

**Approved**

Commissioners Court

AUG 22 2016

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** David Disheroon

**TODAY'S DATE:** 8/5/16

**DEPARTMENT:**

X Public Works

**SIGNATURE OF DEPARTMENT HEAD:**

X \_\_\_\_\_

**REQUESTED AGENDA DATE:**

X August 22, 2016

**SPECIFIC AGENDA WORDING:** Consideration to approve the final plat of Stone Valley Parc, Lots 1 - 17, Block 1, Lots 1 - 12, Block 2 and Lots 1-17, Block 3, showing a revised utility 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\*\*\*\*\***

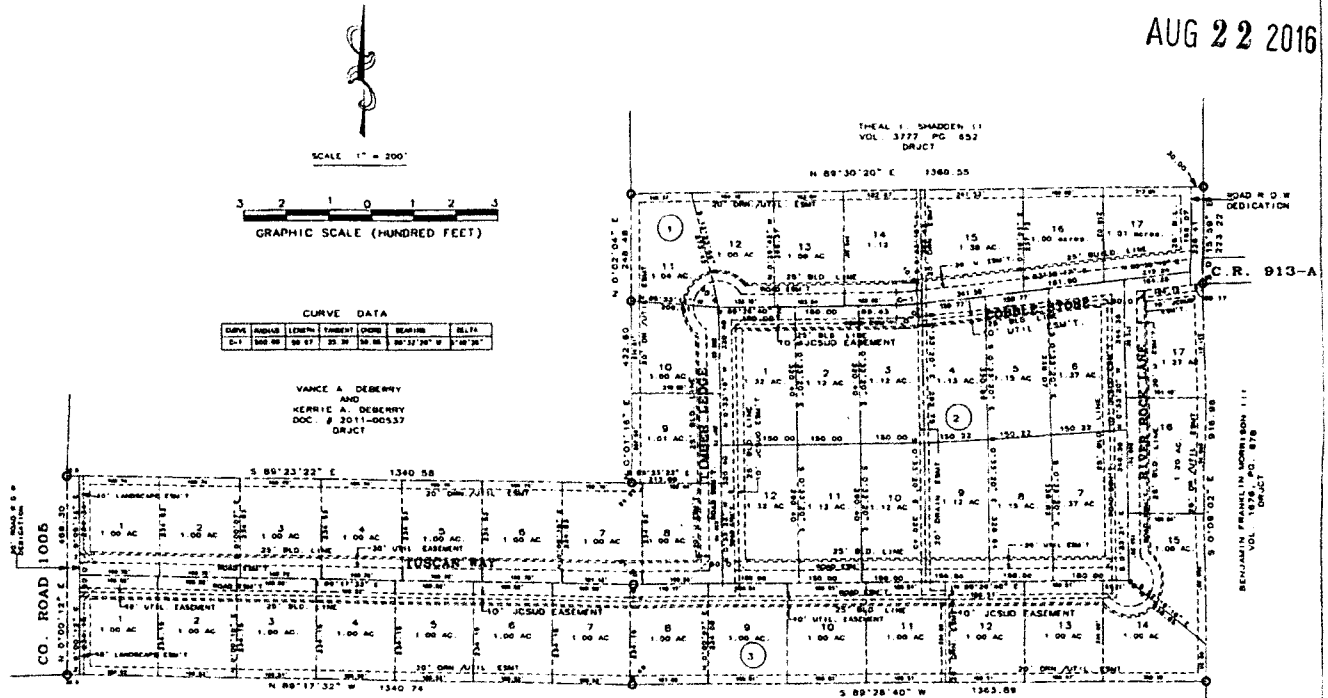
ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

**COURT MEMBER APPROVAL** \_\_\_\_\_

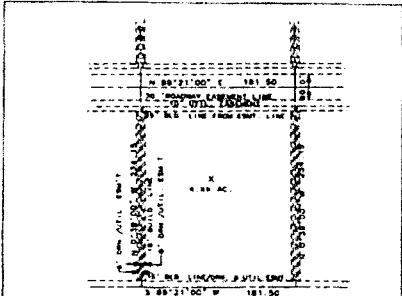
**Date** \_\_\_\_\_

AUG 22 2016

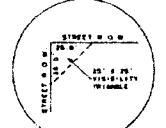


- BUILDING LINE NOTES:**
- 50' FROM FRONT LOT LINE (STATE HWY. & F.M.)
  - 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
  - 15' FROM LOT LINE ON REAR
  - 10' FROM LOT LINE ON SIDES

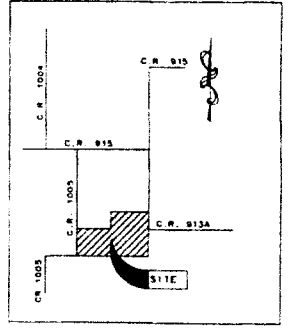
BILLIE E. NEWSOME  
AND  
DARLENE V. NEWSOME  
VOL 3048 PG 921  
DRUJCT



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: AS SHOWN ADJACENT TO ALL STREET EASEMENT LINES AND 15' FROM THE LOT LINE IN THE REAR. (EXCEPT AS SHOWN)
  - 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 IN A SUBDIVISION

ROADWAY	LENGTH (L.F.)
TUSCAN WAY	2486 L.F.
TIMBER LEDGE	641 L.F.
COBBLE STONE	1158 L.F.
RIVER ROCK LANE	693 L.F.

**UTILITY PROVIDERS**

WATER	JOHNSON COUNTY S.U.D. 817-760-5200
ELECTRIC	UNITED COOP. 817-556-4000
TELEPHONE	ALLTEL 866-255-8357
SANITARY SEWER	PRIVATE INDIVIDUAL SYSTEMS

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION.

B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS  
MAY, 2015



Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
in Vol. \_\_\_\_\_ Pg. 5166 of 144  
Plat Records of Johnson County, Texas  
County Clerk, Johnson County

**OWNER**  
DARRELL SCOGGINS  
3146 C.R. 1370  
ALVORD, TEXAS 76225  
940-399-8079

**DEVELOPER**  
DOUBLE ROCK HOMES  
3146 C.R. 1370  
ALVORD, TEXAS 76225  
940-399-8079

**RIVERS & ASSOCIATES**  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76088  
940-325-8613

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 50.13 ACRES OUT OF THE  
JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 437

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, DOUBBLE ROCK HOMES, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY... BEING 50.13 ACRES OUT OF THE JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 237, JOHNSON COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO APRIL B. BRITZ AND DUY S. BROWN BY DEED RECORDED IN DOCUMENT NO. 2013-28025 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS...

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT, DOUBBLE ROCK HOMES, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS STONE VALLEY PARK, 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 AREAS SHOWN HEREON.

EXECUTED THIS 9 DAY OF August, 2016 BY: [Signature]

STATE OF TEXAS COUNTY OF JOHNSON BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Name] 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 THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DATE [Signature]



- 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 25 FEET FROM ROAD EASEMENT LINE AND ALL SIDE BUILDING LINES SHALL BE 10 FEET AND ALL REAR BUILDING LINES SHALL BE 15 FEET FROM THE LOT LINE ON THE REAR. 5. THERE SHALL BE A 20.0 FOOT UTILITY EASEMENT ALONG ALL FRONT AND REAR LOT LINES... 11. FLOOD STATEMENT...

PRIVATE SEWAGE FACILITY A. 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. B. INSPECTION 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... C. 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 CONTROLLED...

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 EFFICACY OF ITS RESPECTIVE SYSTEM IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS 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 ANYTIME 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 LAWS 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 THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPART 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 HEREON 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.

FILING OF PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH FINE AND CONFINEMENT OR 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 EXECUTION 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, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER'S 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.

EASEMENT DEDICATION: The easements indicated on this plat 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 rights of ingress and egress.

The purpose of this revision is to add an easement for the electric lines installed at the [blank] location.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THIS THE [blank] DAY OF [blank], 2016 COUNTY JUDGE [blank]

OWNER DARRELL SCODINS 3146 C.R. 1370 ALVORD, TEXAS 76225 940-389-8079 DEVELOPER DOUBLE ROCK HOMES 3146 C.R. 1370 ALVORD, TEXAS 76225 940-389-8079

RIVERS & ASSOCIATES ENGINEERS & SURVEYORS P.O. BOX 1447 - 139 CROWLEY LAKE MINERAL WELLS, TEXAS 76068 940-325-8813 - FAX 940-325-8028

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 50.13 ACRES OUT OF THE JOHNSON COUNTY SCHOOL LAND, ABSTRACT NO. 237