Approved

Commissioners Court

OCT 23 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY:David Disheroon **TODAY'S DATE: 10/17/2017**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **10/23/2017**

SPECIFIC AGENDA WORDING: Consideration for approval of a plat for 1.69 acres, 4833 County Road 304, also known as Lot 7 in South 41 an unrecorded subdivison located in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 15 minutes

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X
WORKSHOP _____
CONSENT: _____
EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____ **IT DEPARTMENT:**
AUDITOR: _____ **PURCHASING DEPARTMENT:** _____
PERSONNEL: _____ **PUBLIC WORKS:** X
BUDGET COORDINATOR: **OTHER:** _____

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

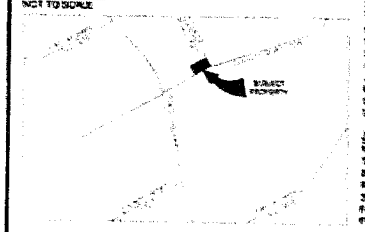
ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____

PROPERTY ADDRESS:
4833 COUNTY ROAD 324
GRANDVIEW, TX 76050-3707

VICINITY MAP
NOT TO SCALE



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 ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH

JOHNSON COUNTY, TEXAS SUBDIVISION NOTES:
1). THIS SUBDIVISION, OR ANY PART THEREOF, IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN
2). THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3). THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TEN MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL

PROPERTY OWNER:
CRYSTAL HARRIS
4833 COUNTY ROAD 324
GRANDVIEW, TX 76050-3707
PHONE 254 454-2574

PROPERTY DESCRIPTION:
BEING A TRACT OF LAND LYING AND SITUATED IN THE RALPH TANDY SURVEY, ABSTRACT No. 824, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 7, SOUTH FORTY-ONE, AN UNRECORDED SUBDIVISION AS SURVEYED BY E.G. CLOWER, JR., RPLS No. 1322 ON AUGUST 28, 1995 AND BEING THE SAME TRACT OF LAND DESCRIBED AS 2.12 ACRES IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION TO CRYSTAL D. KOHNS, DATED APRIL 28, 2006, RECORDED IN BOOK 3829, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) LYING IN COUNTY ROAD 324 ON THE NORTHERLY LINE OF PARKER FLATS ADDITION, PHASE 1, RECORDED IN VOLUME 11, PAGE 47 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND SAID 2.12 ACRE TRACT, THE SOUTHEAST CORNER OF LOT 4 OF SAID UNRECORDED SUBDIVISION AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.215 ACRES IN THE GENERAL WARRANTY GIFT DEED FROM BILL JACKSON CARROLL AND RICHARD EUGENE CARROLL TO DANA ELAINE CARROLL, EXECUTED DECEMBER 8, 2011, RECORDED IN INSTRUMENT No. 2011-30080 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE NORTH 22 DEGREES 52 MINUTES 12 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID 2.12 ACRE TRACT AND SAID 3.215 ACRE TRACT AND PARTIALLY ALONG A FENCE, 215.30 FEET TO A MAG NAIL FOUND IN CONCRETE AT A FENCE CORNER, BEING THE NORTHWEST CORNER OF SAID 2.12 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2.789 ACRES IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM MENAHEN, INC. TO JACKIE RIDGUE AND WIFE, ROSE RIDGUE, EXECUTED FEBRUARY 11, 1998, RECORDED IN VOLUME 2372, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE NORTH 59 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.12 ACRE TRACT AND SAID 2.789 ACRE TRACT AND PARTIALLY ALONG A FENCE, 416.24 FEET TO A 1/2" STEEL REBAR FOUND LYING IN COUNTY ROAD 421 ON THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 12.269 ACRES IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY FROM TROY BRADSHAW TO MARCIE FREELEN AND HUSBAND BRYAN C. FREELEN, EXECUTED MAY 14, 2010, RECORDED IN INSTRUMENT No. 2010-14028 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS;
THENCE SOUTH 29 DEGREES 05 MINUTES 16 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.12 ACRE TRACT AND SAID 12.269 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD, 218.20 FEET TO A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) LYING IN THE INTERSECTION OF SAID COUNTY ROAD 421 WITH SAID COUNTY ROAD 324, BEING THE SOUTHEAST CORNER OF SAID 2.12 ACRE TRACT;
THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTHERLY LINE OF SAID 2.12 ACRE TRACT, GENERALLY ALONG SAID COUNTY ROAD 324 AND PARTIALLY ALONG THE NORTHERLY LINE OF SAID PARKER FLATS ADDITION, 439.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.12 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 23, 2017 BY SZURGOT & PEEDE LAND SURVEYORS, LTD.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT CRYSTAL HARRIS, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 7, SOUTH FORTY-ONE, 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

Crystal Harris — 4/6/17
CRYSTAL HARRIS — DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CRYSTAL HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF April, 2017.

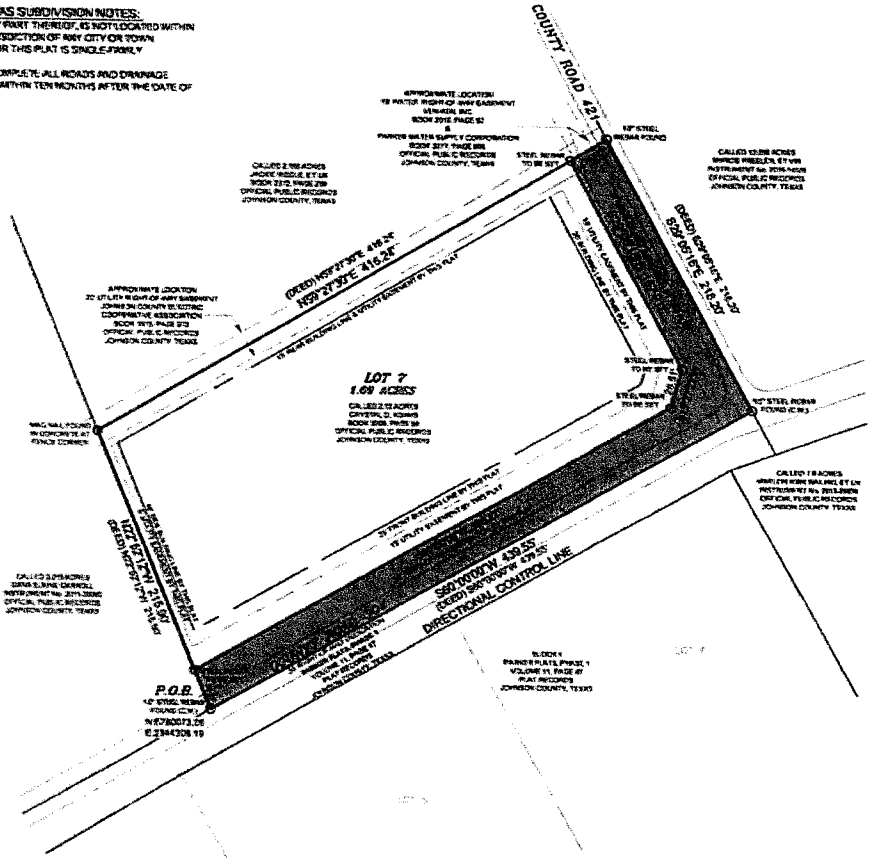
NOTARY PUBLIC — SEAL

MARK L HAWKINS SR
Notary Public State of Texas
My Commission 130833913
My Comm Exp Oct 10 2020

Job No. CDH

SZURGOT & PEEDE LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
FAX: (254) 582-3234
Company Registration No. 10006600

FINAL PLAT
SHOWING
LOT 7
SOUTH FORTY-ONE
AN ADDITION TO JOHNSON COUNTY, TEXAS.
BEING A 2.12 ACRE TRACT OF LAND KNOWN AS
LOT 7, SOUTH FORTY-ONE, AN UNRECORDED SUBDIVISION
LOCATED IN THE
RALPH TANDY SURVEY, ABSTRACT No. 824,
JOHNSON COUNTY, TEXAS.



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 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 DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHN 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.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20__.

COUNTY JUDGE

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____
DATE _____, 20____

BECKY IVEY, COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY

0 60 120 180

LEGEND

UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY: PARKER WATER SUPPLY CORPORATION, PHONE 817-373-2999
ELECTRIC SERVICE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE 817-556-6000
SEPTIC IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM

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.
- INSPECTIONS 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 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 STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48067-0325-J, REVISED DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE FLOOD PLAIN).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEWER, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIES OR ADDRESSED AS PART OF THE "NFIP".

FLOOD NOTES:
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF 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 COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 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

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY DANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT AND BACK.
5' FROM LOT LINE ON THE SIDES.

RIGHT-OF-WAY DEDICATION:
40' RIGHT-OF-WAY FROM CENTER OF ROAD ON F.M. AND STATE HIGHWAY.
30' RIGHT-OF-WAY FROM CENTER OF ROAD ON A COUNTY ROAD OR IN A SUBDIVISION

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

FILING A PLAT:
- 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 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 EXECUTORY CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS 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 UNTIL 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 WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY, CLERK.