Approved

Commissioners Court

FEB 26 2018

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 02/16/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 02/26/2018

SPECIFIC AGENDA WORDING: Consideration of final plat for Green Oaks Addition (Lot 1, Block 1), in Precinct 3.

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 _____

E-MAILED FEB 16 2018

9-17-8878

FLOOD STATEMENT

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251 C 200 J, effective date, December 4, 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 those 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 studies or addressed as part of the "NFIP".

UTILITY EASEMENTS.

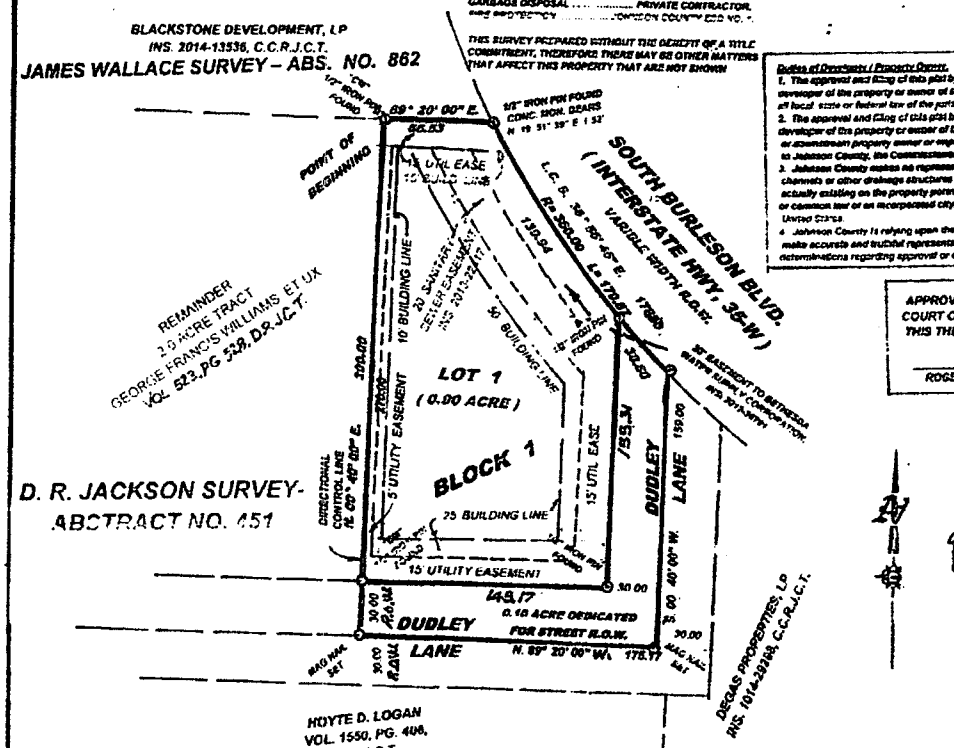
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of 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 PROVIDERS.
WATER ... BETHESDA WATER SUPPLY CORP. (817 223 3131)
ELECTRICITY . UNITED COOPERATIVE SERVICES (817-558-4000)
SEWAGE DISPOSAL .. PRIVATE INDIVIDUAL SEPTIC SYSTEM.
GARBAGE DISPOSAL ..... PRIVATE CONTRACTOR.
and protection ..... JOHNSON COUNTY ESD NO. 1

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN

PRIVATE SEWAGE FACILITIES NOTES.

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. Inspection and/or acceptance of a private sewage facility by the Johnson County 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 owners expense if overall operation of the facility results in objectionable odors, if secondary conditions are created, or if the facility when used does not comply with governmental regulations.
3. A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that it 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.



Dedication of Developer / Property Owner.

1. 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.
2. 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, require or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
3. 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.
4. Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representation upon which Johnson County can make determinations regarding approval or disapproval of this plat.

APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS, THIS THE _____ DAY OF _____.

ROGER HARRION, COUNTY JUDGE

THE STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS I, Guillermo Garcia, being the owner of the following described tract of land, to-wit

Being a 1.00 acre tract of land out of the D. R. JACKSON SURVEY, ABSTRACT NO. 451, in Johnson County, Texas, and being the same tract conveyed to Guillermo Garcia by Instrument 2016-27603, County Clerk Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows

BEGINNING at a 1/2 inch iron pin found at the northwest corner of said Garcia tract and in the north of said Jackson Survey and the South line of the James Wallace Survey, Abstract No. 862, said point also being in the north line of a 2.0 acre tract of land conveyed to George Francis Williams, et ux, by deed recorded in Volume 523, Page 528, and Deed Records, Johnson County Texas, said point also being on the south line of a tract of land out of the James Wallace Survey, Abstract No. 862 recorded by Instrument No. 2014-13536, County Clerk Records, Johnson County, Texas.

THENCE South 89 degrees, 20 minutes, 00 seconds East, along the common line of said Garcia and Blackstone Development tracts and the common line of said Jackson and Wallace surveys, 66.63 feet to a 1/2 inch iron pin found for grade at the said south northeast corner of said Garcia tract and the southeast corner of said Blackstone Development tract, and being on the southwesterly line of South Burleson Blvd. (Interstate Highway 35-W).

THENCE southeasterly, along the common line of said Garcia tract and said highway, and along a curve to the left having a radius of 3550.00 feet, an arc distance of 179.87 feet to a mag nail set at the most east northeast corner of said Garcia tract and at the intersection of Dudley Lane,

THENCE South 00 degrees, 40 minutes, 00 seconds West, along the east line of said Garcia tract and said centerline, 159.00 feet to a 1/2 inch iron pin found for corner at the southeast corner of said Garcia tract

THENCE north 89 degrees, 20 minutes, 00 seconds West, along the south line of said Garcia tract and the centerline of said Dudley Lane, 175.17 feet to a mag nail found for corner at the southwest corner of said Garcia tract

THENCE North 00 degrees, 40 minutes, 00 seconds East, along the West line of said Garcia tract, at 30.00 feet a 1/2 inch iron pin found in the north line of said Dudley Lane, continuing in all 300.00 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

That Guillermo Garcia, owner of the above described tract of land does hereby adopt this plat designating the land shown hereon to be part of GREEN OAKS ADDITION, an addition to Johnson County, Texas, and do hereby dedicate to the public use forever the streets, easements, right-of-ways and any other public areas shown thereon.

Guillermo Garcia
Guillermo Garcia, owner

SWORN AND SUBSCRIBED BEFORE Brenda Roller
THIS 13 DAY OF February
NOTARY PUBLIC, STATE OF TEXAS.

MY COMMISSION EXPIRES _____

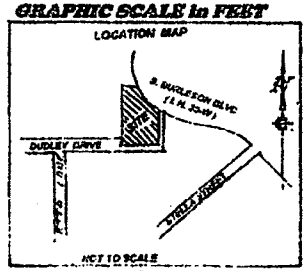
BRENDA ROLLER
Notary Public, State of Texas
Comm. Expires 03-23-2020
Notary ID 12233724-8

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.

0 50 100 200
GRAPHIC SCALE in FEET

LOCATION MAP



PLAT RECORDED, DATE: _____
PLAT RECORDS, JOHNSON COUNTY, TEXAS.
VOL. ___ PG. ___ SLIDE _____

COUNTY CLERK

DEPUTY COUNTY CLERK

FINAL PLAT SHOWING LOT 1, BLOCK 1, GREEN OAKS ADDITION

A SUBDIVISION OF A 1.00 ACRE TRACT OF LAND IN THE D. R. JACKSON SURVEY, ABSTRACT NO. 451, IN JOHNSON COUNTY, TEXAS.

SCALE: 1 INCH = 50 FEET

Flood Notes.

1. Blocking the flow of water or constructing improvements in the drainage easements and filling or obstruction of the floodway is prohibited.
2. 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.
3. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
4. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
5. 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.

Filing A PLAT

It is a Criminal Offense punishable by a fine 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 conveyance 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 and 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.

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 .

I, P. J. Dunaway, Registered Professional Land Surveyor No. 1598, do hereby certify this plat is a true and correct representation of a survey made on the ground under my personal supervision and the corner monuments are as shown.

12/17/17

THE PROPOSED USE OF THIS LOT IS FOR COMMERCIAL USE.

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPETY THAT ARE NOT SHOWN.

THIS ADDITION IS IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF BRIARCAKS.

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

BUILDING LINES:
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS).
10' FROM LOT LINE ON REAR;
10' FROM LOT LINE ON SIDES.

RIGHT OF WAY DEDICATION:
40' FROM CENTER OF ROAD ON FM. OR STATE.
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.

PLEASE NOTE: The owner shall not sell any lots in the subdivision until the streets and drainage facilities are properly constructed and completed, all utility construction is completed, and all street and traffic signs are installed and each are approved by the public works department.

OWNER.
GUILLERMO GARCIA
724 BUFFALO SPRINGS DR.
FORT WORTH, TEXAS, 76140
PHONE: 817-727-0667

TRIANGLE SURVEYING COMPANY
P. O. Box 546, Burleson, Texas, 76097
Phone: 817-295-1148
REGISTERED FIRM NO. 10094100