Commissioners Court

SEP 24 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY:David Disheroon **TODAY'S DATE: 09/10/2018**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **09/24/2018**

SPECIFIC AGENDA WORDING: Consideration of Final Plat for Parker Church of Christ, 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**

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X
WORKSHOP ____
CONSENT: ____
EXECUTIVE: ____

STAFF NOTICE:

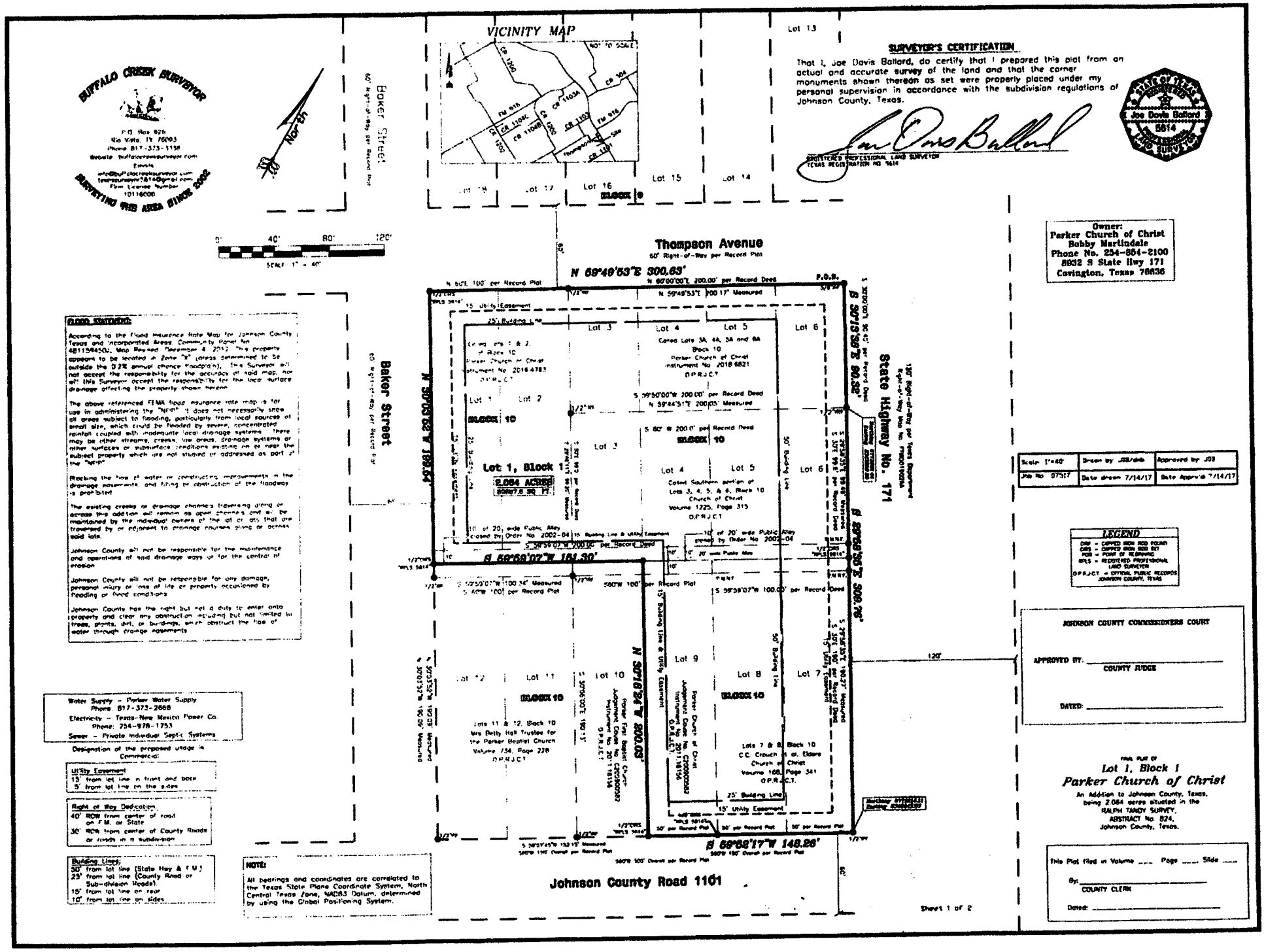
COUNTY ATTORNEY: _____ **IT DEPARTMENT:** _____
AUDITOR: _____ **PURCHASING DEPARTMENT:** _____
PERSONNEL: _____ **PUBLIC WORKS:** X
BUDGET COORDINATOR: **OTHER:** _____

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

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____


BUFFALO CREEK SURVEYOR
P.O. Box 626
Rio Vista, TX 76093
Phone 817-373-1158
Website buffalocreeksurveyor.com
Email
info@buffalocreeksurveyor.com
texassurveyor5814@gmail.com
Firm License Number
10116000
SURVEYING THE AREA SINCE 2002
NORTH
VICINITY MAP
NOT TO SCALE
CR 1200
CR 304
FM 916
CR 1104C
CR 1104B
CR 1200
CR 1103A
CR 1103
FM 916
Temporary Site
CR 1101
SURVEYOR'S CERTIFICATION
That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5814
STATE OF TEXAS
Joe Davis Ballard
5814
REGISTERED PROFESSIONAL LAND SURVEYOR
Lot 13
Lot 18
Lot 17
Lot 16
BLOCK 10
Lot 15
Lot 14
Baker Street
60' Right-of-Way per Record Plat
0' 40' 80' 120'
SCALE 1" = 40'
Thompson Avenue
60' Right-of-Way per Record Plat
N 69°49'53"E 300.63'
N 60°00'00"E 200.00' per Record Deed
N 59°49'53"E 200.17' Measured
P.O.B.
N 60°00'00"E 100' per Record Plat
15' Utility Easement
25' Building Line
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Coined Lots 3A, 4A, 5A and 6A
Block 10
Parker Church of Christ
Instrument No. 2016 6821
O.P.R.J.C.T.
Coined Lots 1 & 2
of Block 10
Parker Church of Christ
Instrument No. 2016 4781
O.P.R.J.C.T.
S 59°50'00"W 200.00' per Record Deed
N 59°44'51"E 200.05' Measured
S 60° W 200.0' per Record Deed
BLOCK 10
Lot 1, Block 1
2.084 ACRES
90847.8 SQ. FT.
Coined Southern portion of
Lots 3, 4, 5, & 6, Block 10
Church of Christ
Volume 1725, Page 315
O.P.R.J.C.T.
10' of 20' wide Public Alley
closed by Order No. 2002-04
15' Building Line & Utility Easement
S 59°59'07"W 200.00' per Record Deed
S 59°59'07"W 100.00' per Record Deed
S 59°59'07"W 100.34' Measured
S 60°W 100' per Record Plat
S 60°59'07"W 181.30'
S 60°W 100' per Record Plat
N 30°03'32"W 193.54'
N 30°18'24"W 200.03'
S 30°18'35"E 90.32'
S 29°59'35"E 300.76'
State Highway No. 171
120' Right-of-Way per Texas Department
Right-of-Way Map No. FM0011002AA
Lot 12
Lot 11
Lot 10
Lot 9
Lot 8
Lot 7
BLOCK 10
Lots 11 & 12, Block 10
Mrs Betty Hall Trustee for
the Parker Baptist Church
Volume 734, Page 228
O.P.R.J.C.T.
Parker First Baptist Church
Judgment Creditor No. 2011-1161156
Instrument No. CR0000082
O.P.R.J.C.T.
Parker Church of Christ
Judgment Creditor No. CR0000082
Instrument No. 2011-161156
O.P.R.J.C.T.
Lots 7 & 8, Block 10
C.C. Crouch & ot. Elders
Church of Christ
Volume 168, Page 341
O.P.R.J.C.T.
25' Building Line
15' Utility Easement
50' Building Line
120'
S 59°59'45"W 153.13' Measured
S60°W 150' Overall per Record Plat
S 60°59'17"W 148.26'
S60°W 300' Overall per Record Plat
Johnson County Road 1101
Owner:
Parker Church of Christ
Bobby Martindale
Phone No. 254-854-2100
8832 S State Hwy 171
Covington, Texas 76636
FLOOD STATEMENT:
According to the Flood Insurance Rate Map for Johnson County Texas and Incorporated Areas Community Panel No. 48139C0450L, Map Revised December 4, 2012 this property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). The Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.
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".
Blocking the flow of water or constructing improvements in the drainage easements, and filling or construction 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.
Water Supply – Parker Water Supply
Phone 817-373-2668
Electricity – Texas-New Mexico Power Co.
Phone: 254-978-1753
Sewer – Private Individual Septic Systems
Designation of the proposed usage is Commercial
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 Roads 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)
15' from lot line on rear
10' from lot line on sides
NOTE:
All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.
Scale 1"=40'
Drawn by JBB/deb
Approved by JBB
Job No. 07517
Date drawn 7/14/17
Date Approved 7/14/17
LEGEND
CMF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
POB = POINT OF BEGINNING
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
JOHNSON COUNTY COMMISSIONERS COURT
APPROVED BY:
COUNTY JUDGE
DATED:
FINAL PLAT OF
Lot 1, Block 1
Parker Church of Christ
An Addition to Johnson County, Texas,
being 2.084 acres situated in the
RALPH TANDY SURVEY,
ABSTRACT No. 824,
Johnson County, Texas.
This Plat filed in Volume ___ Page ___ Slide ___
By:
COUNTY CLERK
Dated:
Sheet 1 of 2

Owner:
Parker Church of Christ
Bobby Martindale
Phone No. 254-854-2100
8932 S State Hwy 171
Covington, Texas 76636

BUFFALO CREEK SURVEYOR

P.O. Box 628
Rio Vista, TX 76093
Phone 817-323-3558
Website: buffalocreeksurveyor.com
Email:
info@buffalocreeksurveyor.com
treasurer@buffalocreeksurveyor.com
Firm License Number
10116500

SURVEYING THE AREA SINCE 2002

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS:

That I, Bobby Martindale, Elder and authorized representative of Parker Church of Christ, owner of the following described property, to wit:

Being all of those certain lots, parcels and/or tracts of land situated in the J. Boyd Survey, owner of Parker, Johnson County, Texas according to the map or plat thereof recorded in Volume 342, Page 670, of the Deed Records of Johnson County, Texas, and being Lots 7 and 8, and Block 10 conveyed to Katherine M. Mann, a.k.a. Katherine Mayner Mann, to Parker Church of Christ by the deed recorded in the instrument No. 2016-4763 and being all of those certain called the southern half of Lots 1 & 6, and all of said Block 10, being called 0.496 acres, as surveyed by John Davis Bailard, as, Bobby Ray to the Church of Christ, Parker, Texas by the deed recorded in Volume 1229, Page 315, and all of those certain called Lots 7 and 8 of said Block 10 and being conveyed to Elaine C. G. Gooch, F. D. Gooch, W. H. Jackson, J. H. Long and J.P. Rogers in trust, for the use and benefit of the Church of Christ in Parker, Johnson County, Texas by the deed recorded in Volume 206, Page 347, and all of that certain called Lot 9 of said Block 10, being conveyed to Parker Church of Christ by a Judgment Cause No. C2010-0293 and recorded in the instrument No. 2011-16156, and being all of Lots called Lots 18 through 28, of said Block 10, as shown in the Corrections Deed to Parker Church of Christ, by the Deed recorded in instrument No. 2016-4763 and being a portion of a 20 foot wide public alley closed by the Johnson County Commissioners Court by Order No. 2002-434 on the 22nd of Apr. of 2002, and filed Jun 3, 2002 in records of the Office of the Clerk of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the intersection of a northwesterly right of way line of Hemphill Avenue (having a 40 foot wide public right of way) with a southwesterly right of way line of State Highway No. 171 (having a 120 foot wide right of way) and being the most northerly corner of said Lot 6, Block 10;

THENCE, South 51 degrees 15 minutes 38 seconds East, along a northeasterly line of said Lot 6, Block 10, and along a southwesterly right of way line of State Highway No. 171, a distance of 80.32 feet to a 1/2 inch iron rod found for an angle point and in corner of the herein described tract of land, said iron rod being a common corner of said 2016-4763 deed and said Volume 1229, Page 315 deed;

THENCE, South 28 degrees 38 minutes 18 seconds East, along the northeasterly line of said Lot 6, along said closed 20 foot wide public alley along the northeasterly line of said Lot 7, along a northwesterly line of the herein described parcel, and along a southwesterly right of way line of State Highway No. 171, at a distance of 308.16 feet to a 1/2 inch iron pipe found for the southeast corner of said Lot 7 and in the herein described parcel, of said and iron rod found being in the northwesterly line of County Road No. 1159;

THENCE, South 59 degrees 37 minutes 47 seconds West, along the northwesterly line of County Road No. 1159 and the southeasterly line of said Lots 7, 8 and 9 Block 10, a distance of 148.26 feet to a 1/2 inch iron rod found (stamped "RPLS 5614") for the most northerly southwest corner of said Lot 9, and the southeast corner of said Lot 10, as said Block 10, and recorded in said instrument No. 2011-16156;

THENCE, North 30 degrees 06 minutes 24 seconds West, along a common line between said Lot 9 and said Lot 10, at a recorded distance of 150 feet, passing a 1/2 inch iron rod found for the common corner of said Lot 9 and Lot 10, and continuing in all, a distance of 200.37 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the approximate centerline of said closed public alley, and that iron rod set for a corner in the herein described parcel of land;

THENCE, North 59 degrees 54 minutes 37 seconds West, along the approximate centerline of said closed public alley, a distance of 311.80 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the intersection of the approximate centerline of said closed public alley with the northeasterly right-of-way line of Sweet Street, having a 60 foot wide right-of-way, said iron rod set for the most westerly southwest corner of the herein described parcel of land;

THENCE, North 30 degrees 03 minutes 52 seconds West, along a northeasterly right of way line of Sweet Street, and leaving said alley, passing the southwest corner of said Lot 1, in all a distance of 199.04 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the westmost northwest corner of said Lot 1, being the northwest corner of the herein described parcel of land, and said iron rod set at the intersection of a northeasterly right-of-way line of Sweet Street with a southeasterly right of way line of Hemphill Avenue;

THENCE, North 59 degrees 49 minutes 53 seconds East, along a southeasterly right of way line of Hemphill Avenue and the northwesterly line of said Lots 1 through 6, at a distance of 100.40 feet passing a 1/2 inch iron rod found, for the common northerly corner of said Lots 2 and 3, Block 10, in all a distance of 330.67 feet to the POINT OF BEGINNING and containing 2.064 acres or and more and be surveyed on the ground by Buffalo Creek Surveyor, P.O. under the supervision of Joe Davis Ballard RPLS No. 5614.

Scale 1"=40'

Drawn by: JBallard	Approved by: JDB	
Job No. 27513	Date drawn: 2/14/17	Date Approved: 2/14/17

Sheet 2 of 2

It is a Criminal Offense punishable by a fine of up to $500.00, 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 description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory 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, such 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 county clerks office of the Johnson County Clerk.

NOTES:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to the Surveyor.

2. Plat notes recorded in the Plat Records of Johnson County within the (5) years of the date of approval by the City Council.

3. If road and drainage construction is not completed within 12 months after the approval in Commissioners Court and being recorded with the county clerk, the development must meet current development standards of Johnson County. This may require a new plat approval by the Commissioners' Court of Johnson County.

4. This Surveyor takes no responsibility for the accuracy or/and location of any easements hereon shown or described upon. This surveyor has marked easement(s) as reported on reference document(s), or from ground evidence. Ground evidence does not necessarily coincide with statement(s) (description) described in referenced document(s). The Surveyor takes no responsibility for the location of underground improvements. This Surveyor can only show markers as found on the ground.

5. All monuments are capped (stamped "RPLS 5614") 1/2 inch rods set unless otherwise marked.

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

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 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 and upon 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.

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 jurisdiction 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 the 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 the 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 fully 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:

1. On-site sewage facility performance cannot be guaranteed even through all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

2. 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 owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility even when used does not comply with governmental regulations.

3. 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 limited. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Filing a Plat is Not Acceptance of Roads for County Maintenance:

The approval and filing of a plat which delineates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set forth 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.

NOW THEREFORE, KNOW YE ALL MEN BY THESE PRESENTS that Bobby Martindale, Elder and authorized representative of Parker Church of Christ, owner of the above described tract of land, does hereby adopt this plat designating the herein described property as

Lot 1, Block 1,
Parker Church of Christ

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.

Executed this 7 day of SEPTEMBER 2018

Bobby Martindale
Bobby Martindale, Elder

THE STATE OF TEXAS

Before me, Julie Edmiston, a Notary Public in and for the State of Texas on this day personally appeared Bobby Martindale, Elder and authorized representative of Parker Church of Christ, 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 considerations herein expressed.

Given under my hand and seal of office this 7 day of SEPTEMBER, A.D. 2018

Julie Edmiston
Notary Public
State of Texas

1-22-2020
My Commission Expires

JULIE VIRGINIA EDMISTON
Notary Public, State of Texas
Comm. Expires 01-22-2020
Notary ID 132532219-9

SURVEYOR'S CERTIFICATION

That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

JOE DAVIS BALLARD, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

STATE OF TEXAS
REGISTERED
Joe Davis Ballard
5614
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT OF
Lot 1, Block 1
Parker Church of Christ
An Addition to Johnson County, Texas,
being 2.064 acres situated in the
RALPH TANDY SURVEY,
ABSTRACT No. 824,
Johnson County, Texas,

This Plat filed in Volume ____ Page ____ Slide ____
By: _____
COUNTY CLERK
Dated: _____