

MAR 28 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 3/14/16

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X March 28, 2016

SPECIFIC AGENDA WORDING: Consideration to approve the revised final plat of Stone Valley Parc, Lots 1 - 17, Block 1, Lots 1 - 12, Block 2 and Lots 1-17, Block 3, showing a water line easement, located in Precinct 2.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: X

WORKSHOP: _____

(Anticipated number of minutes needed to discuss item) CONSENT: _____

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

OTHER: _____

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

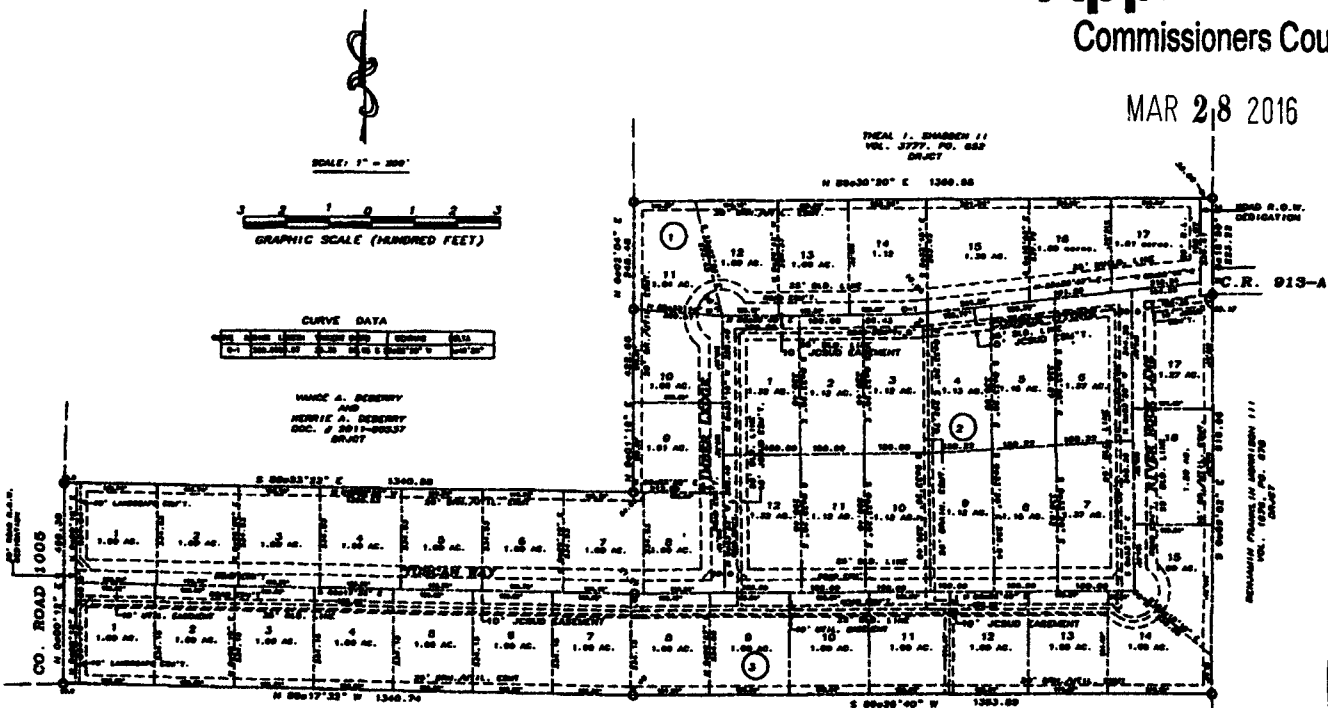
ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

Approved Commissioners Court

MAR 28 2016



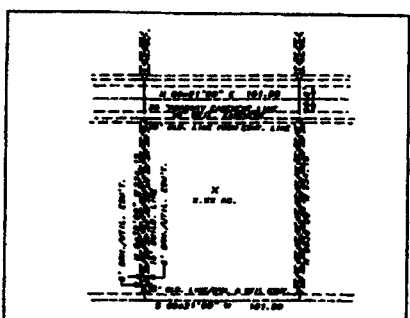
CURVE DATA

Curve No.	Stationing	Radius	Chord	Angle	Area
C-1	10+00 TO 10+50	100.00	50.00	90°	1570.80

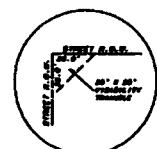
WANCE A. DEBERRY
AND
HEERIE A. DEBERRY
DOC. # 2011-00037
DRAFT

BILLIE E. NEWBOME
AND
DARLENE W. NEWBOME
VOL. 3949, PG. 637
DRAFT

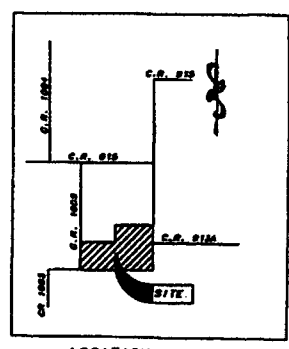
- BUILDING LINE NOTES:**
- 60' FROM FRONT LOT LINE (STATE & F.M.)
 - 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
 - 15' FROM LOT LINE ON REAR
 - 10' FROM LOT LINE ON SIDES



TYPICAL ARRANGEMENT OF
BUILDING LINES AND EASEMENTS
ON LOT
SPECIFIC USE EASEMENTS AS SHOWN



VISIBILITY TRIANGLE EASEMENT
(TYPICAL ALL INTERSECTIONS)



LOCATION MAP

- EASEMENT NOTES:**
- UTILITY EASEMENT SHALL EXIST:
15' FROM THE ROADWAY EASEMENT LINE IN FRONT
AND 15' FROM THE LOT LINE IN THE REAR.
 - A 10' UTILITY EASEMENT SHALL
EXIST ALONG ALL ADJOINING LOT LINES (5.0
ON EACH SIDE)
 - RIGHT OF WAY DEDICATION FOR PUBLIC STREETS
40' R.O.W. FROM THE CENTER OF ROAD ON F.M. AND STATE
30' FROM CENTER OF ROAD ON A COUNTY ROAD OR IHA SUBDIVISION

ROADWAY CENTERLINE LENGTH TABLE

TUSCAN WAY	2488 L.F.
TIMBER LEDGE	841 L.F.
COBBLE STONE	1150 L.F.
RIVER ROCK LANE	893 L.F.

UTILITY PROVIDERS

WATER	JOHNSON COUNTY S.U.D. 817-760-3200
ELECTRIC	UNITED COOP. 817-586-4000
TELEPHONE	ALLTELL 800-253-0357
SANITARY SEWER	PRIVATE INDIVIDUAL SEPTIC SYSTEMS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5190, STATE OF TEXAS
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE OREGON
UNDER THE FOLLOWING CONDITIONS:

B.F. RIVERS, M.S., P.E., D.P.L.S.
NO 5190, STATE OF TEXAS
MAY, 2016



Recorded on this _____ day of _____, 2016.
In Vol. _____ of _____ of the
Plot Records of Johnson County, Texas
County Clerk, Johnson County

OWNER
DARRELL SCOBINS
3148 C.R. 1370
ALVORD, TEXAS 76226
940-389-8079

DEVELOPER
DOUBLE ROCK HOMES
3148 C.R. 1370
ALVORD, TEXAS 76226
940-389-8079

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 130 CROWLEY LANE
MINERAL WELLS, TEXAS 76666
940-328-8613

FINAL PLAT
STONE VALLEY PARC
A SINGLE FAMILY SUBDIVISION OF LOTS 1-17, BLOCK 1;
LOTS 1-12, BLOCK 2 AND LOTS 1-17, BLOCK 3
JOHNSON COUNTY, TEXAS
AND BEING 86.13 ACRES OUT OF THE
JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, DOUBLE ROCK HOMES, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:

BEING 88.13 ACRES OUT OF THE JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 427, JOHNSON COUNTY, TEXAS BEING THE SAME TRACT CONVEYED TO APRIL B. GATZ AND BOB E. GATZ BY DEED RECORDED IN DOCUMENT NO. 2013-2085 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEINGHOLDERS AT A CAPPED 1/2 INCH HIGH IRON ROD IN THE SOUTHEAST CORNER OF COUNTY ROAD 1908 FOR THE SOUTHWEST CORNER OF THIS TRACT AND MARK IN THE NORTH LINE OF A TRACT CONVEYED TO DALLIE E. NEWBOME AND BARBARA V. NEWBOME AS RECORDED IN VOLUME 3049, PAGE 891 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE S 00° 00' 13" E, ALONG AND WITH SAID COUNTY ROAD NO. 1908, A DISTANCE OF 406.30 FEET TO A CAPPED IRON "DPL 8014" FOR THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WANCE A. BEVERLY AND HELEN A. BEVERLY RECORDED IN DOCUMENT NO. 2011-00337 D.R.J.C.T. THENCE S 00° 29' 30" E, ALONG AND WITH THE SOUTH LINE OF SAID BEVERLY TRACT, A DISTANCE OF 1349.88 FEET TO A CAPPED IRON ROD NO. 8014" FOR THE SOUTHWEST CORNER OF SAID BEVERLY TRACT;

THENCE S 00° 01' 10" E, ALONG AND WITH SAID BEVERLY TRACT, A DISTANCE OF 425.00 FEET TO A 1/2 INCH IRON REBAR AT THE NORTHEAST CORNER OF SAID BEVERLY TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED DEQUITA M. DEAL AND JERRY I. DEAL RECORDED IN VOLUME 3049, PAGE 462 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE S 00° 02' 04" E, ALONG AND WITH THE EAST LINE OF SAID DEAL TRACT, A DISTANCE OF 248.48 FEET TO A 1/2 INCH IRON REBAR FOUND (CONTROL MARK) IN COUNTY ROAD 813-A FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO DONAL F. BISHOP III AND RECORDED IN VOLUME 3777, PAGE 652 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE S 00° 30' 30" E, ALONG AND WITH THE SOUTH LINE OF SAID BISHOP TRACT, A DISTANCE OF 1200.00 FEET TO A 1/2 INCH IRON REBAR FOUND (CONTROL MARK) IN COUNTY ROAD 813-A FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00° 01' 00" E, ALONG SAID COUNTY ROAD 813-A, A DISTANCE OF 233.22 FEET TO A 1/2 INCH IRON REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JAMES ANDREW AND BOB F. ANDERSON III BY DEED RECORDED IN DOCUMENT NO. 2013-20779 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE S 00° 00' 00" E, ALONG AND WITH THE WEST LINE OF SAID ANDERSON AND ANDERSON TRACT, AND THAT CERTAIN TRACT CONVEYED TO DEQUITA M. DEAL AND JERRY I. DEAL RECORDED IN VOLUME 1676, PAGE 878 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, A DISTANCE OF 916.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT SAID BEING THE NORTHEAST CORNER OF SAID ANDERSON TRACT;

THENCE S 00° 01' 40" W, ALONG AND WITH THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1363.00 FEET TO A 1/2 INCH IRON REBAR FOUND FOR A CORNER;

THENCE S 00° 17' 35" E, CONTINUING ALONG AND WITH THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1346.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 88.13 ACRES.

NOW, THEREFORE, WITH ALL MEY OF THESE PRESENTS:

DAVE, DOUBLE ROCK HOMES, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY GRANT THIS PLAY GRANTING THE HEREIN DESCRIBED PROPERTY AS STONE VALLEY PARC, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY CONVEY TO THE PUBLIC IN USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

EXECUTED THIS 10th day of March, 2016

BY: [Signature]

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AND THE INSTRUMENTS AND INSTRUMENTS HEREIN REFERRED TO.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE: 3-10-16



NOTES:

- 1. PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL
2. MINIMUM LOT SIZE - 1.00 ACRE.
3. NUMBER OF LOTS - 48
4. ALL FRONT BUILDING LINES SHALL BE 20 FEET FROM ROAD EASEMENT
5. ALL SIDE BUILDING LINES SHALL BE 10 FEET AND ALL REAR BUILDING LINES SHALL BE 10 FEET FROM THE LOT LINE ON THE REAR.
6. THERE SHALL BE A 30.0 FOOT UTILITY EASEMENT ALONG ALL FRONT AND REAR LOT LINES...
7. WETTER SERVICE SHALL BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
8. SEWER DISPOSAL SHALL BE IN ACCORDANCE WITH FCCD AND JOHNSON COUNTY POLS AND ORDINANCES.
9. ALL STREETS OR ROAD EASEMENTS SHALL BE 60.0 FEET IN WIDTH.
10. THIS PROPERTY IS NOT WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF ANY FORM OF CITY.
11. FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND APPROPRIATE ADJACENT COMMUNITY PANEL NO. 48528E010, EFFECTIVE DATE OCCURRING 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO NOT BE LOCATED IN THE FLOOD PLANE.
12. THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "TOPUP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY SMALL LOTS, AREAS OF SMALL SIZE, WHICH COULD BE FLOODED BY SEWER, OVERSPILLED SEWERAGE OR OTHER SOURCES OF SURFACE WATER.
13. BLOCKING THE FLOW OF WATER OR OBSTRUCTING IMPROVEMENTS IN THE DRAINAGE CHANNELS, AND FILLING OR OBSTRUCTING OF THE FLOODWAY IS PROHIBITED.
14. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE DEVELOPER UNDER THE CLOSEST OF THE LOT OR LOTS THAT ARE TRAVELING BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
15. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEMS OR FOR THE CONTROL OF EROSION.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
17. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER SAID PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.

NOTES ON PRIVATE SEWER FACILITY:

- A. ON-SITE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN WHEN ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.
B. INSPECTOR AND/OR ACCEPTANCE OF A PRIVATE SEWER 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 COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWER FACILITIES ALL THINGS APPROVED AS MEETING MINIMUM STANDARDS, MUST BE IMPROVED BY THE OWNER AT THE OWNER'S EXPENSE IF FUTURE MODIFICATION OF THE FACILITY RESULTS IN UNSATISFACTORY RESULTS. IF UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY DOES NOT MEET SUCH NOW COMPLY WITH GOVERNMENTAL REGULATIONS.
C. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWER FACILITY SYSTEM, INSTALLED TO SATISFACTORY STANDARDS, CAN BE PROTECTED IF THE AMOUNT OF GROUND WATER IS REDUCED TO A LEVEL OF 10 INCHES OR LESS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWER FACILITY IN A SATISFACTORY MANNER.

** UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO HAVE ACCESS TO ALL OR ANY OF ANY UTILITIES, TRENCH, DITCH, OR OTHER CONDUIT OR STRUCTURE TO ANY UTILITY EASEMENT OR TO ANY UTILITY EASEMENT OR STRUCTURE OR EQUIPMENT OR APPURTENANCE OF ANY UTILITY SYSTEMS IN ANY OF THE CONDUITS OR STRUCTURES ON THIS PLAY, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND ENTRY TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS AND TO MAINTAIN AND OPERATE ALL OR PART OF ITS UTILITY SYSTEMS THROUGH THE NECESSITY AT ANYTIME OF PREPARING OR CONSTRUCTING OR MAINTAINING.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAY 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 AND FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAY BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ALIEN OR ADVERSE PROPERTY OWNER OR INTEREST, NOR DOES IT TRANSFER ANY DUTY OF 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 FORMERLY EXISTING OR ACTUALLY EXISTING ON THE PROPERTY FORMERLY OWNED BY THE DEVELOPER OR TRANSFERRED BY DEED TO AN INDIVIDUAL OR CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S STATEMENT TO AFFIRM HEREON TO HAVE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAY.

INDemnITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAY TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAY 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 PLAY OR CONSTRUCTION OR OCCUPANCY THEREOF.

FILING OF PLAY:

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF \$2000.00 OR IMPRISONMENT IN THE COUNTY AND FOR UP TO 90 DAYS OR BOTH FINE AND IMPRISONMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE DEVELOPER'S REPRESENTATION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER INSTRUMENT TO ANY OTHER PARTY IS REFERRED TO A PURCHASER UNLESS THE PLAY OR REPLAY OF THE INSTRUMENT IS APPROVED AND IS FILED FOR RECORD WITH THE COUNTY CLERK OR CLERK OF COURTS. HOWEVER, SUCH CONVEYANCE MAY BE USED BY THE PURCHASER IS CONSIDERED CONVEYANCE OF APPROVAL AND RECORDING OF THE FINAL PLAY AND THE PURCHASER'S NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAY.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY RECEIVED IN A PLAY OR REPLAY OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAY IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

EASEMENT DEDICATION:
The easements indicated on this plot are for the purpose of constructing, using and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress.
[Signature]

The purpose of this revision is to add a specific use easement for the installation of a water system.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT
ON THIS THE ___ DAY OF ___, 20__
COUNTY JUDGE

REVISED FINAL PLAT
STONE VALLEY PARC
A SINGLE FAMILY SUBDIVISION OF LOTS 1-17, BLOCK 1;
LOTS 1-12, BLOCK 2 AND LOTS 1-17, BLOCK 3
JOHNSON COUNTY, TEXAS
AND BEING 88.13 ACRES OUT OF THE
JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 427
SHEET 2 OF 2 SHEETS

OWNER
DARRELL SOODHINS
3148 C.R. 1370
ALVORD, TEXAS 78225
940-358-0079
DEVELOPER
DOUBLE ROCK HOMES
3148 C.R. 1370
ALVORD, TEXAS 78225
940-358-0079

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 132 CROWLEY LAKE
MINERAL WELLS, TEXAS 76666
940-325-8613 - FAX 940-325-8026