Approved

REQUEST FOR AGENDA PLACEMENT FORM Submission Deadline - Tuesday, 12:00 PM before Court Dates	
SUBMITTED BY:David Disheroon TODAY'S DATE: 06/29/2018	
<u>DEPARTMENT</u> :	Public Works
SIGNATURE OF DEPARTMENT HEAD:	***************************************
REQUESTED AGENDA DATE:	07/09/2018
SPECIFIC AGENDA WORDING: Consideration of final plat for Barely "A" Ranch, Lot 1 Block 1, in Precinct 1 -Public Works Department	
PERSON(S) TO PRESENT ITEM: David Disheroon	
SUPPORT MATERIAL: (Must enclose supporting documentation)	
TIME: 10 minutes	ACTION ITEM: X X WORKSHOP
(Anticipated number of minutes needed to discuss item) CONSENT:	
•	EXECUTIVE:
STAFF NOTICE:	
COUNTY ATTORNEY:IT DEPARTMENT:	
AUDITOR: PURCHASING DEPARTMENT:	
PERSONNEL: PUBLIC WORKS:X BUDGET COORDINATOR: OTHER:	
BUDGET COOKDINATOR. 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

GENERAL HOTES

- ORIGINAL DOCUMENT SIZE: 15" X 24"
- ALL BEANNAS SHOWN HEREON HAE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, KORTH CRITICAL ONLY. SURVEY FEET, MORTH AMERICAN IDATUAL MOST TO DESTANCES SHOULD HEREOTH HAVE BEEN CONVERTED REPORT BOT TO DESTANCE URNO A TYDOT STANDARD COMBINED FACTOR OF 1.007120 FOR THIS ARBA.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY, OWNERSHIP INFORMATION OSTAINED FROM JOHNSON COUNTY APPRAISAL DISTRICT, ONLINE INFORMATION.

PLAT NOTES

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SMIGLE FAMILY RESIDENTIAL.
- THE DEFINITION SHALL COMPLETE ALL ROAD AND DRAINASE FADULTIES IN A SUBDIVISION WITHIN TVECVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

PRIVATE SEWAGE FACILITY

- OMSITE SEVAGE FACILITY DERFORMANCE CANNOT BE GUADANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEVAGE FACILITIES ARE CONFLICT WITH.
- INVERSIONS ANDER ACCEPTANCE OF A FRINKE SERMOE RECURT OF THE PUBLIC WANDS SEPARATED THAT THE FACULTY VIETS MINUTUM REQUIRENENTS AND DOES NOT PEURE THE OWNER OF THE PROPERTY REQUIREMENT AND COUNTY STATE AND EXPENSE OF THE PROPERTY REQUIREMENT AND AND MADE MAD THE PUBLIC OWNER OF THE PROPERTY OF THE WAND EXPONENCY MATE AND THE PUBLIC OWNER AT THE OWNERS EXPENSE IF MORNIAL OF THE FACILITY REQUIREMENT AND THE FACILITY MAD OWNERS EXPENSE IF MORNIAL OF THE FACILITY REQUIREMENT AND THE FACILITY WAS AND THE FACILITY WHEN WORKED TO THE FACILITY WAS AND THE FACILITY WAS AND THE PUBLIC OWNERS EXPENSE OF THE FACILITY WAS AND THE FACILITY WAS AND THE FACILITY WAS AND THE PUBLIC OWNERS EXPENSE OF THE FACILITY WAS AND THE FACILI
- A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SERVAGE FACULTY SYSTEM, METATELED HIS MARKES STEEL ON MACHING THEM FACT HE AND HE AND HE WATER HAT IS PROJUBED TO DISPOSE OF IS NOT COMPROLED TO WATER HET HE PRIVATE SERVAGE PROJUTY IN A SATISFACTORY MANHER.

FLOOD STATEMENT

ACCARCHIO 10 THE ELODD HISHBANCE RATE MAN FOR COMBISCH COUNTY
TEXAS AND INCORPORATED AREA, COMMUNITY PANEL NO, ARROPADELS, I EFFECTIVE ONT DECENSER 4.2013, THIS PROFERTY IS LOCATED IN ZONE Y.
DEFINED AS AREAS EXTERNMED TO BE OUTSIDE THE 0.215 ANNUAL CHANCE
FLICIENTAINS

- THE ARROW REFERENCES FEITH FLOOR HIGHERYTE DATE MAN IS DID WILL MARMWRITENING THE TITLE TO DUE HET MECKESMILLY SHOWNED, MERGES WAS ELT TO KLOOCHY, DARFOLDING HE REFERE CONCENTRATED IN STRUCK WAS THAT COURS DE REFERE CONCENTRATED IN STRUCK WAS THAT WHO SHOWNED HE COUNT CHARMAGE STRUCK THAT COURTED MAY HAVE SHOWNED TO THAT WAS THAT
- BLOCKUS THE FLOW OF WATER OF CONSTRUCTING IMPROVEMENTS IN THE DRAWLAGE EASSMENTS. AND FILLING OR DESTRUCTION OF THE FLOODWAY IS PROMRITED.
- THE ENSTRIO CREEKS OR DEAMAGE CHAVELS TRAVERSING ALONG OR AFRIDES THE ADDITION VILL BE WANTED AND ANAMELS AND YALL BE WANTED BY THE HIDWIDIAL CHAVERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADMCENT TO DRAWAGE COURSES ALONG OR ADMCENT TO DRAWAGE COURSES ALONG OR ADMCENT TO DRAWAGE COURSES ALONG OR ADMCENT.
- SOMMEDN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAMAGE WAYS OR FOR THE CONTROL OF EROSION.
- LEMISON COUNTY VILL NOT BE RESPONSIBLE FOR ANY DAMAGE. PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- UPHREON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AID CLEAR ANY OBSTRUCTION INCLUDING BUT HOT USHTED TO TREES, PLANTS, DRET, OR BUTDINGS, WHICH OBSTRUCT THE FLOWOF WATER THROUGH DRAWAGE EASEMENTS.

LEGEND

SUILDING SET SACK LINE

ROAD CENTERLINE

ROAR OD FOUND (IRE)

ROAR OD FOUND VATH CAP (IREC.) SUBJECT PROPERTY LINE ACADEMEN LINE BASEMENT

CHANCER

TOPEGRAPHIC LAND SURVEYORS
CONTACT: ERIK DUMAS, RPLS
1400 EVERSIAN PARKWAY, SUITE 197
FORT WORTH, TEKNS 76140

SURVEYOR

CONTACT INFORMATION

ABBREVIATIONS

MONTE REAGAN AIG MELANIE KAY REAGAN 1100 NOCK RIOGE BURILESON, TEXAS 76928 (817)425-1109

PUTIES OF DEVELOPER PROPERTY OWNER

- THE APPOINT WID FAILED OF THIS FLAT BY JOHNSON COUNTY COES NOT RELEAST LAW BUTLY TO COUNTY WITH ALL LOCAL STATE OR FEBERAL LAW OF THE ADDITIONS IN WHICH THE PROPERTY OF ALL DOCAL STATE OR COUNTY.
- THE APPROVAL AND FLUIG OF THIS PLAT BY JOHISON COUNTY DOES 107 RELICEY THE DEVELOPER OF THE PROPERTY OF THE CHARER OF THE PROPERTY OF AIM BUTY TO ANY ADJACENT OR DOWNSTREM, FROPERTY DIWHER OR MIPOSE, LIFUTE OR TRANSFER ANY DUTY OR LYBLITY TO JOHISON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
- EVERSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS STREAMS. INTERNS. DAPHANGE CHANNELS ON OTHER DEMANAGE STRUCTURES, DEFENCES, OR FEATURES PORTRAYED HERCON ARE ACTUALLY EXISTING ON THE ROPERTY PORTRAYED BY THIS PAIR OF TWO JOY MOLITE THE STATURES OR COMMON LAW OF AN INCORPORATIO CITY JOHNSON COUNTY. THE STREED FEMS. SO THE UNITED STATES.
- UPHISON COUNTY IS RETAIND UPON THE SUPPRIED MANGER MAIN. IS
 AFFIED HEREON TO MAKE ACQUARTE AND TRUTHING,
 REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE
 DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS
 D.VI.

ALIMINGORI

THE PROPERTY ORIGINORS SUMMITTHES THIS PLAT TO JOHNSON COUNTY
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BENLOYSES OF JOHNSON COUNTY YES THE COMMISSIONERS, CEPOLALS, AND
BENLOYSES OF JOHNSON COUNTY HERD ANY AND ALL CLAWS OR DAMAGES
RESULTING FERM OR ALLEGEBLY ABSING FORM JOHNSON COUNTYS
SPROYAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS
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HOTICE REGARDING ACCESS EASEMENT

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- ٠. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PURCHAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FLED FOR RECORD VATH THE COUNTY CLERKS OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

ANY PUBLIC UTILITY, USILLADING JOHNSON COUNTY, BYALL HAVE THE
RENT TO MORE AND REEE MORED ALL OF BRET OF ANY BUILDINGS.
FENCES THEES, SHOULS, OTHER GROWTHS, OR MEROCEMENTS WAND
IN ANY WAY ENANGER OR INTERFERE WITH THE CONSTRUCTORY OR
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PROCURATED THE ERRAINSTON OF ANYONE.

PRIVATE VELL

COURT ON THE DAY OF APPROVED BY JOHNSON COUNTY COMMISSIONERS 2018

COUNTY CLERK, JOHNSON COUNTY, TEXAS

THENCE HOATH SENJOS2" EAST, ALONG THE HORTHERLY UNE OF SAID 2,000 ACRE TRACT, A DISTANCE OF 226.76 FEET TO A 1/2" HOUHROD WITH CAP STAMPED "TOPGGRAPHIC" FOUND AT THE HORTHEAST CORNER OF SAID 2,000 ACRE TRACT;

THENCE WITH THE SOUTHERLY UNIE OF SAID 2.000 ACRE TRACT AND SAID HORTHERLY RIGHT-OF-WAY LINE OF E.M. HIGHWAY HID. 936 THE FOLLOWING:

South \$19339" viest, a distance of 170 af feet to a 1/2" iron rod vuth cap stanged topographic found at the deginishig of a curve to the right, having a padius of 5,657.58 feet;

UTILITY BASEMENT:
15' FROM LOT LIVE IN FRONT & BACK
5' FROM LOT LIVE ON THE SIDES

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

WITH SAID CHAVE TO THE RIGHT HAVING AM ARC ENGTH OF 18279 FETT AND A CHOSID REARING OF SOUTH STSYSTS WITH A FLOOD DISTANCE OF 18279 FETT TO THE PLACE OF REGINNING AND CONTAINING 2 AND ACRES OF JAHO.

DATE SYMTOA PAGE SCHOE

PLAT RECORDED IN

NORTH OF DESIGNATION

WHERAS MODITE REACHUS THE OWNER OF A TRACT OF LAND SITUATED IN THE HEIRY GATTWOOD SURVEY, ABSTRACT NO. 315, JOHNSON COUNTY, TEAS AND ERICH A PART OF A CALLED TO BOOM ARE TRACT OF KAND DESCRIBED IN DEED TO ADDITE REAGHLA SE RECORDED IN GOVERNET HAS DESCRIBED AS FOLIOWS.

TEAS IN OF BUILT LAND BEHILD MODE PARTICULARLY DESCRIBED AS FOLIOWS:

BEGINNER, AT A 18" HOMEOD FOUNDIN THE EXPRESSED RECOVERY OF F. M. HIGHWAY NO. 916 FOR THE SOUTHWAYST CORRECO SAID ZOOM AGE TRACE AND ATTEMPTS THE EXSTRACTION FOR THACE OF LIVED SIZEMED BY DETO TO LIVE AND AS DECOMED IN YOULD'S 2230, PAGE 836 OF THE BEED RECOVERS OF DIMENSING COUNTY, TRANS (OR ALL CL.).

THENCE MORTH 31 28 32" WEST, WITH THE WESTERN UNE OF SAID 2 GO ACRE TRACT AND SAID SATERN UNE OF SHAP PRACE, A DISTANCE OF SAIT, REFER TO ALL 21" RION AD DIVINE OF STANKED TOPOGRAMENE TOWN AT THE HOSTER THANKS AND AND WITH CAS STANKED TOWN AS AND ENTRY OF COUND AT THE HOSTER TOWN AS RECONDED IN HISTORIANCE OF CALLED 3 THE WESTERNHAND AND THANKS AS A RECONDED IN HISTORIANCE OF CASE AND A SECONDED IN HISTORIANCE AND ADDIVINE OF SAID.

SEPTIC: PRIVATE MOIVIDUAL BEPTIC SYSTEMS

RLECTRIC: HILCO RLECTRIC COOPERATIVE, INC. (254) 887-2331 OR (269) 338-5425

<u>right of way dedication</u> As rowfron center of road on F.M. or state 35 rowfrom center of county roads or roads in a rubowsica

BULDING LINES; ST FRONLOT LINE (COUNTY ROADS O'R ROADS IN A SUBDIVISION) 25' FRONLOT LINE CONREAM ID FRONLOT LINE DIN SIDES

THAT MONTE READAN AND SPOUSE, MELANIE KAY RESGAN, ARE THE DWINERS OF THE ABOVE DESCRIBIO TRACT OF LAND, DOES HARREN ADOPT THIS DAY OESCHAIND THE HEREIN DESCRETS PROPERT AS LOT T, BUCCET, BARRY A'F RAMON, AN ADDRIBON TO OMNONIC COUNTY, TRACA, AND DOES HARREN DEDICATE TO THE HUBLE USE, MITHOUT RESERVATION, THE STREET'S, EASEMEN'S, BIGHT OF WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREOT MONTE HEAGAN, DWINER 6-28-19



SWORM AND SUBSCRIBED DEFORE WE BY Harry Aller

тия тне <u>38 рау о</u>г <u>Тыр</u>б 2010

SURVEYORS CERTIFICATION

THAT I, S. ERIK DUMAS, A REGIRTERED PROFESSIONAL LAND CERTIFY THAT THIS PLAT WAS INFERRED FROM AN ACTUAL UNDER MY DIRECT SUPERVISION. MOTARY PUBLIC, STATE OF TEXAS IN COMMISSION EXPIRES 1/2/2.

BARBARA I. WAITS NO COMMISSION OF MARCA I WAITS NO COMMISSION OF MARCA I February 3, 2020 CH SURVEYOR IS

S. ERIK DUMAS, R.P.L.S. No. 5371 SURVEYED ON THE GROUND, MAY 16, 2013 Significan



FINAL PLAT

JOHNSON COUNTY, TEXAS BARELY "A" RANCH, AN ADDITION TO LOT 1, BLOCK 1

FILE: PS_DIS_ROWADIG TRACT_SURVEY_COLD ACRED SHEET: 2 OF 2 DRAFT: ron CHECK: sto REVISION

OP R.J.C.T. * OFFICM, PUBLIC RECORDS. JOHNSON COUNTY. TEXAS.
D.R.J.C.T. * DEED RECORDS. JOHNSON COUNTY, TEXAS.
R.P.R.J.C.T. * REAL PROPERTY RECORDS. JOHNSON COUNTY, TEXAS.
P.O.B. * PLACE OF BEGINNING TOPOGRAPHIC

DATE: 66122218