

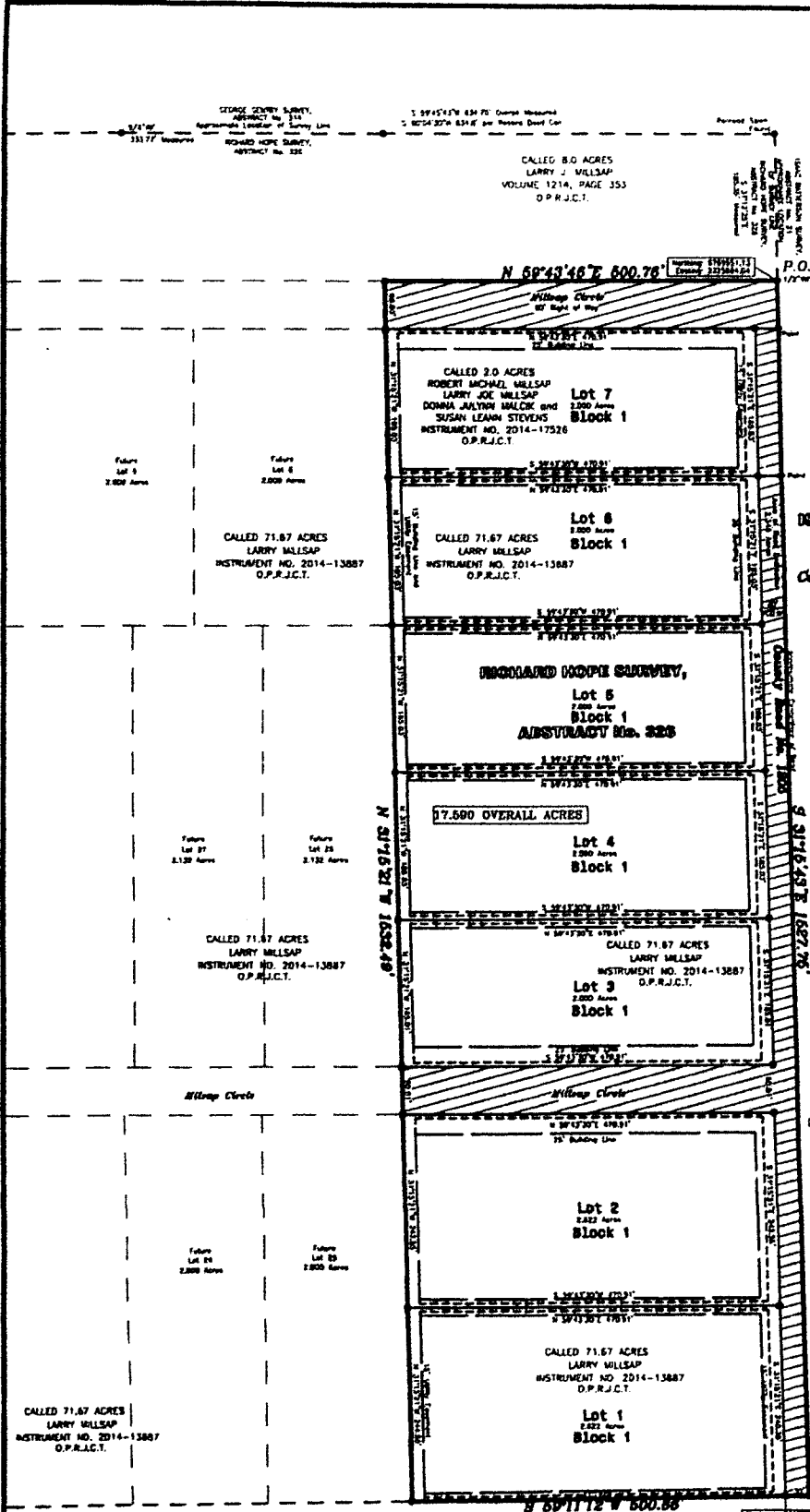
APR 10 2017

<b><u>REQUEST FOR AGENDA PLACEMENT FORM</u></b> Submission Deadline - Tuesday, 12:00 PM before Court Dates	
<hr/>	
<b>SUBMITTED BY:</b> David Disheroon <b>TODAY'S DATE:</b> 04/03/2017	
<b><u>DEPARTMENT:</u></b>	<u>Public Works</u>
<b><u>SIGNATURE OF DEPARTMENT HEAD:</u></b>	_____
<b><u>REQUESTED AGENDA DATE:</u></b>	<u>04/10/2017</u>
<b><u>SPECIFIC AGENDA WORDING:</u></b> Consideration to approve the final plat of Vista Heights Phase 1, Lots 1-7, Block 1, located in Precinct 1.	
<b><u>PERSON(S) TO PRESENT ITEM:</u></b> David Disheroon	
<b><u>SUPPORT MATERIAL:</u></b> (Must enclose supporting documentation)	
<b>TIME:</b> 10 minutes <small>(Anticipated number of minutes needed to discuss item)</small>	<b>ACTION ITEM:</b> <u>X</u> WORKSHOP            _____ <b>CONSENT:</b> _____ <b>EXECUTIVE:</b> _____
<b><u>STAFF NOTICE:</u></b>	
<b>COUNTY ATTORNEY:</b> _____	<b>IT DEPARTMENT:</b> _____
<b>AUDITOR:</b> _____	<b>PURCHASING DEPARTMENT:</b> _____
<b>PERSONNEL:</b> _____	<b>PUBLIC WORKS:</b> _____
<b>BUDGET COORDINATOR:</b> _____	<b>OTHER:</b> _____
<b>*****This Section to be Completed by County Judge's Office*****</b>	
ASSIGNED AGENDA DATE: _____	
REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____	
<b>COURT MEMBER APPROVAL</b> _____	<b>Date</b> _____

APR 10 2017

**BUFFALO CREEK SURVEYOR**  
P.O. Box 626  
Rio Vista, TX 76093  
Phone 817-373-3534  
Website: buffaloceansurveyor.com  
Email: info@buffalocreesurveyor.com  
Surveyor License No. 10118000  
Firm License Number 10118000

Scale: 1"=100'	Drawn by: JDB/abc	Approved by: JDB
Job No. 19116	Date drawn: 3/28/17	Date approved: 3/28/17
08118.cad		

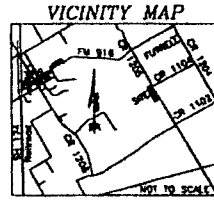


MAIRE E. McPHERSON  
INSTRUMENT NO. 2013-30336  
O.P.R.J.C.T.



**ISAAC BATTERSOCH SURVEY,**  
ABSTRACT No. 24  
County Road No. 1104

MAIRE E. McPHERSON  
INSTRUMENT NO. 2013-30336  
O.P.R.J.C.T.



Water Supply - Johnson County Special Utility District  
Phone: 817-740-5200  
Electricity - United Cooperative Services  
Phone: 817-958-4000  
Sewer - Private Individual Septic Systems  
Designation of the proposed usage is Single Family Residential

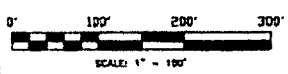
**Utility Easement:**  
15' from lot line in front and back  
5' from lot line on the sides

**Right of Way Dedication:**  
40' ROW from center of road on E. and S. side  
30' ROW from center of County Roads or roads in subdivision.

**Building Lines:**  
50' from lot line (State Hwy & F.W.)  
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 security 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 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 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**  
DAP - DAPED ROAD AND RIGID  
CDD - CONCRETE DRIVE AND DRIVE  
PWS - PAVED OR IMPAVED  
MIS - IMPROVED IMPROVED  
LMS - IMPROVED  
O.P.R.J.C.T. - OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS

17.580 Acres  
Less 2.248 Acres  
Net 15.334 Acres

**Owners:**  
Larry Millsap  
Phone No. 817-774-8043  
Robert Michael Millsap  
Susan LeAnn Stevens  
Donna Julynn Malnik  
7660 County Road 1206  
Rio Vista, Texas 76093

E. D. EWING  
VOLUME 321, PAGE 184  
O.P.R.J.C.T.

JOHNSON COUNTY COMMISSIONERS COURT  
APPROVED BY: \_\_\_\_\_  
COUNTY JUDGE  
DATED: \_\_\_\_\_

Scale: 1"=100'	Drawn by: JDB/abc	Approved by: JDB
Job No. 19116	Date drawn: 3/28/17	Date approved: 3/28/17
08118.cad		

GRADY VERNELL WIEK  
INSTRUMENT NO. 2017-537  
O.P.R.J.C.T.

**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.

*Joe Davis Ballard*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2644



**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.

THIS PLAT IS FOR  
**Lots 1 through 7, Block 1  
Vista Heights  
Phase 1**  
An Addition to Johnson County, Texas,  
being 17,580 acres situated in the  
RICHARD MOPE SURVEY,  
ABSTRACT NO. 326,  
Johnson County, Texas.

This Plat filed in Volume \_\_\_\_\_ Page \_\_\_\_\_ Side \_\_\_\_\_  
By: \_\_\_\_\_  
COUNTY CLERK  
Dated: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME BY THESE PRESENTS

That Mr. Larry Wilson, Robert Michael Meador, Donna Juyana Malick and Susan La Ann Stevens, are the owners of the following described property to-wit:

Being all of that certain tract or parcel of land contained in the RICHARD HOPE SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS, and being a portion of that certain tract 71.87 acre tract of land as conveyed by Betty Wilson et al., Betty S. Wilson to Larry Wilson, by the deed recorded as Instrument No. 2014-12687, and being all of that certain tract 2.00 acre tract of land as conveyed by Betty J. Wilson et al., Betty Sue Wilson to Robert Michael Meador, Larry Joe Wilson, Donna Juyana Malick and Susan LaAnn Stevens, by the deed recorded as Instrument No. 2014-17326, both of the Official Public Records of Johnson County, Texas, and being more particularly described by notes and bounds as hereinafter.

BEARING: at a 1/2 inch has been run out 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. 1288.

INDEX: 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 2.00 acre tract, and continuing along the easterly line of said 71.87 acre tract and said 2.00 acre tract, and along the approximate centerline of County Road No. 1288, at a record distance of 186.83 feet, passing a point (monument not found) for the southeast corner of said 2.00 acre tract, and continuing in a line, at a distance of 1327.75 feet, to a point for the record southeast corner of said 71.87 acre tract of land;

INDEX: South 59 degrees 11 minutes 12 seconds West, along the southerly line of said 71.87 acre tract, 300.36 feet, to a corner (stamped "TPLS 3614") 1/2 inch has been run out for the northeast corner of the herein described tract of land;

INDEX: North 31 degrees 15 minutes 21 seconds West, through the interior of said 71.87 acre tract, at a distance of 1287.46 feet, passing the record southeast corner of said 2.00 acre tract, and continuing along the southerly line of said 2.00 acre tract, at a distance of 1472.49 feet, passing a point (monument not found) for the northeast corner of said 2.00 acre tract, and continuing north, through the interior of said 71.87 acre tract, in a line, at a distance of 1532.49 feet, to a corner (stamped "TPLS 3614") 1/2 inch has been run out for the northeast corner of the herein described tract of land, said iron rod set on the northerly line of said 71.87 acre tract of land;

INDEX: North 39 degrees 43 minutes 46 seconds East, along the northerly line of the said 71.87 acre tract, a distance of 200.76 feet, to the POINT OF BEGINNING and containing 17,390 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, under the supervision of Joe Davis Ballant, RPLS No. 5614

**Notice of Proposed Subdivision**

The approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdiction in which the property is located.

The approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impact, impose 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, ditches, or features portrayed herein are actually existing on the property portrayed by this plat and do not violate the standards 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 herein to make accurate and truthful representations upon which Johnson County can make distributions regarding the approval or disapproval of this plat.

**Intent:**

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.

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

Lot 1-4, Block 1, VIETA HEIGHTS, Phase 1

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 hereon.

Executed this 23 day of March, 2017.

*Larry Wilson*  
Larry Wilson

Order Lot 1-7:  
Larry Wilson  
7600 County Road 1288  
Rio Vista, Texas 76083  
Phone No. 817-774-8943

THE STATE OF TEXAS

Before me Susan Burruss, a Notary Public in and for the State of Texas on this day personally appeared Larry Wilson, 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.

Gave under my hand and seal of office this 29 day of

March, A.D. 2017.  
*Susan Burruss*  
Notary Public  
State of Texas

12/10/2017  
By Commission Expires



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

Lot 7, Block 1, VIETA HEIGHTS, Phase 1

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 hereon.

Executed this 29 day of March, 2017.

*Larry Joe Wilson*  
Larry Joe Wilson

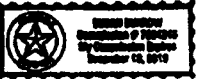
THE STATE OF TEXAS

Before me Susan Burruss, a Notary Public in and for the State of Texas on this day personally appeared Larry Joe Wilson, 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.

Gave under my hand and seal of office this 29 day of

March, A.D. 2017.  
*Susan Burruss*  
Notary Public  
State of Texas

12/10/2017  
By Commission Expires



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

Lot 7, Block 1, VIETA HEIGHTS, Phase 1

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 hereon.

Executed this 31 day of March, 2017.

*Robert Michael Meador*  
Robert Michael Meador

Owner Lot 7:  
Robert Michael Meador  
7600 County Road 1288  
Rio Vista, Texas 76083

THE STATE OF TEXAS

Before me Susan Burruss, a Notary Public in and for the State of Texas on this day personally appeared Robert Michael Meador, 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.

Gave under my hand and seal of office this 29 day of

March, A.D. 2017.  
*Susan Burruss*  
Notary Public  
State of Texas

12/10/2017  
By Commission Expires



**RAVEN STATEMENT**

According to the Flood Insurance Rate Map for Johnson County, Texas, and incorporated Areas, Community Panel No. 481199, Panel No. 430, Suite 3, effective date September 27, 1991, the subject property is located in Zone "X" (Special Flood Hazard Area) as shown and is 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 local surface drainage affecting the property shown hereon.

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 water which could be flooding by means, 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 shown 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 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 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 property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

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.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

**SURVEYOR'S CERTIFICATION**  
That I, Joe Davis Ballant, 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.



Scale: 1"=80'  
Drawn by: JDB/mab  
Approved by: JDB  
Jan. 18, 1976  
RPLS No. 5614  
Date drawn: 2/28/17  
Date App'n: 2/28/17

JOHNSON COUNTY COMMISSIONERS COURT  
APPROVED BY: \_\_\_\_\_  
COUNTY JUDGE  
DATED: \_\_\_\_\_

THIS PLAT OF  
**LOTS 1 THROUGH 7, BLOCK 1  
VIETA HEIGHTS  
PHASE 1**

An addition to Johnson County, Texas, being 17,390 acres situated in the RICHARD HOPE SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS.

This Plat filed in Volume \_\_\_\_ Page \_\_\_\_ Sds \_\_\_\_  
By: \_\_\_\_\_  
COUNTY CLERK  
Dated: \_\_\_\_\_