

**REQUEST FOR AGENDA PLACEMENT FORM**

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

SUBMITTED BY: Rick Bailey TODAY'S DATE: November 1, 2021

DEPARTMENT: Precinct #1

SIGNATURE OF DEPARTMENT HEAD: \_\_\_\_\_

REQUESTED AGENDA DATE: November 8, 2021

**SPECIFIC AGENDA WORDING:**

Consideration of Acceptance of Payment in the Amount of \$11, 243.54 to be Used for West Trail Ln (From County Road 1224 to End Cul-de-sac) Located in West Lake Estates, and to Bring it Up to County Standards, Precinct 1

COMMISSIONERS COURT

NOV 08 2021

**Approved**

**PERSON(S) TO PRESENT ITEM:**

Rick Bailey

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** 5 minutes  
(Anticipated number of minutes needed to discuss item)

**ACTION ITEM:** ✓  
**WORKSHOP:**  
**CONSENT:**  
**EXECUTIVE:**

**STAFF NOTICE:**

**COUNTY ATTORNEY:** ✓  
**AUDITOR:**  
**PERSONNEL:**  
**BUDGET COORDINATOR:**

**IT DEPARTMENT:**  
**PURCHASING DEPARTMENT:**  
**PUBLIC WORKS:**  
**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:**

**JOHNSON COUNTY, TEXAS**  
**SCHEDULE OF COSTS FOR PRECINCT SERVICES**  
 Approved in Commissioners Court on Monday, September 9, 2019

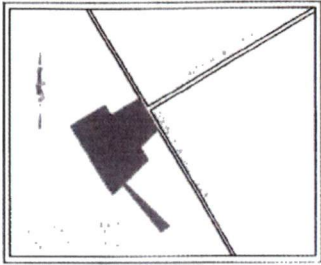
DATE: \_\_\_\_\_

ROAD NAME: West Trail Ln: Fix Cul-de-Sac, road, signs

<b>SERVICES:</b>		\$ AMOUNTS				
2	Basic Labor	<u>\$35.00</u>	per hour	x	4	\$280.00
	Culverts (installation only)	<u>\$18.00</u>	per foot			
<b>MATERIALS:</b>						
	Concrete for Header Walls		per yard			
	AC-10	<u>\$2.75</u>	per gal.	x	2,000	\$5,500.00
(Materials at	Culverts (varied sizes)		Each			
Market Price)	D-Rock		per ton			
	Flex Base	<u>\$6.25</u>	per ton	x	20	\$125.00
	3X5 Oversize Rock	<u>\$9.00</u>	per ton	x	20	\$180.00
	Hot Mix Asphalt		per ton			
	Pea Gravel	<u>\$7.00</u>	per ton		245	\$1,715.00
	Prime- MC 30	<u>\$3.77</u>	per gal.	x	100	\$377.00
	Signage, Hardware, concrete	<u>\$561.54</u>	Each	x	1	\$561.54
<b>HAULING:</b>						
	Hauling	<u>\$3.00</u>	per mile			
<b>EQUIPMENT: Minimum charge -- 2 hours</b>						
	Backhoe w/operator	<u>\$76.00</u>	per hour			
7	Bobtails w/operator	<u>\$67.00</u>	per hour	x	2	\$938.00
	Broom w/operator	<u>\$76.00</u>	per hour	x	2	\$152.00
	Brushcutter w/operator	<u>\$76.00</u>	per hour			
	Chip spreader w/operator	<u>\$105.00</u>	per hour	x	2	\$210.00
	Compactor w/operator	<u>\$76.00</u>	per hour			
	Distributor w/operator	<u>\$105.00</u>	per hour	x	3	\$315.00
	Durapatcher w/ 2 operators	<u>\$105.00</u>	per hour			
	Excavator w/operator	<u>\$76.00</u>	per hour			
	Gradall w/operator	<u>\$105.00</u>	per hour			
	Loader w/operator	<u>\$83.00</u>	per hour			
	Motorgrader [Blade]w/operator	<u>\$105.00</u>	per hour	x	2	\$210.00
2	Pickups w/operator	<u>\$47.00</u>	per hour	x	4	\$376.00
	Reclaimer w/operator	<u>\$155.00</u>	per hour			
	Roller w/operator	<u>\$76.00</u>	per hour	x	2	\$152.00
	Track machine w/operator	<u>\$126.00</u>	per hour			
	Truck w/operator	<u>\$76.00</u>	per hour			
	Water truck w/ perator	<u>\$76.00</u>	per hour	x	2	\$152.00
	Wood Chipper w/operator	<u>\$105.00</u>	per hour			
						<b>\$11,243.54</b>

PLEASE MAKE CHECKS PAYABLE TO: **JOHNSON COUNTY TREASURER**

PLEASE MAIL TO: **JOHNSON COUNTY TREASURER**  
**2 NORTH MAIN STREET**  
**CLEBURNE, TEXAS 76033**



**FILE A PLAT:**  
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, 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 SUBDIVISIONS DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE CITY OF CLEBURNE 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.

WATER SHALL BE PROVIDED BY JCSD OR PRIVATE WELLS.

SANITARY SEWER SHALL BE PROVIDED BY SEPTIC SYSTEMS.

CITY OF CLEBURNE DOES NOT CURRENTLY HAVE PUBLIC WATER AND SEWER UTILITIES IN THIS AREA. IT IS THE OWNER'S RESPONSIBILITY TO SECURE WATER AND SEWER SERVICES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT I, TM ROE, REPRESENTATIVE OF BLUEBERRY MEADOWS LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-10, BLOCK 1, WEST LAKE ESTATES, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREOF.

TM ROE, BLUEBERRY MEADOWS LLC DATE 8/7/19

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TM ROE, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF August 2019.

NOTARY PUBLIC



APPROVED BY CITY OF CLEBURNE  
CITY MANAGER ON THE 8th DAY OF August, 2019.

MANAGER

DATE 8-7-19

Ashley Palmer

Digitally signed by Ashley Palmer  
DN: CN = Ashley Palmer email=apalmer@johnsoncountytx.org C = US O = Johnson County OU = IT  
Date: 2019.08.23 09:27:43 -0500

PLAT RECORDED IN  
VOLUME 11, PAGE 546, SLIDE E-119  
DATE 8-22-19

Becky Diney  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
Deputy

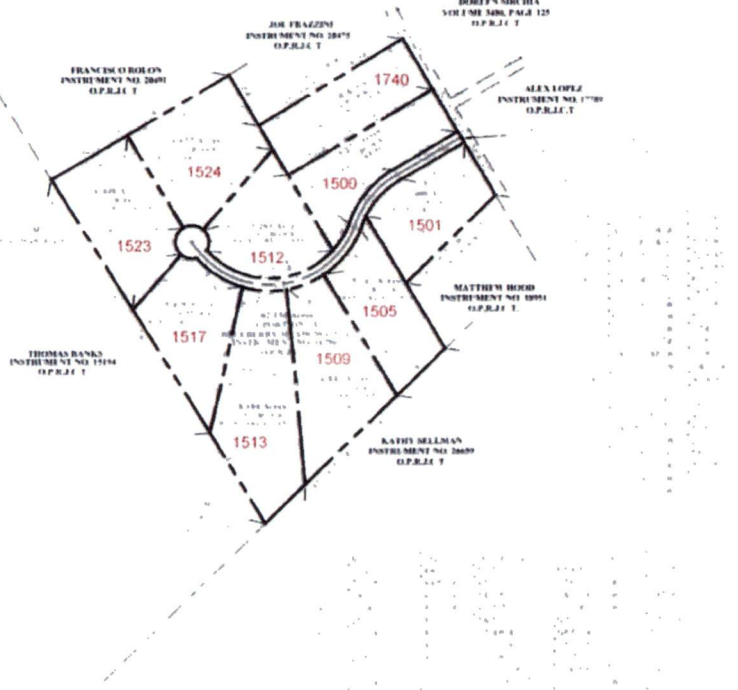
**PRIVATE SEWAGE FACILITY:**  
1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF CITY OF CLEBURNE, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.  
2. INSPECTIONS AND JOB ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE IMPROVED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OPERATIONAL PROBLEMS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.  
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN 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.

UTILITY EASEMENT:  
E ALONG ALL SIDES OF PROPERTY LINES

0' 400' 800' 1200'

LEGEND

- IRF IRON ROD FOUND
- C.M CONTROLING MONUMENT
- C.I.R.S CAPPED IRON ROD SET STAMPED "CSI SURVEYING"
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT



**FLOOD STATEMENT:**  
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482330001, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).  
2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAPS FOR USE IN ADMINISTERING THE "700" FEET NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL, COULDED 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 "700".  
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 TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OF LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.  
5. ALL PROPERTY CORNERS CREATED BY THIS PLAT ARE TO BE A CAPPED IRON ROD, STAMPED "CSI SURVEYING".

ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALS BETWEEN LOTS. SWALS SHALL BE A MINIMUM OF 18(18) INCHES FROM BUILDING FOUNDATION TO FINISH GROUND LEVEL (GRADE, ADDRESSING BUILDING AND DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS).

PROPERTY DESCRIPTION

BEING A 62.130 ACRE PORTION OF A TRACT OF LAND, IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435, BEING AN ADDITION TO BLUEBERRY MEADOWS, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2817-18796, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID BLUEBERRY TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO FRANCISCO BOLON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 29401, O.P.R.J.C.T., IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO THOMAS BANKS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 15194, O.P.R.J.C.T.
- THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID BOLON TRACT, N 50° 30' 31" E, A DISTANCE OF 994.85 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING", FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOE FRANZZINI, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2815, O.P.R.J.C.T.
- THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID FRANZZINI TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. S 30° 23' 1" E, A DISTANCE OF 284.32 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING";  
2. N 29° 13' 3" E, A DISTANCE OF 814.94 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF C.R. NO. 1224.
- THENCE, WITH THE WEST LINE OF SAID C.R. NO. 1224, S 30° 30' 45" E, A DISTANCE OF 884.92 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING", FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MATTHEW HOOD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 18911, O.P.R.J.C.T.
- THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID HOOD TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. S 43° 34' 20" W, A DISTANCE OF 817.85 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING";  
2. S 30° 27' 2" E, A DISTANCE OF 371.87 FEET, TO A CAPPED IRON ROD SET, STAMPED "CSI SURVEYING", IN THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KATHI SELLMAN, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 28659, O.P.R.J.C.T.
- THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID SELLMAN TRACT, S 43° 34' 20" W, A DISTANCE OF 1271.36 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID BLUEBERRY TRACT.
- THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID BANKS TRACT, N 31° 29' 2" W, A DISTANCE OF 1876.38 FEET, TO THE POINT OF BEGINNING AND CONTAINING 62.130 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JANUARY 30, 2019.

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS

ADDITION: LOTS 1-10, BLOCK 1  
WEST LAKE ESTATES

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION PROGRAM" CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUESTED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS  
8-12-19  
DATE



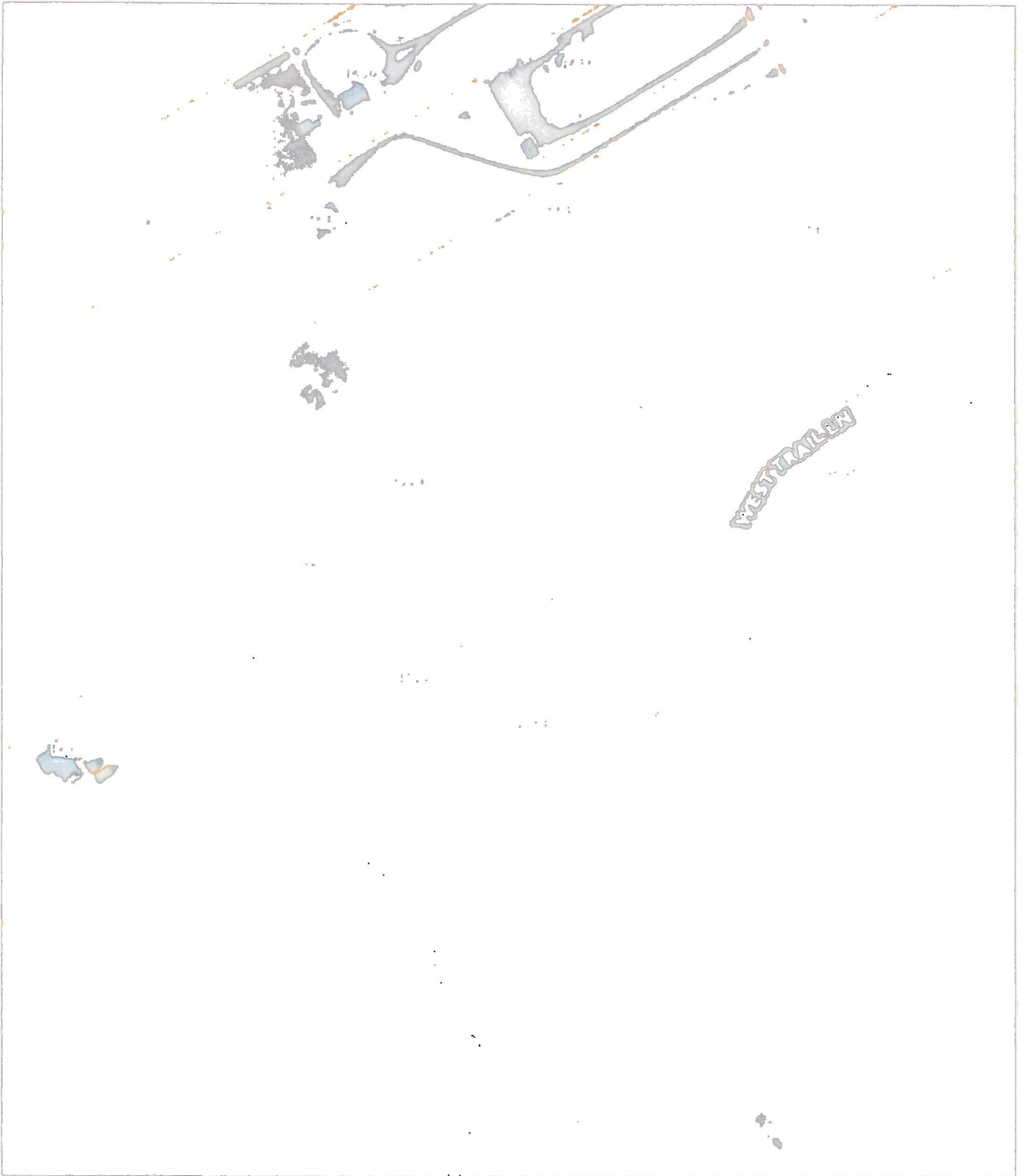
**SURVEYOR'S CERTIFICATION**  
I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON NOVEMBER 27, 2017 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

8/1/19  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084

**AMENDING PLAT OF  
WEST LAKE ESTATES  
LOTS 1-10, BLOCK 1**  
AN ADDITION TO THE EXTRA-TERRITORIAL  
JURISDICTION OF THE CITY OF CLEBURNE,  
JOHNSON COUNTY, TEXAS  
SITUATED IN THE JACKSON COUNTY SCHOOL  
LAND SURVEY, ABSTRACT NO. 435, BEING A  
62.130 ACRE PORTION OF A TRACT OF LAND,  
RECORDED IN 2017-10796, OFFICIAL PUBLIC  
RECORDS, JOHNSON COUNTY, TEXAS

OWNERS:  
BLUEBERRY MEADOWS LLC  
1832 CR 1224  
CLEBURNE, TEXAS 76033  
817-648-3000

**GEOMATIC SOLUTIONS, INC.**  
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916  
TBPLS FIRM NO. 1018400, SHELBY@GCSISURVEY.COM  
Scale: 1" = 400' Date: 3/18/19 DWG: 2018686-AMENDPLAT  
Drawn: OF Checked: S.J.H Job: 2018-686



Ashley Palmer  
911 Address Coordinator | GIS Analyst  
Johnson County, IT Department  
2 N Mill St, Suite 210, Cleburne, TX 76033  
Direct: 817.202.4192

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FOR



**Affiliated Bank**  
2326 W. Pleasant Ridge Rd.  
Arlington, Texas 76015  
Ph. 817-450-8052

PAY  
TO THE  
ORDER OF

Johnson County Texure  
for Messad dollars ce/lce  
\$ 4000

DOLLARS

DATE

10/27/21

Blueberry Meadows LLC  
PO Box 123195 Ft Worth TX 76121

0999  
88-7881/3119

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK



CASHIER'S CHECK

9530428482

25-3

440

Date 10/29/2021

Void after 7 years

Remitter: LORI N ROQUE

Pay To The Order Of: JOHNSON COUNTY TREASURERS OFFICE

Pay: SEVEN THOUSAND TWO HUNDRED FORTY THREE DOLLARS AND 54 CENTS \$\*\* 7,243.54 \*\*

Do not write outside this box

Memo: Precinct Services W Trail Lane

Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Rebecca Griffin

Rebecca Griffin, Chief Administrative Officer  
JPMorgan Chase Bank, N.A.  
Columbus, OH



⑈9530428482⑈ ⑆044000037⑆ 758661375⑈