Commissioners Court

SEP 10 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY:David Disheroon **TODAY'S DATE: 09/04/2018**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **09/10/2018**

SPECIFIC AGENDA WORDING: Consideration of Final Plat for Thompson Estates, 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**

(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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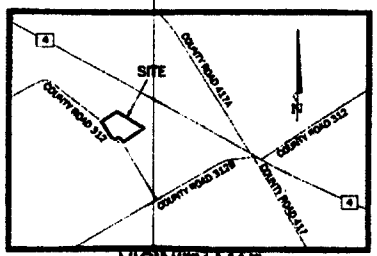
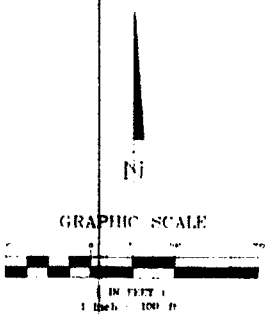
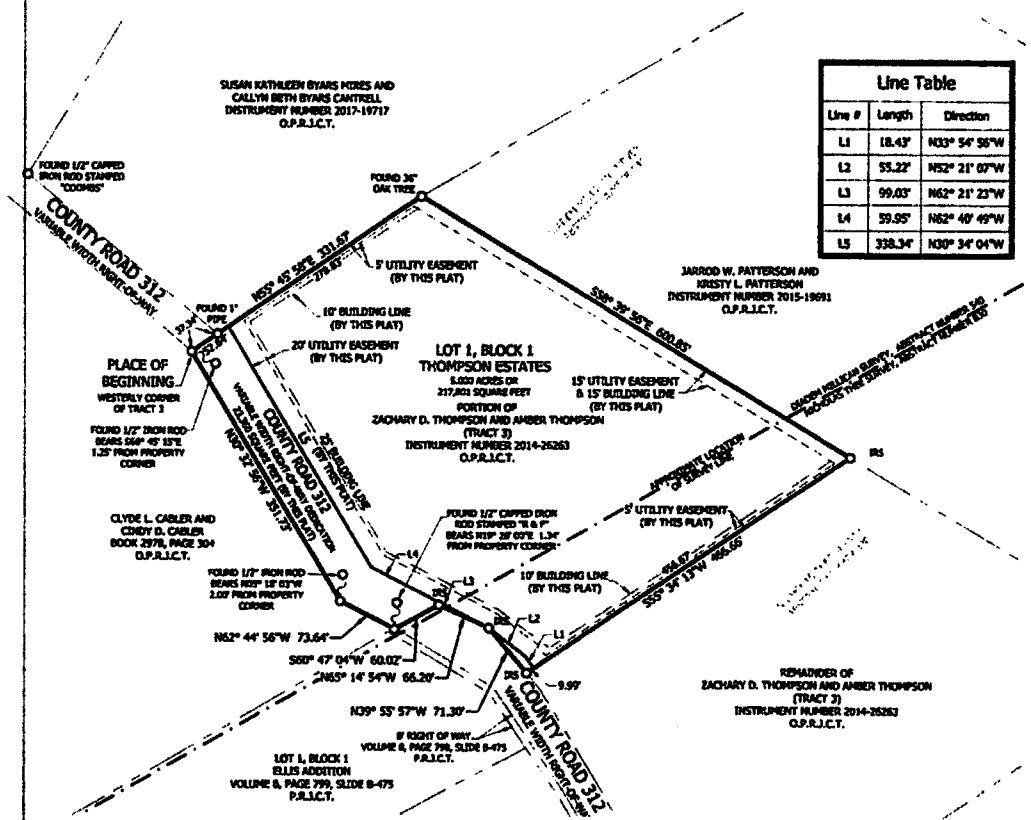


VICINITY MAP
SCALE: 1" = 2000'
JOHNSON COUNTY, TEXAS





Line Table		
Line #	Length	Direction
L1	18.43'	N33° 54' 56"W
L2	55.22'	N52° 21' 07"W
L3	99.03'	N62° 21' 23"W
L4	59.95'	N62° 40' 49"W
L5	338.34'	N30° 34' 04"W

Water: Johnson County Special Utility District
Phone: 817-760-5200
Electric: United Cooperative Services
Phone: 817-447-9292
Septic : Private Individual Septic Systems.

LEGEND

COUNTY OF JOHNSON
APPROVED BY:

THIS DAY ____ OF _____ 2018.

_____
COUNTY JUDGE

SURVEYOR'S CERTIFICATE:

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey on August 2, 2018 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

08/20/18
Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS
MICHAEL DAN DAVIS
4838
REGISTERED PROFESSIONAL LAND SURVEYOR

This plat filed in Volume _____, Page _____, Slide _____
Date: _____

County Clerk, Johnson County, Texas

Deputy

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNERS:
ZACHARY THOMPSON AND AMBER THOMPSON
4801 COUNTY ROAD 312
CLEBURNE, TEXAS 76031
PHONE: 817-458-2673
eliteprocontractors@gmail.com

FINAL PLAT OF THOMPSON ESTATES

LOT 1, BLOCK 1

BEING 5.536 ACRES OUT OF THE
DIADEM MILLICAN SURVEY, ABSTRACT NO. 540 AND
NICHOLAS THEE SURVEY, ABSTRACT NO. 830
JOHNSON COUNTY, TEXAS

SHEET 1 OF 2

PREPARED BY: PROJECT NO. 999-18-072

BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

LEGAL LAND DESCRIPTION:

BEING 5.536 acres or (241,181 square feet) of land in the Diadem Millican Survey, Abstract No. 540 and Nicholas Thee Survey, Abstract No. 830, Johnson County, Texas; said 5.536 acres or (241,181 square feet) of land being a portion of that described as Tract 3 in a Warranty Deed to Zachary D. Thompson and Amber Thompson (hereinafter referred to as Tract 3), as recorded in Instrument Number 2014-20263, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 5.536 acres or (241,181 square feet) of land being more particularly described, by meters and bounds, as follows:

BEGINNING at the Westerly corner of said Tract 3, same being an angle point in the Northwesterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Clyde L. Cobler and Cindy D. Cobler (hereinafter referred to as Cobler tract), as recorded in Book 2978, Page 304, O.P.R.J.C.T., same also being in County Road 312 (variable width right-of-way), from which a one-half inch iron rod found bears South 68 degrees 45 minutes 15 seconds East, a distance of 1.25 feet;

THENCE North 55 degrees 45 minutes 58 seconds East with the Northwesterly line of said Tract 3, pass at a distance of 37.34 feet, a one inch pipe found for the Southwesterly corner of that certain tract of land described in a Warranty Deed to Susan Kathleen Hines and Callyn Beth Ryan Cardwell (hereinafter referred to as Hines and Cardwell tract), as recorded in Instrument Number 2017-15717, O.P.R.J.C.T. and continue with said course and the common line between said Tract 3 and said Hines and Cardwell tract for a total distance of 331.67 feet to a thirty-six inch oak tree found for the Northerly corner of said Tract 3, same being the Westerly corner of that certain tract of land described in a General Warranty Deed to Jamal W. Patterson and Kristy L.Patterson (hereinafter referred to as Patterson tract), as recorded in Instrument Number 2015-19691, O.P.R.J.C.T.;

THENCE South 58 degrees 39 minutes 56 seconds East, departing the Southeasterly line of said Hines and Cardwell tract and with the common line between said Tract 3 and said Patterson tract, a distance of 600.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 55 degrees 34 minutes 13 seconds West, departing the Southwesterly line of said Patterson tract and crossing said Tract 3, a distance of 466.66 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Southwesterly line of said Tract 3, same being the existing Northeasterly right-of-way line of said County Road 312;

THENCE North 39 degrees 55 minutes 57 seconds West with the common line between said Tract 3 and the existing Northeasterly right-of-way line of said County Road 312, a distance of 71.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 65 degrees 14 minutes 54 seconds West, continue with the common line between said Tract 3 and the existing Northeasterly right-of-way line of said County Road 312, a distance of 66.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 60 degrees 47 minutes 04 seconds West, continue with the common line between said Tract 3 and the existing Northeasterly right-of-way line of said County Road 312, a distance of 60.02 feet to an angle point in the Southwesterly line of said Tract 3, same being the Easterly corner of the aforesaid Cobler tract, from which a one-half inch iron rod with plastic cap stamped "F & P" found bears North 19 degrees 26 minutes 00 seconds East, a distance of 1.34 feet;

THENCE North 62 degrees 44 minutes 36 seconds West with the common line between said Tract 3 and said Cobler tract and with County Road 312, a distance of 73.64 to an angle point from which a one-half inch iron rod found bears North 05 degrees 18 minutes 03 seconds West, a distance of 2.00 feet;

THENCE North 30 degrees 32 minutes 56 seconds East, continue with the common line between said Tract 3 and said Cobler tract and with County Road 312, a distance of 351.77 feet to the PLACE OF BEGINNING, and containing a calculated area of 5.536 acres or (241,181 square feet) of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS

That ZACHARY THOMPSON and AMBER THOMPSON, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as THOMPSON ESTATES, 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.

Zachary Thompson 9-4-18
ZACHARY THOMPSON Date:

Amber Thompson 9/4/18
AMBER THOMPSON Date:

SWORN AND SUBSCRIBED BEFORE ME BY: Zachary Thompson
This 4 day of September, 2018.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: June 25, 2022

SWORN AND SUBSCRIBED BEFORE ME BY: Amber Thompson
This 4 day of September, 2018.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: June 25, 2022

ADRIANA ZAMORANO
My Notary ID # 132869770
Expires June 25, 2022

ADRIANA ZAMORANO
My Notary ID # 132869770
Expires June 25, 2022

Filing a Plat is Not Acceptance of Roads for County Maintenance

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.

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.

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 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.
- 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.

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 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 impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
- 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.
- 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.

Flood Statement:

- According to the Flood Insurance Rate Map for Johnson County,Texas and Incorporated Areas, Community Panel No. 48251C0325J, effective date December 4, 2012, this property is located in zone "X". (Areas determined to be outside the 0.2% annual chance flood plain).
- The above referenced "FIRM" 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 a part of the "NFIP".

Flood Notes:

- 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.

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 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.

UTILITY EASEMENT:

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 & 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 roads or roads in a subdivision.

Building Lines:

50' from lot line (State Hwy. & F.M.).

25' from lot line (County Road or Subdivision Roads).

15' from lot line on rear

10' from lot line on sides

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

3. This subdivision or any part thereof is not located within the E.T.J. of any city or town.

4. The designation of the proposed usage of this will be single family residential.

FINAL PLAT
OF
THOMPSON ESTATES
LOT 1, BLOCK 1

BEING 5.536 ACRES OUT OF THE
DIADEM MILLICAN SURVEY, ABSTRACT NO. 540 AND
NICHOLAS THEE SURVEY, ABSTRACT NO. 830
JOHNSON COUNTY, TEXAS

SHEET 2 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNERS:
ZACHARY THOMPSON AND
AMBER THOMPSON
4801 COUNTY ROAD 312
CLEBURNE, TEXAS 76031
PHONE: 817-458-2673
eliteprocontractors@gmail.com

PREPARED BY:
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

PROJECT NO. 999-18-072