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: Request to revise and combine Lot 3 and Lot 4, Block 4 in K-Bar-D Ranch Estates, a recorded subdivision in Johnson County, Texas to form Lot 4R, Block 4 in K-Bar-D Ranch Estates, located in Precinct 2.

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:

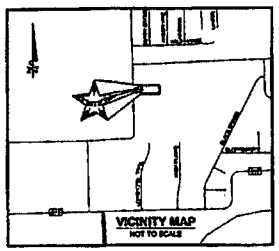
COUNTY ATTORNEY: X **IT DEPARTMENT:**
AUDITOR: _____ **PURCHASING DEPARTMENT:** _____
PERSONNEL: _____ **PUBLIC WORKS:** X
BUDGET COORDINATOR: **OTHER:** _____

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

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____



Original Scale : 1" = 40'
20 0 40 80
Graphic Scale in Feet

- LEGEND -

IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
EASMT	EASEMENT
VOL.	VOLUME
PG.	PAGE
CCI	COUNTY CLERK'S FILE No.
PRJCT	PLAT RECORDS, JOHNSON COUNTY, TEXAS
DRJCT	DEED RECORDS, JOHNSON COUNTY, TEXAS
( )	ACCORDING TO RECORD EASEMENT

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 480483-0175-J, EFFECTIVE DATE SEPTEMBER 27, 1991, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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, PARTICULARLITY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, 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 STUDIED OR ADRESSED 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 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.

PRIVATE SEWAGE FACILITY:

1. 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.

2. 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 WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

3. PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEAGE FACILITY, 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 SATISFACTORY MANNER.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS JOSE HERNANDEZ and ROSA LINDA HERNANDEZ are the sole owners of all of those certain lots, tracts, or parcels of land situated in the M & W Survey, Abstract No. 630, Johnson County, Texas, being all of Lot 4, Block 4, K-BAR-D RANCH ESTATES, as recorded in Volume 4, Page 80, Plat Records, Johnson County, Texas (PRJCT), and Lot 3-R, block 4, K-BAR-D RANCH ESTATES as recorded in Volume 6, Page 119, PRJCT, as conveyed to the deed recorded in County Clerk's Document ID No. CCO# 2016-15100, Deed Records, Johnson County, Texas (DRJCT), said lot, tract, or parcel of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Lot 4 and the northwest corner of Lot 5 of said Block 4, said iron being in the easterly Right of Way (ROW) line of County Road 1012, a 60 foot wide ROW, 30 feet of which are as dedicated to the Public in Volume 4, Page 80, PRJCT;

THENCE NORTH 89°31'08" EAST with the south line of said Lot 5, at 362.87 feet pass a 5/8 inch iron rod found near the common corner between said Lot 5 and Lot 11-R, Block 4, K-BAR-D ESTATES as recorded in Volume 6, Page 83, PRJCT, continuing with the southerly line of said Lot 11-R a total distance of 708.76 FEET to a point for corner in the westerly line of Lot 14-R, Block 4, K-BAR-D ESTATES as recorded in Volume 6, Page 83, PRJCT, from which a fence corner post found bears South 69° West 3.0 feet;

THENCE SOUTH 01°02'31" EAST with the westerly line of said Lot 14-R at 84.84 feet pass the southwesterly corner of said Lot 14-R, continuing in all a total distance of 340.01 FEET to a POINT for corner from which a fence post found bears North 47° East 0.7 feet;

THENCE SOUTH 89°31'08" WEST at 345.71 feet pass the northeast corner of Lot 3, Block 4, K-BAR-D RANCH ESTATES, as recorded in Volume 6, Page 83, PRJCT, continuing in all a total distance of 708.11 FEET to a POINT for corner from which a fence post found bears South 69° East 1.7 feet, said point being the northwest corner of said Lot 3, in the easterly ROW line of the aforementioned County Road 1012

THENCE NORTH 02°10'09" EAST with said ROW line, at 120.00 feet pass the common westerly corner of said Lots 3-R and 4, continuing in all a total distance of 340.00 FEET to the POINT OF BEGINNING, and containing 3.900 Acres of land, more or less.

STATE OF TEXAS §
COUNTY OF JOHNSON §

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT, JOSE HERNANDEZ and ROSA LINDA HERNANDEZ, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 4-R, BLOCK 4, K-BAR-D RANCH ESTATES, an addition to Johnson County, Texas, and hereby dedicate to the public's use, without reservation, the streets, right-of-ways, easements, and any other public area shown hereon.

_____
JOSE HERNANDEZ, Owner

Before me, the undersigned Notary Public, on this day personally appeared JOSE HERNANDEZ, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

_____
Notary Public, State of Texas

My commission expires: _____

_____
ROSA LINDA HERNANDEZ, Owner

Before me, the undersigned Notary Public, on this day personally appeared ROSA LINDA HERNANDEZ, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

_____
Notary Public, State of Texas

My commission expires: _____

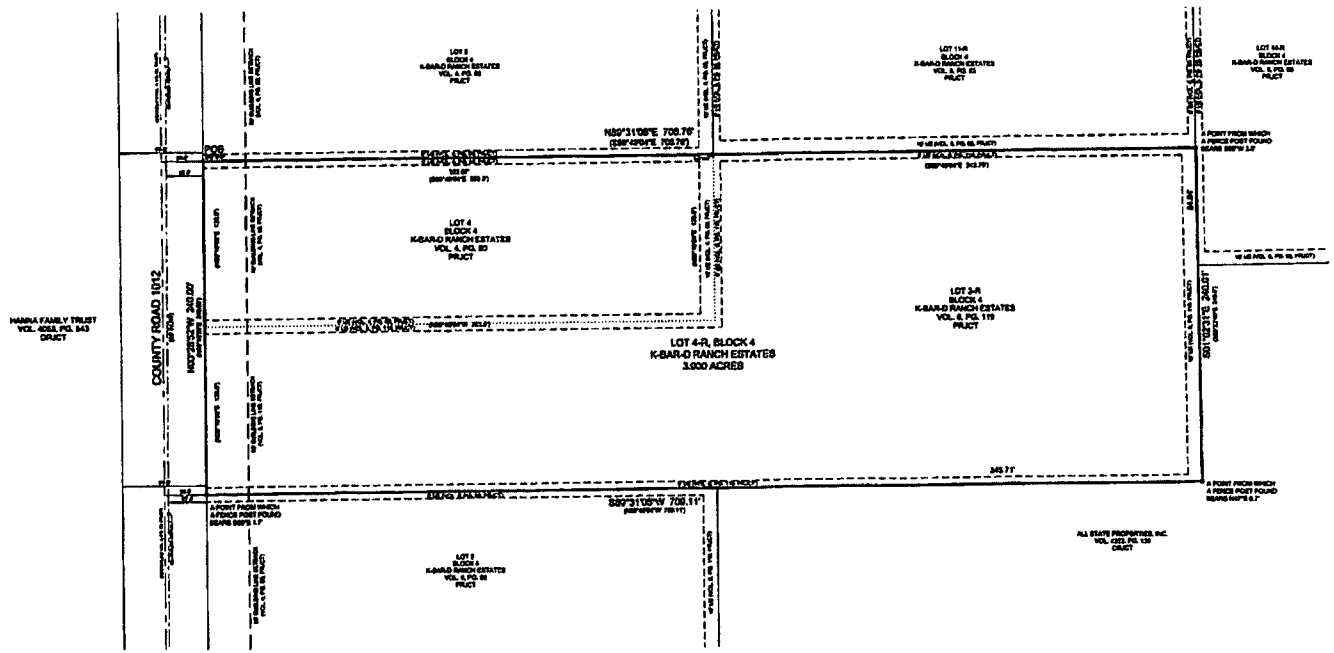
I, Wayne Barton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or recovered under my supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE
UNLEASHED NOT VERIFIED OR RELIED UPON AS A FINAL SURVEY

_____
Wayne Barton, R.P.L.S.
Texas Registration No. 5138

_____
Date



NOTES:

1. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ET-J) OF ANY CITY OR TOWN.

2. THE PROPOSED USAGE DESIGNATION OF THE AREA SHOWN ON THE PLAT IS SINGLE FAMILY RESIDENTIAL.

3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THIS FINAL PLAT.

4. UTILITY PROVIDERS
   a. WATER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817.760.5200
   b. ELECTRIC - UNITED COOPERATIVE SERVICES 817.782.5310
   c. SEPTIC - PRIVATE INDIVIDUAL SEPTIC SYSTEM

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON

DATE: _____

_____
COUNTY JUDGE

FILED FOR RECORD:

Date: _____, 2017.

Volume _____ Page _____ & Slide _____

By: _____
County Clerk

By: _____
Deputy Clerk

A FINAL PLAT OF
LOT 4-R, BLOCK 4
K-BAR-D RANCH ESTATES
AN ADDITION TO JOHNSON COUNTY, TEXAS

BEING all that certain lot, tract, or parcel of land situated in the M & W Survey, Abstract No. 630, Johnson County, Texas, as conveyed to JOSE HERNANDEZ, and wife, ROSA LINDA HERNANDEZ in the deed recorded in CCO# 2016-15100, DRJCT.

AUGUST 25, 2017

REVISIONS

DATE	DESCRIPTION

LOT 4-R, BLOCK 4, K-BAR-D RANCH ESTATES
AN ADDITION TO JOHNSON COUNTY, TEXAS

Johnson County, Texas

Bearings are based on NAD 83 Grid, North Central Zone, 4202
Texas State Plane Coordinate System.

SHEET No. 1 of 1

PROJECT No. 170808-RP
DATE: 08/25/2017
SCALE: 1" = 40'
DWN: WB | CHKD: WB

Barton Surveying & Laser Scanning, LLC.
5104 Kemmerer Lane
Fort Worth, TX 76123
682.241.0069
TBPLS FIRM No. 10194000