Commissioners Court

MAY 11 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 05/01/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 05/11/2018

SPECIFIC AGENDA WORDING: Consideration of final plat for Caro Addition, Lots 1 and 2, Block 1, 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 _____

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PROPERTY DESCRIPTION:

BEING A 13.228 ACRE TRACT OF LAND, IN THE JACOB GILTNER SURVEY, ABSTRACT NO. 295, JOHNSON COUNTY, TEXAS, CONVEYED TO RONNIE ALLEN, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 13589, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID ALLEN TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO GARY HILL, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1978, PAGE 93, O.P.R.J.C.T., IN THE EAST LINE OF CARO PARKWAY;

THENCE, WITH THE COMMON LINE BETWEEN SAID ALLEN, TACT, AND WITH SAID HILL TRACT, N 57°54'26" E, A DISTANCE OF 1231.54 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ALLEN TRACT, SAME BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO DON FINLEY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3024, PAGE 473, O.P.R.J.C.T. ;

THENCE, WITH THE COMMON LINE BETWEEN SAID ALLEN TRACT, AND WITH SAID FINLEY TRACT, S 31°03'09" E, A DISTANCE OF 527.23 FEET TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID ALLEN TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JIMMY COMER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1937, PAGE 946, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID ALLEN TRACT, AND WITH SAID COMER TRACT, S 57°47'54" W, A DISTANCE OF 876.329 FEET TO A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES GOSSETT, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2424, O.P.R.J.C.T.;

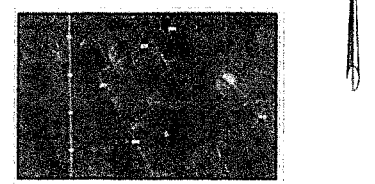
THENCE, WITH THE COMMON LINE BETWEEN SAID ALLEN TRACT, AND WITH SAID GOSSETT TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 29°38'43" W, A DISTANCE OF 204.33 FEET, TO AN IRON ROD FOUND ,
2. S 57°44'49" W, A DISTANCE OF 362.45 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID ALLEN TRACT, IN THE EAST LINE OF SAID CARO PARKWAY;

THENCE, WITH THE EAST LINE OF SAID CARO PARKWAY, N 30°40'58" W, A DISTANCE OF 320.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 13.228 ACRES OF LAND.

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 EXECUTOR 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 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.

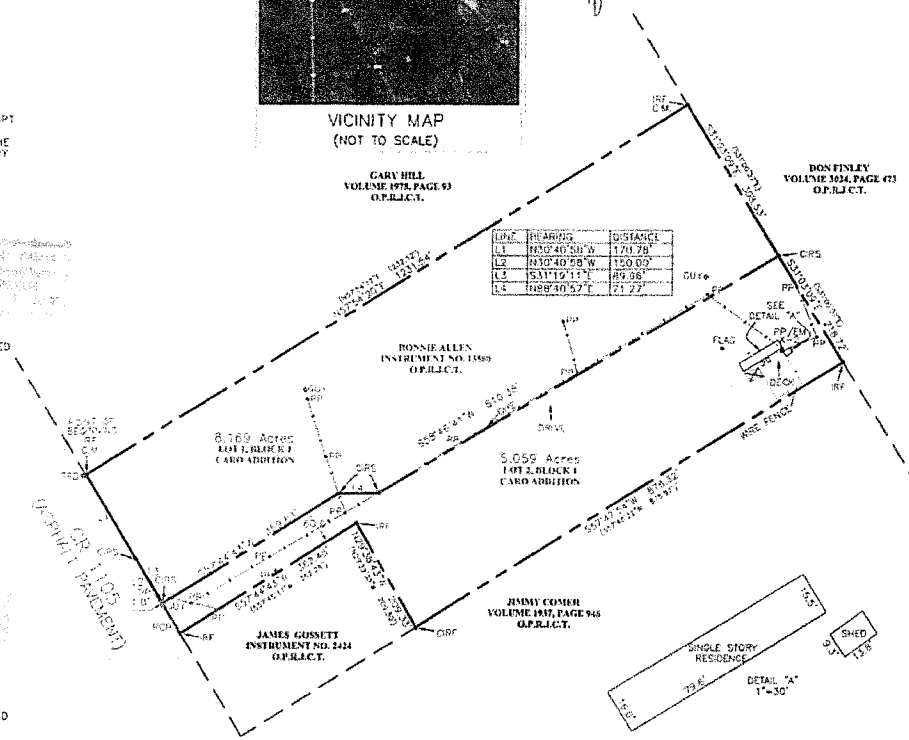


VICINITY MAP
(NOT TO SCALE)

0' 150' 300' 450'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
C.M.	CONTROLLING MONUMENT
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
TPD	TELEPHONE PEDESTAL
GUY	ANCHOR GUY
RCP	REINFORCED CONCRETE PIPE
( )	DENOTES RECORD DATA
R.O.W.	RIGHT-OF-WAY
EM	ELECTRIC METER



LINE	BEARING	DISTANCE
L1	N30°40'58"W	170.78'
L2	N30°40'58"W	150.00'
L3	S31°19'11"E	89.08'
L4	N58°40'57"E	71.27'

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT RONNIE ALLEN, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, AND 2, BLOCK 1, CARO ADDITION, 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.

RONNIE ALLEN 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 RONNIE ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 ___ DAY OF _____ 2018

NOTARY PUBLIC

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT CYNTHIA ALLEN, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, AND 2, BLOCK 1, CARO ADDITION, 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.

CYNTHIA ALLEN 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 CYNTHIA ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 ___ DAY OF _____ 2018

NOTARY PUBLIC

PLAT RECORDED IN

VOLUME_____PAGE_____SLIDE_____

DATE_____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ___ DAY OF _____, 2018.

COUNTY JUDGE

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. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:
   WATER SERVICE TO BE PROVIDED BY CITY OF RIO VISTA. PHONE 817-373-2588.
   ELECTRIC SERVICE IS TO BE PROVIDED BY TEXAS NEW MEXICO POWER COMPANY. PHONE 254-675-3908
   SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

PRIVATE SEWAGE FACILITY:

5. 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.
6. 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.
7. 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:

8. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0450 J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
9. 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".
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR CONSTRUCTION OF THE FLOODWAY IS PROHIBITED.
11. 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.
12. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
13. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
14. 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 EASEMENT:

15. 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.

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:

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

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.M.).
25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)
10' FROM LOT LINE ON SIDES.
15' FROM LOT LINE ON REAR.

DUTIES OF DEVELOPER/PROPERTY OWNER:

16. 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.
17. 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.
18. 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, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
19. 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.

INDEMNITY:

20. 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.

STATE OF TEXAS
SHELBY J. HOFFMAN
6084
REGISTERED
PROFESSIONAL LAND SURVEYOR

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE COUNTY."

OWNERS:
RONNIE AND CYNTHIA ALLEN
P.O. BOX 261
RIO VISTA, TEXAS 76093
817-517-1318

FINAL PLAT SHOWING LOTS 1 AND 2, BLOCK 1, CARO ADDITION, BEING A 13.228 ACRE TRACT OF LAND IN THE JACOB GILTNER SURVEY, ABSTRACT NO. 295

AN ADDITION TO JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON FEBRUARY 8, 2018 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

4/12/18

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=150	Date: 2/27/18	DWG: 2018016-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2018-016