

MAR 13 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 2/21/2017

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X March 13, 2017

SPECIFIC AGENDA WORDING: Consideration to pre-approve two 60' lots to be developed into roads on a future plat submission (Vista Heights Phase I) located in precinct 1.

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 _____

DD

Approved

Commissioners Court

MAR 13 2017

Variance Request

If you wish to request a variance from Johnson County Commissioner's Court for your property please include the following information.

Owner Larry Milrap Date 2-20-17

Contact Information:

Phone no. 817-648-6616 Tony cell no. _____

Email address tonycashion@yahoo.com

Property Information for Variance Request:

Property 911 address Future road Milrap Circle @ CRD05

Subdivision name Vista Heights Block — Lot —

Survey Richard Lopez Abstract 326 Acreage 17.590

Reason for request Variance for 60' lots for future road

You will need a survey showing the reason for the request (such as a building over the building lot line).

This request will be presented in Commissioner's Court for their decision.



JOHNSON COUNTY SURVEY, ABSTRACT No. 324
 Instrument Numbered as Survey Map
 RECORDS HOPE SURVEY, ABSTRACT No. 326

S 89°45'45" E 624.70' Overall Horizontal
 S 89°45'35" E 624.7' per Record Book Call

CALLED 8.0 ACRES
 LARRY J. MILLSAP
 VOLUME 1214, PAGE 353
 O.P.R.J.C.T.



MARE E. MCPHERSON
 INSTRUMENT NO. 2013-30336
 O.P.R.J.C.T.

Scale: 1"=200'	Drawn by: JBB/abc	Approved by: JBB
Job No. 19716 08120.crd	Date drawn: 2/8/17	Date Approved: 2/8/17



ISAAC BATTERSON SURVEY,
 ABSTRACT No. 21
 County Road No. 1104

Water Supply - Johnson County Special Utility District
 Phone: 817-760-5200
 Electricity - United Cooperative Services
 Phone: 817-268-8000
 Sewer - Private Individual Septic Systems

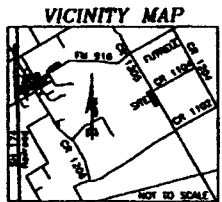
MARE E. MCPHERSON
 INSTRUMENT NO. 2013-30336
 O.P.R.J.C.T.

Designation of the proposed usage is
 Single Family Residential

Utility Easement:
 15' from lot line in front and back
 5' from lot line on the sides

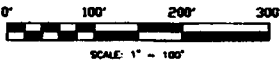
Right of Way Dedication:
 40' ROW from center of road
 on F.M. and State
 30' ROW from center of road on
 a County road or in a subdivision.

Building Lines:
 50' from lot line (State Hwy & F.M.)
 25' from lot line (County Road or
 Sub-division Road).
 15' from lot line on rear
 10' from lot line on sides



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 in a deed of conveyance, a contract for a deed, or a contract of sale or other assessor contract to convey that is delivered to a purchaser unless the plat or report 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 conditioned 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 report of a subdivision until such time as the plat is filed for record with county clerk's office of the Johnson County Clerk.



LEGEND
 DWT = DOTTED LINE AND ROAD
 DSD = DOTTED AND RED SET
 PSL = PROPERTY LINE
 SPL = RESERVED PROFESSIONAL LAND SURVEYOR
 SPALC.T. = SPECIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS

17.888 Acres
 Less 2.948 Acres
 Net 15.944 Acres

Surveyors:
 Larry Millsap
 Phone No. 817-774-8843
 Robert Michael Millsap
 Susan LeAnn Stevens
 Donna Julynn Meick
 7680 County Road 1206
 Rio Vista, Texas 76883

E. G. EWING
 VOLUME 321, PAGE 104
 O.P.R.J.C.T.

JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: _____
 COUNTY JUDGE

DATED: _____

THE PURPOSE OF THIS DOCUMENT IS FOR REVIEW BY JOHNSON COUNTY PUBLIC WORKS. UPON APPROVAL SIGNED & SEALED COPIES WILL BE PROVIDED. 2/8/17

RICHARD HOPE SURVEY,
 Lot 5
 2.888 Acres
 ABSTRACT No. 326

17.560 OVERALL ACRES

Lot 4
 2.888 Acres

CALLLED 71.67 ACRES
 LARRY MILLSAP
 INSTRUMENT NO. 2014-13887
 O.P.R.J.C.T.
 Lot 3
 2.888 Acres

Lot 2
 2.887 Acres

CALLLED 71.67 ACRES
 LARRY MILLSAP
 INSTRUMENT NO. 2014-13887
 O.P.R.J.C.T.
 Lot 1
 2.877 Acres

Future Lot 27
 2.132 Acres

Future Lot 28
 2.132 Acres

CALLLED 71.67 ACRES
 LARRY MILLSAP
 INSTRUMENT NO. 2014-13887
 O.P.R.J.C.T.

Future Lot 29
 2.888 Acres

Future Lot 30
 2.888 Acres

CALLLED 71.67 ACRES
 LARRY MILLSAP
 INSTRUMENT NO. 2014-13887
 O.P.R.J.C.T.

Scale: 1"=200'	Drawn by: JBB/abc	Approved by: JBB
Job No. 19716 08120.crd	Date drawn: 2/8/17	Date Approved: 2/8/17

GRADY VORRELL MEEK
 INSTRUMENT NO. 2017-537
 O.P.R.J.C.T.

NOTE:
 All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 datum, determined by using the Global Positioning System.

SURVEYOR'S CERTIFICATION
 That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SURVEYOR'S SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3414

This Plat filed in Volume _____ Page _____ of _____

By: _____
 COUNTY CLERK

Dated: _____

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS

That the, Larry Millesp, Robert Michael Millesp, Donna Julynn Matcik and Susan Le Ann Stevens, are the owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the RICHARD HOPE SURVEY, ABSTRACT NO. 326, Johnson County, Texas, and being a portion of that certain tract called 71.87 acre tract of land as conveyed by Bobby Millesp to us, Bobby S. Millesp, by the deed recorded as Instrument No. 2014-12687, and being all of that certain parcel 2.80 acre tract of land as conveyed by Bobby S. Millesp to Robert Michael Millesp, Larry Joe Millesp, Donna Julynn Matcik and Susan LeAnn Stevens, by the deed recorded as Instrument No. 2014-17526, both of the Official Public Records of Johnson County, Texas, and being more particularly described by notes and bounds as follows:

BEING: at a 1/2 inch iron rod found for the northeast corner of said 71.87 acre tract, said iron rod found being in the pavement of the approximate centerline of County Road No. 1205;

THENCE South 21 degrees 15 minutes 43 seconds East, along the northerly line of said 71.87 acre tract, at a distance of 80 feet, passing a point (monument not found) for the record northeast corner of said 2.80 acre tract, and continuing along the common line of said 71.87 acre tract and said 2.80 acre, and along the approximate centerline of County Road No. 1205, at a record distance of 185.03 feet, passing a point (monument not found) for the southeast corner of said 2.80 acre tract, and extending in oil, a distance of 1527.75 feet, to a point for the record southeast corner of said 71.87 acre tract of land;

THENCE South 36 degrees 11 minutes 12 seconds West, along the southerly line of said 71.87 acre tract, 500.86 feet, to a capped (stamped "NPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE North 31 degrees 15 minutes 21 seconds East, through the interior of said 71.87 acre tract, at a distance of 1267.46 feet, passing the record southwest corner of said 2.80 acre tract, and continuing along the southerly line of said 2.80 acre tract, at a distance of 1472.49 feet, passing a point (monument not found) for the northeast corner of said 2.80 acre tract, and continuing east, through the interior of said 71.87 acre tract, in oil, a distance of 1532.49 feet, to a point (stamped "NPLS 5614") 1/2 inch iron rod set for the northeast corner of the herein described tract of land, said iron rod set on the northwesterly line of said 71.87 acre tract of land;

THENCE North 98 degrees 43 minutes 48 seconds East, along the northerly line of said 71.87 acre tract, a distance of 580.78 feet, to the POINT OF BEGINNING and containing 17,580 acres of land more or less, as surveyed by Buffalo Creek Surveyor, L.L.C. under the supervision of Joe Davis Ballard, NPLS No. 5614.

Duties of Recipient/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 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 downstream property owner or impact, impede or transfer any duty of liability to Johnson County, the Commissioners, officers 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 herein or actually existing on the property portrayed by this plat do not violate the obligations or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County in relying upon the surveyor whose name is affixed herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Notarize

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 of damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Larry Millesp, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

Lots 1-6, Block 1, VISTA HEIGHTS, Phase I

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

Executed this _____ day of _____ 2017.

Larry Millesp

Owner Lots 1-7:
Larry Millesp
7560 County Road 1205
Rio Vista, Texas 76093
Phone No. 817-774-6043

THE STATE OF TEXAS

Before me _____ a Notary Public in and for the State of Texas on this day personally appeared Larry Millesp, 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 herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2017.

Notary Public
State of Texas
My Commission Expires _____

THE PURPOSE OF THIS DOCUMENT IS FOR REVIEW BY JOHNSON COUNTY PUBLIC WORKS. UPON APPROVAL SIGNED & SEALED COPIES WILL BE PROVIDED. 2/8/17

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Larry Joe Millesp, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

Lot 7, Block 1, VISTA HEIGHTS, Phase I

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

Executed this _____ day of _____ 2017.

Larry Joe Millesp

THE STATE OF TEXAS

Before me _____ a Notary Public in and for the State of Texas on this day personally appeared Larry Joe Millesp, 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 herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2017.

Notary Public
State of Texas
My Commission Expires _____

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Robert Michael Millesp, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

Lot 7, Block 1, VISTA HEIGHTS, Phase I

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

Executed this _____ day of _____ 2017.

Robert Michael Millesp

THE STATE OF TEXAS

Before me _____ a Notary Public in and for the State of Texas on this day personally appeared Robert Michael Millesp, 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 herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2017.

Notary Public
State of Texas
My Commission Expires _____



SURVEYOR'S CERTIFICATION

That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SURVEYOR'S SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 9644

FLOOD STATEMENT

According to the Flood Insurance Rate Map for Johnson County, Texas, and Incorporated Areas, Community Flood No. 48112B, Panel No. 430, Suffolk, Map Revised December 4, 2012, this property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the flood surface drainage affecting the property shown herein.

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 runoff water, which could be flooded by severe, concentrated runoff 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".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the easement 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 shown or across said lots.

Johnson County will not be responsible for the maintenance and operation 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 private property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

NOTES:

- This Surveyor was not authorized to prepare a site search or an abstract of title and the survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.
- Void unless recorded in the Plat Records of Johnson County, within five (5) years of the date of approval by the City Council.
- If road and drainage construction is not completed within 12 months after the approval in Commissioners Court and being recorded with the county clerk the development must meet current development standards of Johnson County. This may require a new plat approved by the Commissioners' Court of Johnson County.
- This Surveyor takes no responsibility for the accuracy and/or location of any easements herein shown or mentioned upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground easements, this Surveyor can only show markers as found on the ground.
- All monuments are capped (stamped "NPLS 5614") 1/2 inch rods set unless otherwise marked.
- This subdivision or any part thereof is not located within the EIU of any town or city.

Private Sewer Facility

- On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewer Facilities are complied with.
- Inspection and/or acceptance of a private sewage facility by the Public Works Department shall include only those facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewer Facilities, although approved as meeting minimum standards, must be approved by the owner of the sewer 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 sewage facility system, installed in suitable soil, can collect and store the effluent of water that is required to be disposed of it not collected. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in satisfactory manner.

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 obstruct or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right of all lines of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, gathering, maintaining and adding to or removing of or part of its respective systems without the necessity of any form of procuring the permission of anyone.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Susan LeAnn Stevens, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

Lot 7, Block 1, VISTA HEIGHTS, Phase I

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

Executed this _____ day of _____ 2017.

Susan LeAnn Stevens

Owner Lot 7:
Susan LeAnn Stevens
7560 County Road 1205
Rio Vista, Texas 76093

THE STATE OF TEXAS

Before me _____ a Notary Public in and for the State of Texas on this day personally appeared Susan LeAnn Stevens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2017.

Notary Public
State of Texas
My Commission Expires _____

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Donna Julynn Matcik, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

Lot 7, Block 1, VISTA HEIGHTS, Phase I

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

Executed this _____ day of _____ 2017.

Donna Julynn Matcik

Owner Lot 7:
Donna Julynn Matcik
7560 County Road 1205
Rio Vista, Texas 76093

THE STATE OF TEXAS

Before me _____ a Notary Public in and for the State of Texas on this day personally appeared Donna Julynn Matcik, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2017.

Notary Public
State of Texas
My Commission Expires _____

Scale 1"=100'	Drawn by JB/ole	Approved by JB
Job No 19716 0812.crs	Date drawn 2/8/17	Date App'd 2/8/17

JOHNSON COUNTY COMMISSIONERS COURT
APPROVED BY: _____
COUNTY JUDGE
DATED _____

PRELIMINARY PLAT OF
Lots 1 through 7, Block 1
Vista Heights
Phase I
An Addition in Johnson County, Texas,
being 17,580 acres situated in the
RICHARD HOPE SURVEY,
ABSTRACT NO. 326,
Johnson County, Texas.

This Plat Filed in Volume _____ Page _____ Size _____
By: _____
COUNTY CLERK
Dated _____