDS BY DATE. IF THE SUBDIVISION IS EXPRESSLY CONFIRMED BY APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER HAS 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 REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITHIN THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

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

The purpose of this revision is to add a specific use easement for the installation of a water system.

Filed For Record 4-15-16
10:23 AM 2-3-06
Ducky Wiley
Ludie [Signature]

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT
ON THIS 28 DAY OF March, 2016
[Signature]

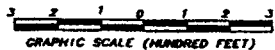
OWNER
DURRELL SCOGGINS
3148 C.R. 1370
ALVORD, TEXAS 76225
940-359-0078

DEVELOPER
DOUBLE ROCK HOMES
3148 C.R. 1370
ALVORD, TEXAS 76225
940-359-0078

REVISED 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 80.13 ACRES OUT OF THE
JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437

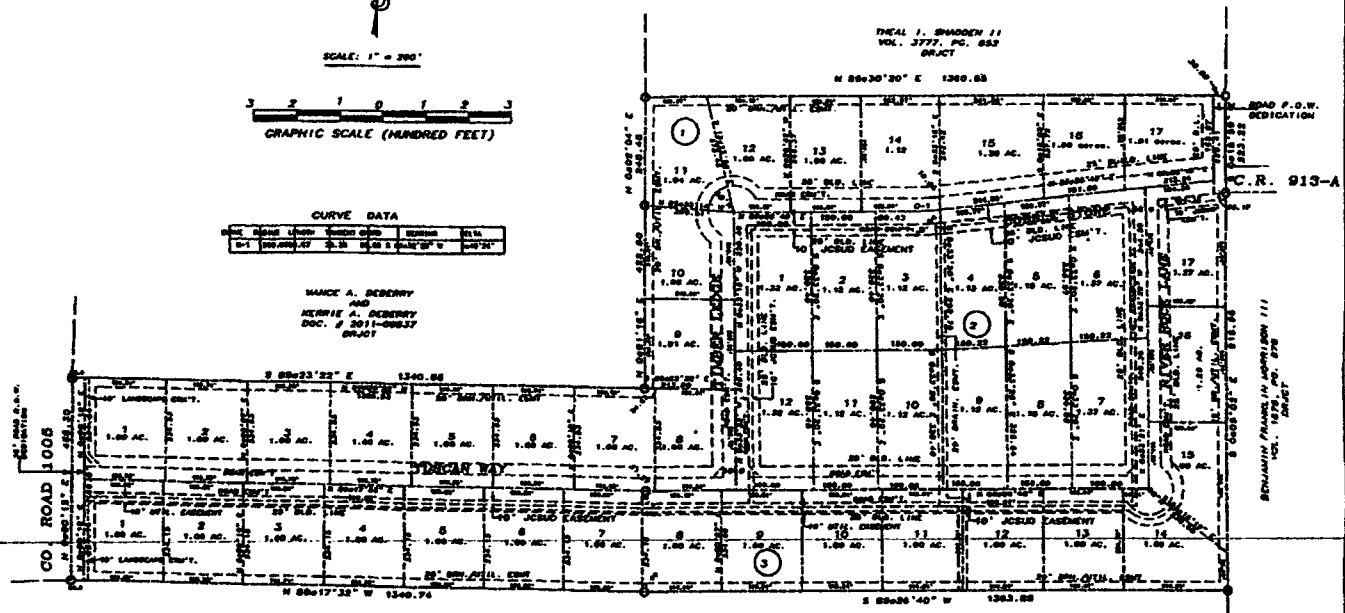


SCALE: 1" = 200'



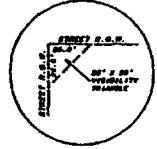
CH.	BEARING	LENGTH	CURVE DATA	BEARING	CH.
1	N 88°30'20" E	1300.00			
2	S 88°00'40" W	1300.00			
3	N 88°30'20" E	1300.00			

WANCE A. DEBERRY AND HELEN A. DEBERRY DOC. # 2011-00827 DRAFT

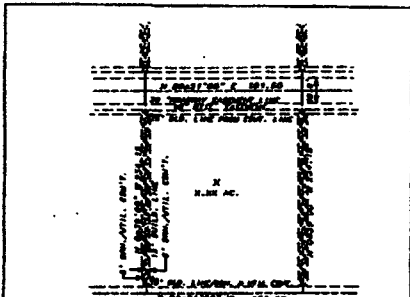


BUILDING LINE NOTES:
 50' FROM FRONT LOT LINE (STATE & F.M.)
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
 15' FROM LOT LINE ON REAR
 10' FROM LOT LINE ON SIDES

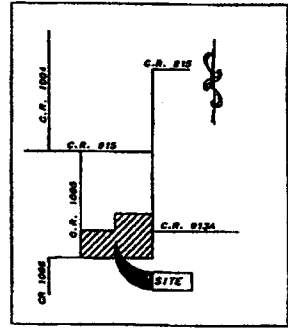
BILLIE C. NEWBOME AND BARLENE V. NEWBOME VOL. 3000, PG. 827 DRAFT



VISIBILITY TRIANGLE EASEMENT (TYPICAL ALL INTERSECTIONS)



TYPICAL ARRANGEMENT OF BUILDING LINES AND EASEMENTS ON LOT SPECIFIC USE EASEMENTS AS SHOWN



LOCATION MAP

EASEMENT NOTES:

- UTILITY EASEMENT SHALL EXIST: 15' FROM THE ROADWAY EASEMENT LINE IN FRONT AND 15' FROM THE LOT LINE IN THE REAR.
- A 10' UTILITY EASEMENT SHALL EXIST ALONG ALL ADJOINING LOT LINES (S.O. ON EACH SIDE)
- 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 THE SUBDIVISION

ROADWAY CENTERLINE LENGTH TABLE	
TUSCANY WAY	2406 L.F.
TIMBER LEDGE	841 L.F.
COBBLE STONE	1158 L.F.
RIVER ROCK LANE	683 L.F.

UTILITY PROVIDERS	
WATER	JOHNSON COUNTY S.U.D. 817-760-3200
ELECTRIC	UNITED COOP. 817-356-4000
TELEPHONE	ALLTELL 888-255-8357
SANITARY SEWER	PRIVATE INDIVIDUAL SEPTIC SYSTEMS

4-15-16
10 981 0-389
Bobby J. Newby
Austin, Texas

I, S.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION.
S.F. RIVERS, L.S., P.C., R.P.L.S.
NO. 2190, STATE OF TEXAS
MAY, 2016



Recorded on this _____ day of _____ 2016.
 in Vol. _____ Pg. _____ of the
 Plat Records of Johnson County, Texas
 County Clerk, Johnson County

OWNER
DARNELL SCODINS
3148 C.R. 1370
ALYOND, TEXAS 78225
840-388-8079

DEVELOPER
DOUBLE ROCK HOMES
3148 C.R. 1370
ALYOND, TEXAS 78225
840-388-8079

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LAKE
MINERAL WELLS, TEXAS 76088
840-325-8013

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