

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

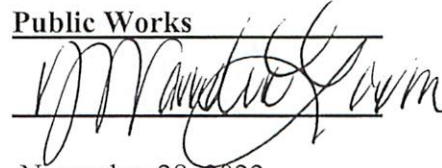
SUBMITTED BY: Jennifer VanderLaan

TODAY'S DATE: November 16, 2022

DEPARTMENT:

Public Works

SIGNATURE OF DEPARTMENT HEAD:



REQUESTED AGENDA DATE:

November 28, 2022

SPECIFIC AGENDA WORDING:

Consideration of Order 2022-92, Order approving the Final Plat of Biram Addition, Lot 1 and Lot 2, Block 1 in Precinct #4 - Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

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 _____

Said motion was approved by a vote of the Commissioners Court on the 28th day of November 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Biram Addition**, Lot 1 and Lot 2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 28TH DAY OF NOVEMBER 2022.



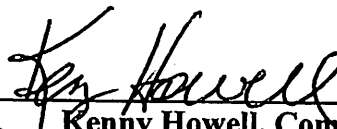
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



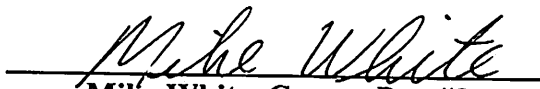
Rick Bailey, Comm. Pct. #1

Voted: ___ yes, ___ no, ___ abstained



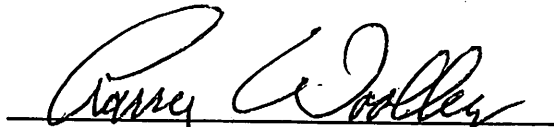
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. #3

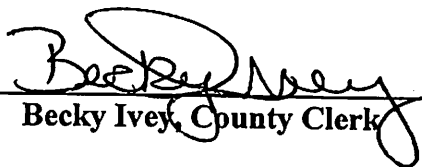
Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST:



Becky Ivey, County Clerk



OWNER'S CERTIFICATE

WHEREAS DENNIS ROY BIRAM, is the sole owner of a tract of land situated in the URBANO MENDOZA SURVEY, ABSTRACT NO. 843, in the City of Grandview, Johnson County, Texas, being that same tract of land described as Tract 1 of 2 and Tract 2 of 2, to Dennis Roy Biram, recorded in Document Number 2014-10101, Deed Records, Johnson County, Texas, and being more particularly described by plat and bounds as follows:

RESERVING at a 1/2 Iron rod found for the common corner of said Tract 2 of 2, and Lot 1, Block 1, Elizabeth A. George Addition, an addition in the City of Grandview, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 830, Plat Records, Johnson County, Texas, and Lot 3, Block 1, Double Acres, an addition in the City of Grandview, Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 448, Plat Records, Johnson County, Texas, and a tract of land described in a deed to Roy Cook and Emily Cook, et al, Recorded in Document Number 2017-06770, Deed Records, Johnson County, Texas;

THENCE N 30°14'32" W, along the common line of said Tract 2 of 2, and said Lot 3, Block 1, passing the common corner of said Tract 2 of 2, and said Tract 1 of 2, and continuing a total distance of 596.11 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Tract 1 of 2, and said Lot 3, Block 1;

THENCE N 89°43'37" E, along the common line of said Tract 1 of 2, and said Lot 3, Block 1, passing the southeast corner of said Lot 3, Block 1, and continuing a total distance of 489.70 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1 of 2, said point being in the centerline of County Road 422, more or less;

THENCE S 30°16'22" E, along the east line of said Tract 1 of 2, and along the centerline of said County Road 422, more or less, passing the common corner of said Tract 1 of 2, and said Tract 2 of 2, and continuing a total distance of 394.43 feet to a red rod apex found for the southeast corner of said Tract 2 of 2;

THENCE S 89°36'34" W, along the common line of said Tract 2 of 2, passing the northeast corner of said Lot 1, Block 1, and continuing a total distance of 487.02 feet to the POINT OF BEGINNING and containing 277,874 square feet or 6.375 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Dennis Roy Biram, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BIRAM ADDITION, LOT 1 AND LOT 2 BLOCK 1, 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.

WITNESS OUR HAND, this 12 day of NOVEMBER, 2022.

By: Dennis Roy Biram

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Roy Biram, 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. In the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12 day of NOVEMBER, 2022.

Notary Public in and for the State of Florida My Commission expires: 9/14/2026



GENERAL NOTES:

This subdivision or any part thereof is located within the Unincorporated Area of Johnson County, Texas.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 617-760-0200
Electricity: United Co-Op 617-685-4000
Septic: Private Individual Septic Systems.

Private Sewerage Facility

On-site septic facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are complied with.

Inspection and/or acceptance of a private sewerage 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 Sewerage Facilities, although approved if meeting minimum standards, must be approved 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 sewerage 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 sewerage facility in a satisfactory manner.

Flood Insurance

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4029100204, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

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 surface or subsurface conditions existing on or near the subject property which are not included or addressed as part of the "NFIP".

Directing the flow of water or conducting improvements in the drainage easements, and filling or obstruction of the roadway 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.

Duties of Developer/County 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 abutting property owner or impose, impede 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 hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this 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 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.

Utility Easements

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 impede or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on this plat, and any public utility including Johnson County, shall have the right at all times to inspect and agree 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.

Filing a plat

If it is a Conditional Release permissible 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 in a deed of conveyance, a contract for a deed, or a contract of sale or other successor contract to convey that is delivered to a purchaser across the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said descriptions 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.

Filing a Plat to the Knowledge of Roads for County Maintenance

The approval and filing of a Plat which designates 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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4222), NAD83 (GCRSS).
2. THE FLOOD WAY DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FLOOD PANEL, MAP NUMBER 45210032A, REVISED DATE OF DECEMBER 04, 2012. THE 100 YEAR FLOOD PLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN BASED ON INFORMATION STATED ABOVE.
3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
4. EASEMENTS TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 912, PAGE 703, VOLUME 234, PAGE 190, AND DOCUMENT NUMBER 2014-16005, CAN NOT BE LOCATED, AND ARE ELASNET IN NATURE.

NOTES:

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 Sub-Main.
Utility Easement: 10' from lot line in front and back 5' from lot line on the sides
Building Lines: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Sub-Main Road) 10' from lot line on sides 15' from lot line on rear

Plat Recorded in

Instrument #

Slide

Date

County Clerk, Johnson County, Texas

Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

DAY OF 2022

County JUDGE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5586 hereby state that this correctly represents a survey made under my supervision on September 23, 2022. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 11/11/2022



FINAL PLAT
BIRAM ADDITION
LOT 1 AND LOT 2, BLOCK 1
BEING A
6.375 ACRES
SITUATED IN THE
URBANO MENDOZA SURVEY, ABSTRACT NO. 543
JOHNSON COUNTY, TEXAS
SEPTEMBER 23, 2022

OWNER:
Dennis Roy Biram
7345 County Road 422
Grandview, Texas 76030
Phone # 282-245-3463

BLUESTAR SURVEYING logo and contact information including phone number 617-472-0200 and website www.bluestarsurveying.com.