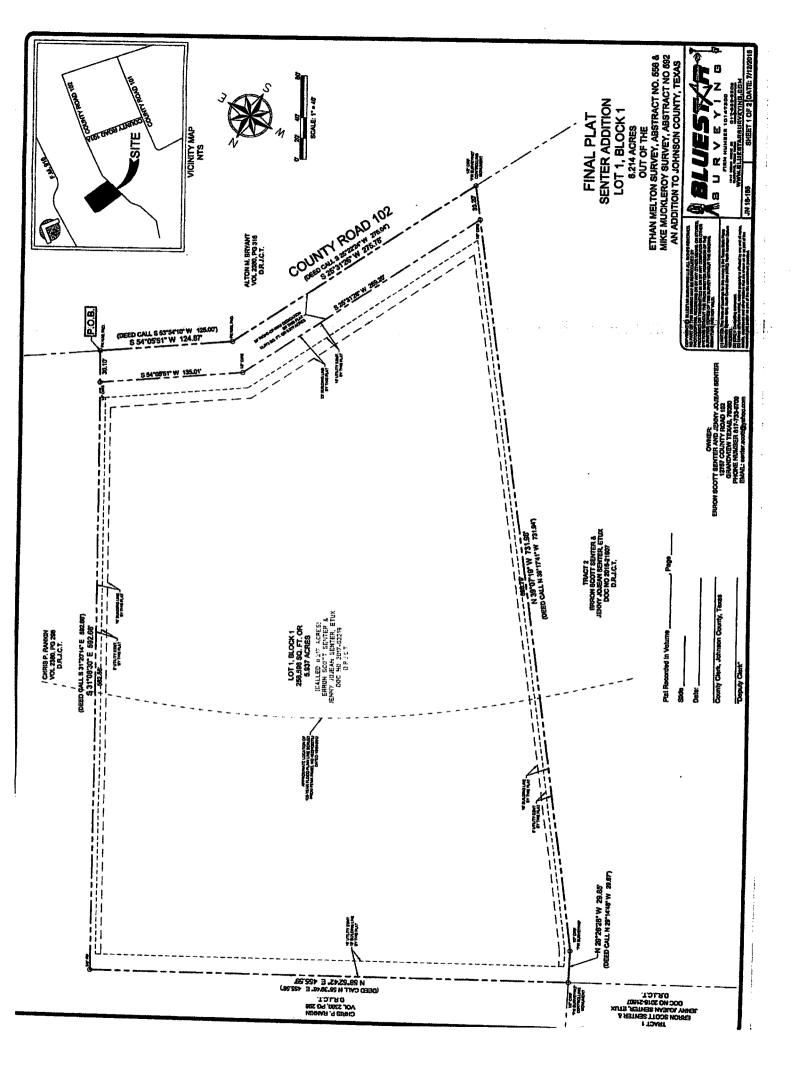
SEP 1 0 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM Submission Deadline - Tuesday, 12:00 PM before Court Dates
SUBMITTED BY: David Disheroon TODAY'S DATE: 08/29/2018
DEPARTMENT: Public Works
SIGNATURE OF DEPARTMENT HEAD:
REQUESTED AGENDA DATE: 09/10/2018
SPECIFIC AGENDA WORDING: Consideration of Final Plat for Senter Addition, Lot 1, Block 1 in Pct 4— Public Works Department
PERSON(S) TO PRESENT ITEM: David Disheroon
SUPPORT MATERIAL: (Must enclose supporting documentation)
TIME: 10 minutes ACTION ITEM: 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:
********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 NOTES:

Private Sewage Facility

On-size servego facility performance cannot be quaranteed even though at provisions of the Rules of Johnson County, Texas for Private Servego Facilities are complied with.

Independent and/or exceptions of a private sering to call by the Public World Department shall indicate only that the face of the call of

A Proporty designed and constructed phrate energy facility system, installed in suitable soil can mailunction if the errount of water that it received to decours of it and controlled. It was be to responsibility of the lot owner for resintain and operate the private sewage facility in a equiplication prassum.

According to the Flood Insurince Rate Map for Johnson County. Teass and Incorporated Arena, Community Parset for 48/25 (2017)54, effected data December D4, 2012, this property is located in zone "A & X "(Areas determined to be in 100 year faces plain).

The above referenced FELM feed insurince stip map is for use in administrating the "NFIP". It does not increasing above the season of the state of the season of the state of the season of the season

diocking the flow of water or constructing improvements in the drainage ensements, and filling or obstruction of the Godway is prohibited.

The existing creats or distinged channels traversing along or across this addition wit remain as open channels and will be maintained by the individual changes of the fot odd that and traversed by or adjacent to dravingo courses sering or across asid bbs.

Johnson County will not be responsible for the mentanence and operations of said drainage ways or for the control

Johnson County will not by responsible for any damage, personal injury or loss of life or property occasioned by Sooting or flood conditions

Johnson Courly has the right but not a duty to enter onto property and clear any obstruction including but not Smited to trees plants, dut, or buildings which obstruct the flow of water through drainage eleternance

County JUDGE

Deputy Clerk*

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 duffy to comply with all local state or feeteral law of the jurisdictions in which the property is

The approval and sing at this park by Johnson County does not neishen the developer of the property or owner of the presently of any day to pare discense observations to property hower or impose, impulse or transfer any dufy or liability to Johnson County, the Commissioners, officials or employees of Jahrbon County.

Orderon County ratabat and representation that the crows streams, divers, distribute channels as other deamage structures, devices, or challurar pertapsed before on an example president on the county produced per ball as and vocate the statutes or common lear of an incorporated only, abbrasion County, bit Salas of Status, or an United vocate the statutes or common lear of an incorporated only, abbrasion County, bit Salas of Status, or an United

Johnson County is resying upon the surveyor whose name is affixed benson to make accurate and touthy.

representations upon which Johnson County can make determinations repending the approval or despiporal of this
ripid.

The strosting developer authorizing this just as Edwinder County for approval and the owner of the property time solding of this gaid to wheely agreed to jointy and exercisy indirently and held sharmless adviscent County and the Commissioners, officials, and employees of Johnson County from any said a distance of designages teaching from a advantage to the sharmon County's approved or filing of this paid or construction documents associated from the many of the sharm of county of the sharm of countries associated from the many of the sharm of

Any public (all's) insulating donnous Courthy, site! have the dight to move and twep moved all or part of any bodings funces, toward and but by care powers, or improvements which it any war powers ordings or desirative with the continuation or maintenance, or influency of list extraories any styllens in any pid the case areas all owns on the pair, and any public will by excluding charmans (lower), that have the right as if limits of linguists and bytess to any but of any public will by resultant part of courty, that have the right as if limits of linguists and bytess to any time of controlled time report of the suppose of construction, recombination, in highorison, participe, maintaining and adding to or convoking all or part of the respective systems without the necessity at any time of procuring the permission of organic

Filing a plat

It is a Command offered punishable by a fine of up to \$1000,000 conformment is the county just for up to \$0 days or by both fine and conformment for a person who authorishes and proparty to use the subdivision's description in a dood or commands on a contract for a deep, are contract of care on or other security confined to care yet that is deplaced for a person and the subdivision's springer and the first device for an other security confined to care yet the subdivision's springer and first device for any of the first device for the subdivision's springer and read if the device for the subdivision's springer and read if the device of the subdivision's springer and the subdivision's device for the subdivision's springer and the subdivision's springer and subdivision's springer and the subdivision's springer and springer an

A purchasor may not use or occupy properly described in a plat or reptat of a subdivision unit such time as the plat is fixed for record with the county clerk's effice of the Johnson County Clerk.

filling a Plat is Not Acceptance of Roads for County Maintanance

The approval and filing of a Plat which dedicate roads and streets does not make the roads and streets county roads easified to county matchennes. He road, street or passagency set saids in this pit a that be neighbard by Johnson County. Teach in the statement of an express of other of the of the Commissioners Count estand of record in the minutes of the Commissioners count of Johnson County, Teach specifically stemblying any such road, street or passagency and specifically accepting such road, street or pa

NOTES

| IRP - tran Rod Found | IRP - tran Rod Sel | C. M. - Combulery Monument | Davis of Beering - The basis of busings for this survey is the Texas State Plane Coordinate System Crist, North Central Zone (4202), Worth American Datum (1982)(2002).

This Final Plat is subject to the DRC Comments initially dated June 1, 2006 and any revisions or additions to those comments.

Proposed useon is Single Family Residential. Right-Of-Way dedication

Utility Easoments 15' from JCSUD Essement in front and 15' from lot line in back 5' from lot lines on side 15' from lot line in front 40' ROW from center of road on F.M. or State 30' ROW from center of County roads or roads in subdivision.

JCSUD UMRY Easoment

Building Lines

50º from lot line (State Highway 8 F.M.) 25' from lot line (County Road or Subchvision Roads) 10' from lot line on ardea 15' from lot line on rear

This subdivision or any part thereof is not located within the ETJ of any city or town

254-687-2331

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Private Individual Septic Systems

2 5

Private Water Well

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE Slide Plat Recorded in Volume

, Page

County Clerk, Johnson County, Texas

DAY OF

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I. Roy Rodfiguro. Registered Professional Land Surveyor, Toxas Registration No. 5555 hereby state that this correctly represents a surveyor made under my supprivision on , July 03, 2018. The subdivision boundary comers are marked with iron print as neded.

Dato Signature 8/2/18 为大人



ERRON SCOTT SENTER AND JEMMY JOJEMY SENTER
1276 COUNTY ROAD 102
1276 COUNTY ROAD 102
1276 COUNTY ROAD 102
GRANDVIEW TEX/S, 7660
PHONE RUMBER 617-732-970
EMAIL: senter-scot@yehoo.com

OWNER'S CERTIFICATE

STATE OF TEXAS

BEINGA 6.214 acm tracel land situated in the EATHAN MELTON SURVEY, ABSTRACT NO. 556, AND THE MIKE MUCHERRY SURVEY, ABSTRACT NO. 556, IN the City of Grandfew, Johnson County, Towas, being all of a called 6.217 acm tracel land descraded in a Good Serfern Soot Serfer and Johny Johnson Sontier, of low, recorded in Decument Number 2017;02218, Doed Records, Johnson County, Texas, and being more particularly described by aniles and

BERUNNING at a P.K. nat found for the common comer of said caled 8.217 acre tract, and a tract of land discribed in a deed to Chris P. Rankin, recorded in Volume 2380, Page 288, Decd Records, Johnson County, Toxas, said point being in the entrieffine of east fine of east called 141 acre tract, said point also being in the centeriffine of County Rapid 102, more or fest; and also being in the northwest line of a total of land described in a deed to Alton M. Bryant, recorded in Volume 2380, Page 316, Deed Records, Johnson County, Texas;

THENCE'S 64'98'S1" W, along the common line of said called 6,217 acre tract, and said Bryant tract, and along the centerine of said County Road 102, more or less, a distance of 124.87 feet to a P.K. nail found for comer;

"HENCE S.52*3726" W, along the common line of said called 8.217 acro trad, and said Bryant trad, and along the carleffined lead County Read 102, more or less, a distance of 272.78 feet to a 172 inch into in cold with our stanged "FW SUNYERING" found for the common common of said scaled 8.217 acro trad, and a stand of lead distance at Tind 2 in a deed to Erms South Senite and Jenny Joulean Seniter, et us, recorded in Document Number 2016-21697, Deed Records, Johnson County, Texas;

THERICE N 39'07'19' W, along the common line of sold called 6.217 acre trad, and sold Trad 2, a distance of 731.90 feet to a 1/2 inch from rod with cap stamped "FW SURVEYING" found for the common comer of sold called 0.217 acre bract, and said Tract 2;

THENCE IN "3978729" W, along the common fine of said called 6.217 acro tract, and said Tract 2, a distance of 28.65 feet to a 1/2 link inco nod with cap stamped "FW SURVET/NO" found for the common comes of said called 5.217 acro tract. Tract 2, Tract 1, of said Senfor tract, recorded in Document Number 2016-21607, Deed Records, Johnson County, Texas, and said Rankin tract:

THENCE N 58*2742" E, along the common line of said called 6.217 area tract, and said Rankin tract, a distance of 455.59 feet to a 56 inch hon nod found for the common common of said called 6.217 area tract, and said Rankin tract;

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THENCE S 31'0830" E, along the common line of said called 6.317 are tract, and said Rankin Inct, a distance of 592.65 feet to the POINT OF BEGINNING and containing 270.659 equant feet or 6.214 acres of land more or less.

That Error Secti Sonder and Jenny Jodoen Senter, owners of the above described tract of land, do hereby adopt this plat designating the interior described property as LOT 1, BLOCK 1, SENTER ADDITION, an addition to Johnson County, "Dass, and Juridy deficiate to the public use, without reservation, the streads, easements, right-of-ways and any other tables goes a form hereon. 8-24-18

Empr Scott Sanje

This want by him but Cotherine Balon Galoes learn Pauls, Share of France Share of Shares March Shares Share

SWORN AND SUBSCRIBED BEFORE ME BY SCOTT SCATE DAY OF HUGUST COLUMN TO TOWN THE WAY COMMISSION PUBLIC, SIND OF TOWNS WAY COMMISSION ASPIRES, UL 30/21 . 2018

THIS THE SWORN AND SUBSCRIBED BEFORE ME BY JENTY , b. Jean Senter <u>-</u> DAY OF August

2016



SENTER ADDITION LOT 1, BLOCK 1 FINAL PLAT **6.214 ACRES**

OUT OF THE
ETHAN MELTON SURVEY, ABSTRACT NO. 556 &
MIKE MUCKLEROY SURVEY, ABSTRACT NO 592
AN ADDITION TO JOHNSON COUNTY, TEXAS

) HDT88. This basis of histories has this survey's the Texas Series Payor Confidents Bufferen David Jimen Compat David (1807); they're developed David 1825 1937) TRANSPORT DE LUTERA BONDESSE LO LL RECORD RESERVAD NECOS PORT BOLANCO LA LET RECORDO DE LOS SECULOS COCRISSAS, BOCKESO LO DE LA MONDO PORT BALANT CHE SECULO ESESSO DE TRANSPORTO DE CHE PLOTO BALANT CHE CHARA TRANSPORTO PER ALPENTA DE PRIMERO DE LOS PORTOS TRANSPORTOS DE TINS ALPENTA PRIMERO DE CHARANT mental colored in Albert for general in extended by gary and at notice least produced models at the large broads are to pay out of the matter and part of the time commontment property a BLUESKA z G

JN 16-188