Commissioners Court

NOV 13 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY:David Disheroon **TODAY'S DATE: 10/17/2018**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **11/13/2018**

SPECIFIC AGENDA WORDING: Consideration to revise the plat of Spring Ranch, a recorded subdivision in Johnson County, Texas by combining Lot 8 and Lot 9, Block 1 to form Lot 9R, Block 1, in Precinct 2.

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: X **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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NOTES

1) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0205J, EFFECTIVE DECEMBER 4, 2018, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV)

2) 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"

3) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED

4) 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 THE LOTS.

5) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION

6) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

7) JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR AND OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

8) 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 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.

9) WATER IS TO BE PROVIDED BY PRIVATE WATER WELL.

10) SEWER IS TO BE PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

11) ALL CORNERS ARE FOUND CAPPED 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

12) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

13) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

14) UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE

15) UTILITY EASEMENTS:
15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINES ON THE SIDES

16) RIGHT OF WAY DEDICATION:
40' R.O.W. FROM CENTER OF ROAD ON F.M. AND STATE
30' R.O.W. FROM CENTER OF ROAD ON A COUNTY ROAD OR IN A SUBDIVISION

17) BUILDING LINES:
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
10' FROM LOT LINE ON SIDES
15' FROM LOT LINE ON REAR

18) THE PROPOSED USAGE FOR THIS LOT IS SINGLE FAMILY RESIDENTIAL.

19) ELECTRIC SERVICE PROVIDER: UNITED COOP SERVICES, BURLESON, TX, 817-447-9292

20) 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.

21) 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, OR UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

22) 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.

23) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

24) THE APPROVAL AND THE 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.

25) THE APPROVAL AND THE 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.

26) 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 NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

27) 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.

28) 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 USE THE SUBDIVISION'S DESCRIPTION OF A DEED OF 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 TH EPLAT 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.

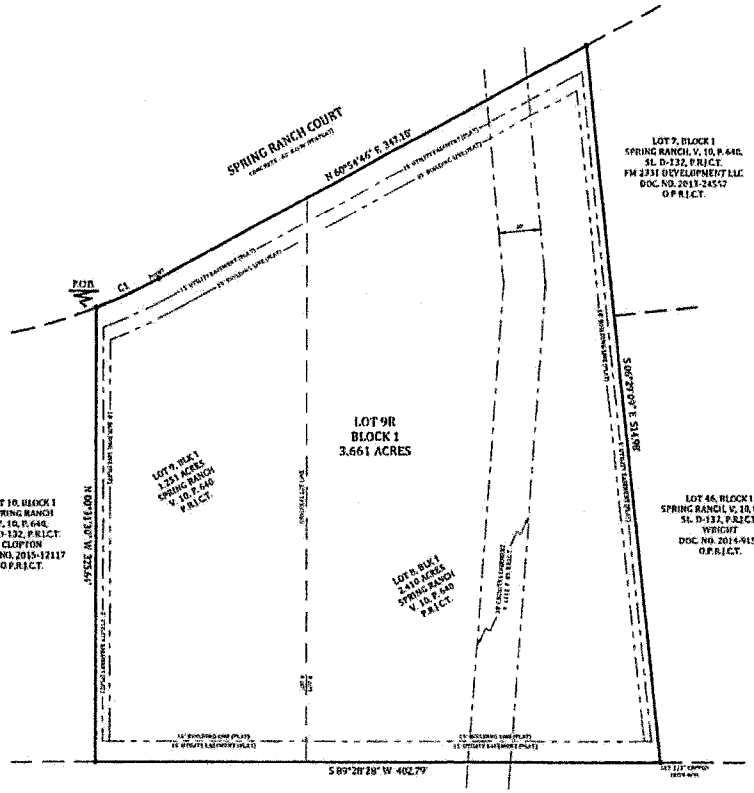
29) A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

OWNER/DEVELOPER:
BODIE & ASHLEY KIRBY
7305 SPRING RANCH COURT
GODLEY, TX. 76044

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

0 60 120 180
1" = 60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	380.00'	49.03'	49.00'	N 64°38'22" E



STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, BODIE AND ASHLEY KIRBY (OWNERS) BEING THE SOLE OWNER OF A 3.608 ACRES TRACT OF LAND BEING ALL OF LOT 8 AND LOT 9, BLOCK 1, SPRING RANCH, AN ADDITION TO JOHNSON COUNTY, TEXAS AS RECORDED IN VOLUME 10, PAGE 640, SLIDE D-132, PLAT RECORDS, JOHNSON COUNTY, TEXAS BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO MICHAEL BURNS IN DOCUMENT NO. 2009-4163, REAL RECORDS, JOHNSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A FOUND CAPPED 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF SPRING RANCH COURT (A PAVED STREET) IN A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET AND AT THE NORTHWEST CORNER OF SAID LOT 9 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SPRING RANCH COURT AND WITH SAID CURVE TO THE LEFT HAVING A CHORD OF N64°38'22"E 49.00 FEET, AN ARC LENGTH OF 49.03 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N60°54'46"E 347.18 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SPRING RANCH ROAD TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 8 FOR THE NORTHEAST CORNER OF THIS TRACT

THENCE S 00°29'09" E 314.96 FEET TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 8 FOR THE SOUTHEAST CORNER OF THIS TRACT

THENCE S 89°28'28" W 402.79 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 9 FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE N 00°31'50" W 309.04 FEET TO THE POINT OF BEGINNING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BODIE AND ASHLEY KIRBY, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 9R, BLOCK 1, SPRING RANCH, 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

BODIE KIRBY DATE OCTOBER 14 2018 ASHLEY KIRBY DATE October 14 2018

SWORN AND SUBSCRIBED BEFORE ME BY Joshua Bode Kirby

THIS THE 14 DAY OF October 2018

NOTARY PUBLIC STATE OF TEXAS Joshua Anderson
MY COMMISSION EXPIRES 7-15-2020

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

SWORN AND SUBSCRIBED BEFORE ME BY Ashley Kirby

THIS THE 14 DAY OF October 2018

NOTARY PUBLIC STATE OF TEXAS Joshua Anderson
MY COMMISSION EXPIRES 7-15-2020

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
CARTER SURVEYING & MAPPING, 104 S. WALNUT ST., WEATHERFORD, TX 76086
AND 10125P - FIELD DATE JANUARY 2016

STATE OF TEXAS
REGISTERED
PATRICK CARTER
5691
PROFESSIONAL
LAND SURVEYOR

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 9 AND 9, BLOCK 1, SPRING RANCH, AS RECORDED V. 10, P. 640, SLIDE D-132, P.R.J.C.T., INTO ONE CONTIGUOUS LOT AND ABANDON AND/OR ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

FILED FOR RECORDS
JOHNSON COUNTY, TEXAS

VOLUME _____ PAGE _____, SLIDE _____

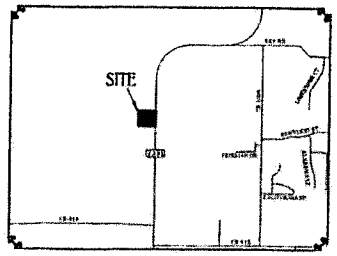
DATE: _____

BY: _____
COUNTY CLERK

AUTHORIZED BY ORDER OF COMMISSIONERS
COURT OF JOHNSON COUNTY, TEXAS

THIS THE _____ DAY OF _____, 2018

BY: _____
COUNTY JUDGE



REPLAT
LOT 9R, BLOCK 1
SPRING RANCH

BEING A 3.661 ACRES REPLAT OF LOT 8 AND LOT 9, BLOCK 1, SPRING RANCH, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 10, PAGE 640, SLIDE D-132, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

OCTOBER 2018

CARTER SURVEYING & MAPPING
110 PALO PINTO ST. · WEATHERFORD, TX · 76086
(817) 594-0400 · (817) 594-0401