Commissioners Court

FEB 12 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY:David Disheroon **TODAY'S DATE: 01/19/2018**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **02/12/2018**

SPECIFIC AGENDA WORDING: Consideration of final plat for Lone Willow Estates (Lot 1 and Lot 2, Block 1), located in Precinct 1.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 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_____

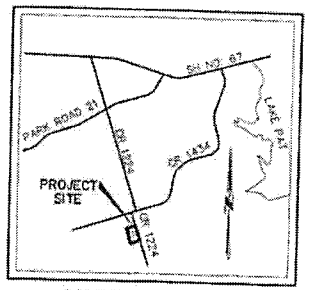
5

LEGEND

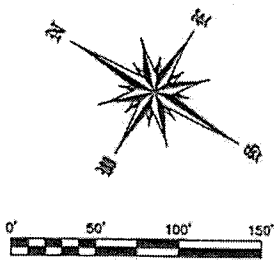
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
IRF	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

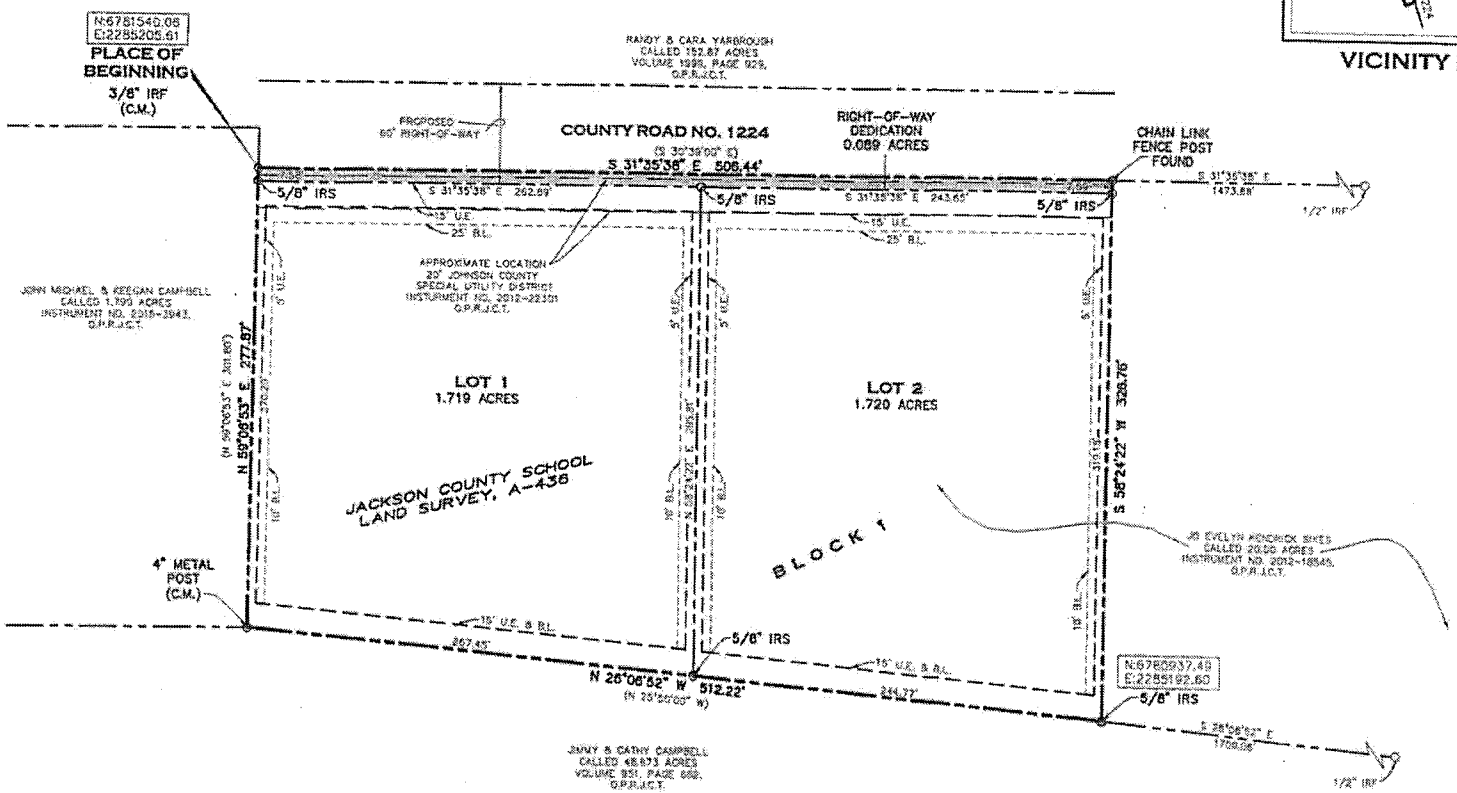
SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE 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. ( ) DENOTES RECORD DATA.



VICINITY MAP





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

_____
COUNTY JUDGE

PLAT RECORDED IN

VOLUME_____ PAGE_____ SLIDE_____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

FINAL PLAT SHOWING

LOT 1 AND LOT 2, BLOCK 1
LONE WILLOW ESTATES
AN ADDITION TO JOHNSON COUNTY, TEXAS.

BEING 3.528 ACRES OF LAND LOCATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 436, JOHNSON COUNTY, TEXAS.

OWNER:
JO EVELYN SIKES
1116 CANTON ROAD
CLEBURNE, TEXAS 76033
PHONE: (817) 994-8998

SHEET ONE OF TWO

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545

Scale: 1"=50'	Date: 01/04/18	DWG: 20170106-FINAL PLAT
Drawn: LGP	Checked: JW	Job: 20170106

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. UTILITY PROVIDERS:

   WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE 817-760-5200.
   ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE 817-558-4000.
4. SEPTIC IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
5. FLOOD STATEMENT:

   ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0300-H, EFFECTIVE DATE DECEMBER 04, 2012, 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 PARTICULARLY 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 ADDRESSED AS PART OF THE "NFIP".
6. 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.
7. UTILITY EASEMENT:

   ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER 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.
8. UTILITY EASEMENTS SHALL BE:

   15' FROM LOT LINE IN FRONT AND BACK.

   5' FROM LOT LINE ON THE SIDES.
9. RIGHT-OF-WAY DEDICATION

   40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
   30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
10. BUILDING LINES:

    50' FROM LOT LINE (STATE HWY. & F.M.)
    25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS).
    15' FROM LOT LINE ON REAR
    10' FROM LOT LINE ON SIDES
11. 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 RECORD WITH THE JOHNSON COUNTY CLERK; HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL & RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
12. 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.
13. 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.

PLAT RECORDED IN

VOLUME_____PAGE_____SLIDE_____

_____
DATE

_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____
DEPUTY

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

14. 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 ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON 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.

15. 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.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT JO EVELYN KENDRICK SIKES, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 1, LONE WILLOW ESTATES, 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.

Jo Evelyn Kendrick Sikes 1-5-2018
JO EVELYN KENDRICK SIKES DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JO EVELYN KENDRICK SIKES, 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 4 DAY OF January, 2018

Laura Grace Fiencik
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

LAURA GRACE FIENCIK
Notary Public, State of Texas
My Commission Expires
June 03, 2018

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 436, JOHNSON COUNTY TEXAS AND BEING PART OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-18545, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 20.00 ACRE TRACT AND BEING IN THE SOUTH LINE OF A CALLED 1.799 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-3943, O.P.R.J.C.T., SAID 3/8" IRON ROD FOUND ALSO BEING IN THE WEST LINE OF COUNTY ROAD NO. 1224;

THENCE, S 31°35'38" E, WITH THE WEST LINE OF SAID COUNTY ROAD NO. 1224, A DISTANCE OF 505.44 FEET TO A CHAIN LINK FENCE POST FOUND, FROM WHICH A 1/2" IRON ROD FOUND FOR AN ANGLE POINT OF SAID 20.00 ACRE TRACT, BEARS S 31°35'38" E, A DISTANCE OF 1473.88 FEET;

THENCE, S 58°24'22" W, AT A DISTANCE OF 7.59 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 326.76 FEET TO 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WEST LINE OF SAID 20.00 ACRE TRACT AND THE EAST LINE OF A CALLED 48.673 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 931, PAGE 662, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT BEARS, S 26°06'52" E, A DISTANCE OF 1709.06 FEET;

THENCE, N 26°06'52" W, WITH THE COMMON LINE BETWEEN SAID 20.00 ACRE TRACT AND SAID 48.673 ACRE TRACT, A DISTANCE OF 512.22 FEET TO A 4" METAL POST FOUND AT THE NORTHWEST CORNER OF SAID 20.00 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.799 ACRE TRACT;

THENCE, N 59°06'53" E, WITH THE COMMON LINE BETWEEN SAID 20.00 ACRE TRACT AND SAID 1.799 ACRE TRACT, AT A DISTANCE OF 270.29 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 277.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.528 ACRES OF LAND.

SURVEYOR'S CERTIFICATION

THAT I, JEREMY WILLIAMSON, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND NOVEMBER 30, 2017 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

1-5-18
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6462

STATE OF TEXAS REGISTERED JEREMY WILLIAMSON 6462 PROFESSIONAL LAND SURVEYOR

FINAL PLAT SHOWING

LOT 1 AND LOT 2, BLOCK 1
LONE WILLOW ESTATES
AN ADDITION TO JOHNSON COUNTY, TEXAS.

BEING 3.528 ACRES OF LAND LOCATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 436, JOHNSON COUNTY, TEXAS.

OWNER:
JO EVELYN SIKES
1116 CANTON ROAD
CLEBURNE, TEXAS 76033
PHONE: (817) 994-8098

SHEET TWO OF TWO

TBPLS NO. 10122700

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transtexassurveying.com

Scale: 1"=50'	Date: 01/04/18	DWG: 20170106-FINAL PLAT
Drawn: LGP	Checked: JW	Job: 20170106