Commissioners Court

JUN 25 2018

Approve

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 06/18/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 06/25/2018

SPECIFIC AGENDA WORDING: Consideration of final plat for Garrett Addition, Lots 1-3, Block A, in Precinct 4 -Public Works Department

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:** _____

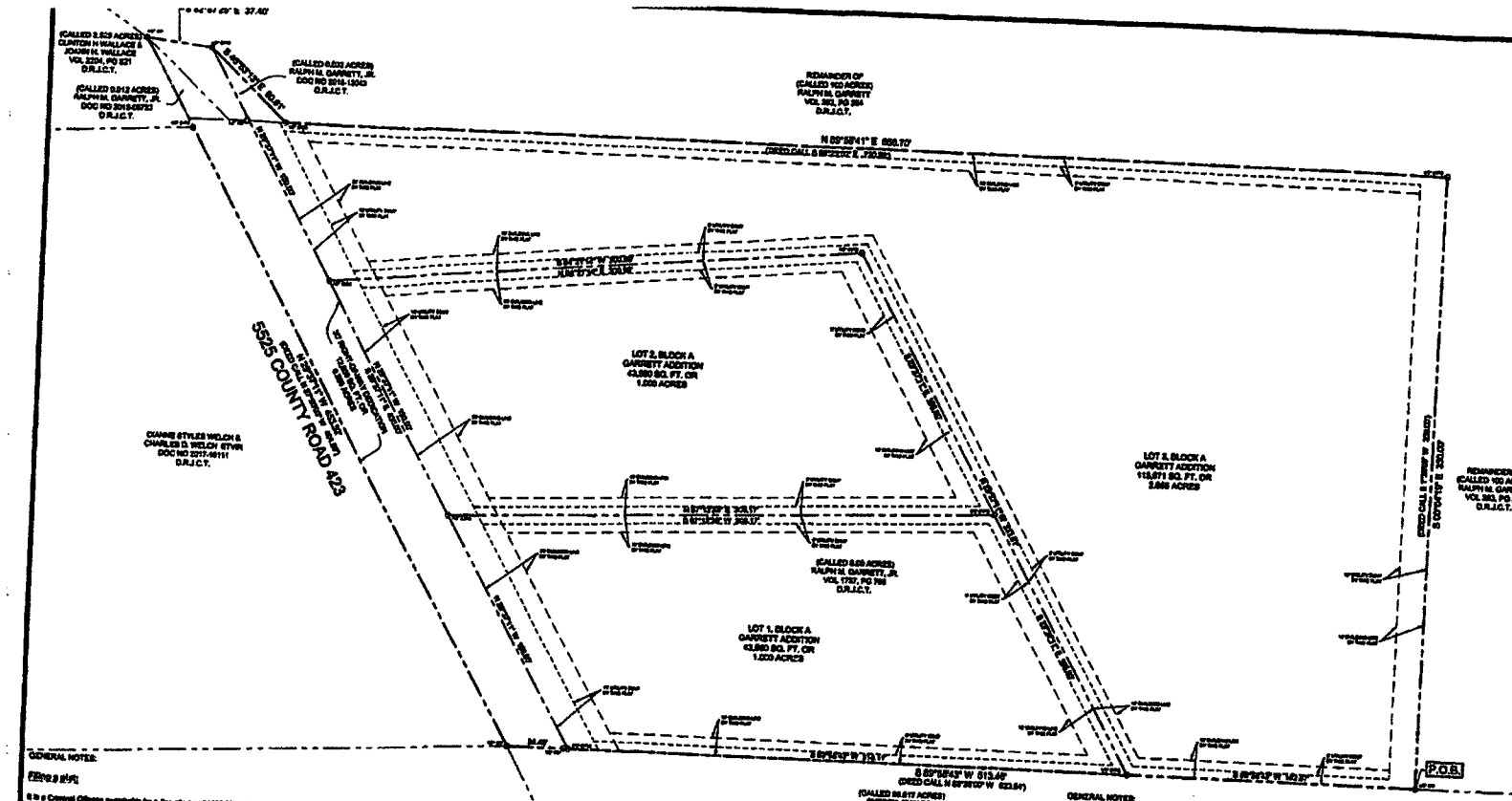
*************This Section to be Completed by County Judge's Office*************

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____

E-MAILED JUN 18 2018



GENERAL NOTES:

Filing of 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 sell the subdivision's description in a deed of conveyance, is contracted for a deed, or is contract of sale or other encumbrance 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 convey 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.

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance.

No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

NOTES:

1. IRF = Iron Rod Found
2. IRS = Iron Rod Set
3. C.M. = Controlling Monument
4. Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2003)
5. This Final Plat is subject to the DRC Comments initially dated June 1, 2018 and any revisions or additions thereto/comments.
6. Proposed usage is Single Family Residential.
7. Right-Of-Way dedication: 40 ROW from center of road or F.M. or State; 30 ROW from center of county roads or roads in a subdivision.
8. Utility Easements: 15' from lot line in front and back; 8' from lot line on the sides.
9. Building Lines: 50' from lot line (State Highway 5 F.M.); 25' from lot line (County Road or Subdivision Roads); 15' from lot line on rear; 10' from lot line on sides.
10. This subdivision or any part thereof is not located within the ETJ of any city or town.
11. United Cooperative Services - 817-639-0339
12. Johnson County Special Utility District - 817-793-3213
13. Private Individual Septic Systems

GENERAL NOTES:

Rights of Development/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 lessee, impede or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the streets, alleys, drainage channels or other drainage structures, easements, 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.

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.

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.

GENERAL NOTES:

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 of the facility when need 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 it 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. 48251C0225J, effective date December 04, 2012, this property is located in zone " X " (Areas determined to be out of the 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 severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

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.

LEGEND

1/2" CIRS = 1/2" SET CAPPED IRON ROD STAMPED BLUESTAR SURVEYING
IRS = IRON ROD SET
IRF = IRON ROD FOUND

OWNER:
RALPH M. GARRETT, JR.
105 SAN MEDINA LANE
JOSHUA, TEXAS, 76058
Contact: Ralph M. Garrett, Jr.
Phone No.: 817-774-6030

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, Ralph M. Garrett, Jr. is the owner of a 4.829 acre tract of land situated in the [illegible] SURVEY ABSTRACT NO. 618, in the City of Grandview, Johnson County, Texas, being all of a called 5.00 acre tract of land described in a deed to Ralph M. Garrett, Jr., recorded in Volume 1727, Page 798, Deed Records, Johnson County, Texas, and a called 0.013 acre tract, recorded in Document Number 2016-10313, Deed Records, Johnson County, Texas, and a called 0.033 acre tract, recorded in Document Number 2016-13043, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said a called 5.00 acre tract, and being in the [illegible] line of a called 100 acre tract of land described in a deed to Ralph M. Garrett, recorded in Volume 383, Page 384, Deed Records, Johnson County, Texas, and a called 10.017 acre tract of land described in a deed to Sherry Jean Ray, recorded in Volume 3313, Page 230, Deed Records, Johnson County, Texas;

THENCE S 89°58'43" W, along the common line of said Garrett, Jr. tract, and said Ray tract, passing a 1/2 inch iron rod found at a distance of 481.37 feet, and continuing a total distance of 513.46 feet to a 1/2 inch iron rod found for the intersection of said Garrett, Jr. tract, and said Ray tract, and in a tract of land described in a deed to William S. Martin and Rona J. Martin, recorded in Document Number 2013-3003, Deed Records, Johnson County, Texas, and a tract of land described in a deed to Dianne Styles Welch and Charles D. Welch, et vir, recorded in Document Number 2017-16111, Deed Records, Johnson County, Texas said point being in the centerline of said County Road 423, more or less;

THENCE N 29°51'11" W, along the common line of said Garrett, Jr. tract, and said Welch tract, passing the common corner of said Welch tract, and a tract of land described in a deed to Clinton H. Wallace and Joann H. Wallace, recorded in Volume 2204, Page 321, Deed Records, Johnson County, Texas, a total distance of 488.32 feet to a 1/2 inch iron rod found for the northerly corner of said called 5.013 acre tract, being being the northwest corner of said called 5.013 acre tract;

THENCE S 60°57'00" E, along the north line of said called 5.013 acre tract, crossing said Garrett tract, a distance of 37.40 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the north east corner of said called 5.013 acre tract;

THENCE S 29°51'11" E, along the easterly line of said called 5.013 acre tract, crossing said Garrett tract, a distance of 69.61 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said called 5.033 acre tract, and being in the north line of said Garrett, Jr., tract;

THENCE N 89°58'41" E, along the north line of said Garrett, Jr. tract, a distance of 699.70 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Garrett, Jr., tract;

THENCE S 00°01'19" E, along the east line of said Garrett, Jr. tract, a distance of 330.00 feet to the POINT OF BEGINNING and containing 210,326 square feet or 4.827 acres of land more or less.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

That Ralph M. Garrett, Jr., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, LOT 2, AND LOT 3, BLOCK A, GARRETT 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.

Ralph M. Garrett, Jr. Date June 18, 2018

SWORN AND SUBSCRIBED BEFORE ME BY [illegible]

THIS THE [illegible] DAY OF [illegible] 20 18

LINDA WOLLOW
Notary Public
STATE OF TEXAS
Notary's Commission Expires 07-18-2019

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [illegible]

Plat Recorded in Volume _____ Page _____

Slide _____

Date: _____

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____ 2019

County Judge

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That I, Ray Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5396 hereby state that this correctly represents a survey made under my supervision on May 15, 2018. The subdivision boundary corners are marked with iron pins as noted.

STATE OF TEXAS
Ray Rodriguez
5396
PROFESSIONAL LAND SURVEYOR

Signature [illegible]

Date 6-18-18

FINAL PLAT
GARRETT ADDITION
LOT'S 1-3, BLOCK A
4.967 ACRES
OUT OF THE
E. MELTON SURVEY, ABSTRACT NO. 618
JOHNSON COUNTY, TEXAS

BLUESTAR SURVEYING
FIRM REGISTRATION # 10114700
817-800-2966
TBPLS@BLUESTARSURVEYING.COM

JN 18-044-PLAT-3 | OF 0 | OF 0 | DATE: 6/2/2018