Commissioners Court

MAY 29 2018

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 05/21/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 05/29/2018

SPECIFIC AGENDA WORDING: Consideration of final plat for Ross Addition, Lot 1, Block 1, in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X
WORKSHOP ____
CONSENT: ____
EXECUTIVE: ____

STAFF NOTICE:

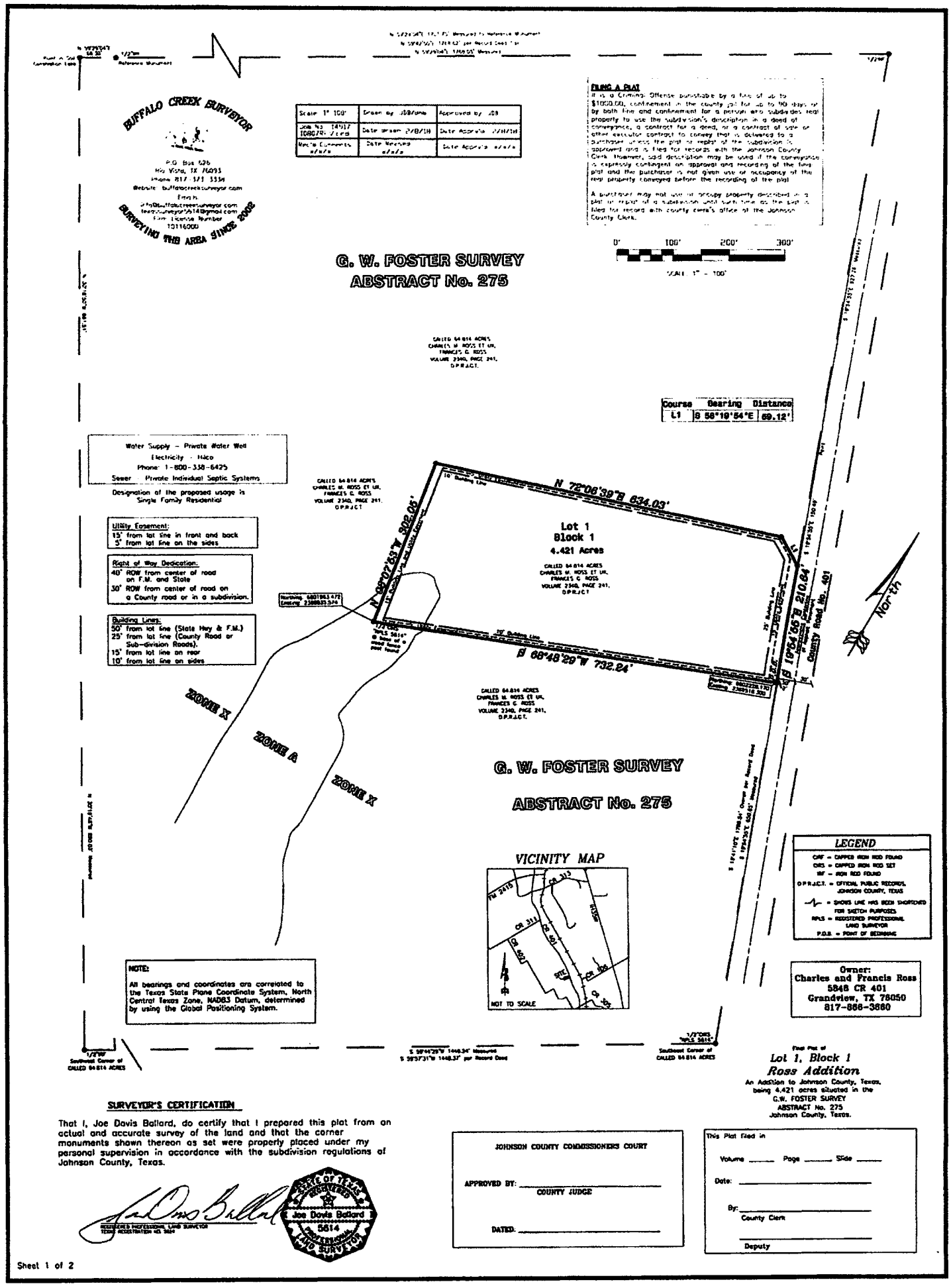
COUNTY ATTORNEY: _____ **IT DEPARTMENT:** _____
AUDITOR: _____ **PURCHASING DEPARTMENT:** _____
PERSONNEL: _____ **PUBLIC WORKS:** X
BUDGET COORDINATOR: **OTHER:** _____

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

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____



Final Plat of
Lot 1, Block 1
Ross Addition
An Addition to Johnson County, Texas,
being 4.421 acres situated in the
G.W. FOSTER SURVEY
ABSTRACT No. 275
Johnson County, Texas.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

STATE OF TEXAS
REGISTERED
Joe Davis Ballard III
5614
PROFESSIONAL
LAND SURVEYOR

JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: _____
COUNTY JUDGE

DATED: _____

This Plat Filed in

Volume _____ Page _____ Slide _____

Date: _____

By: _____
County Clerk

_____
Deputy

Sheet 1 of 2

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS:
That We, Charles M. Ross, et ux, Frances G. Ross, are the owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the G. W. FOSTER SURVEY, Abstract No. 275, Johnson County, Texas, and being a portion of that certain called 64.814 acre tract of land conveyed by Jean Strother and Jackie Mahan to Charles M. Ross, et ux, Frances G. Ross by the Cash Warranty Deed recorded in Volume 2340, Page 241 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found being the northeast corner of said 64.814 acre tract, said 1/2 inch iron rod found being on an easterly line of County Road No. 401;

THENCE South 19 degrees 54 minutes 56 seconds East, along the easterly line of said 64.814 acre tract and the easterly line of County Road No. 401, a distance of 927.26 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract of land and the POINT OF BEGINNING;

THENCE South 19 degrees 54 minutes 56 seconds East, along the easterly line of said 64.814 acre tract and the easterly line of County Road No. 401, a distance of 210.64 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE South 68 degrees 48 minutes 30 seconds West, through the interior of said 64.814 acre tract, a distance of 732.24 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the base of a wood fence corner post found for the southwest corner of the herein described tract of land;

THENCE North 08 degrees 07 minutes 53 seconds West, through the interior of said 64.814 acre tract, a distance of 322.05 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northwest corner of the herein described tract of land;

THENCE North 72 degrees 08 minutes 39 seconds East, through the interior of said 64.814 acre tract, a distance of 634.03 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described tract of land;

THENCE South 58 degrees 19 minutes 54 seconds East, through the interior of said 64.814 acre tract, a distance of 59.12 feet to the POINT OF BEGINNING and containing 4.421 acres of land more or less as surveyed by Buffalo Creek Surveyor, LLC, Joe Davis Ballard, RPLS No. 5614.

NOW THEREFORE KNOW TO ALL MEN BY THESE PRESENTS:
That Charles M. Ross, et ux, Frances G. Ross, Owners of the above described tract of land, do hereby accept this plat designating the herein described property as

Lot 1, Block 1, ROSS ADDITION

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 areas shown hereon.

Executed this 18th day of May, 2018.

Charles M. Ross

DRENDA ROLLER
Notary Public, State of Texas
Comm. Expires 03-22-2020
Notary ID 12369236-6

THE STATE OF TEXAS

Before me, Drenda Roller, a Notary Public in and for the State of Texas on this day personally appeared Charles M. Ross, 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.

Given under my hand and seal of office this 18th day of May, A.D. 2018.

Executed this 18th day of May, 2018.

Frances G. Ross

DRENDA ROLLER
Notary Public, State of Texas
Comm. Expires 03-22-2020
Notary ID 12369236-6

THE STATE OF TEXAS

Before me, Drenda Roller, a Notary Public in and for the State of Texas on this day personally appeared Frances G. Ross, 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.

Given under my hand and seal of office this 18th day of May, A.D. 2018.

Scale: 1"=100'	Drawn by: JDB/ama	Approved by: JDB
Job No. 14917 10907REV.crd	Date drawn 2/8/18	Date Approv'd 2/8/18
Rec'd Comments 4/19/18	Date Revised 4/27/18	Date Approv'd 4/27/18

BUFFALO CREEK SURVEYOR

P.O. Box 826
Rio Vista, TX 76093
Phone 817-373-3338
Website: buffalocreeksurveyor.com
Email:
info@buffalocreeksurveyor.com
texassurveyor5614@gmail.com
Firm License Number
10116000

SURVEYING THE AREA SINCE 2002

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 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 impose, impute 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 or 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.

Private Sewage Facility:

1. 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.

2. 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. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded 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.

3. 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. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

STATE OF TEXAS
REGISTERED
Joe Davis Ballard
5614
PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:

According to the FEMA Flood Insurance Rate Map for Johnson County, Texas and Unincorporated areas, Community Panel No. 480881-350-J, Map Revised: December 4, 2012, a portion of the property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), and a portion of the property shown hereon appears to be located in Zone A (areas with no base flood elevation determined). 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 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 surfaces or subsurface conditions existing on or near the subject property which are not studies 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 floodway 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.

NOTES:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.

2. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked 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 appurtenances, this Surveyor can only show markers as found on the ground.

3. All monuments are capped (stamped "RPLS 5614") 1/2 inch rods set unless otherwise marked.

4. This subdivision or any part thereof is not located within the ETJ of any town or city.

UTILITY EASEMENT:

Any public utility, including Johnson County, shall have the right to move and keep moved all of 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 systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress 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 any time of procuring the permission of anyone.

JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: _____
COUNTY JUDGE

DATED: _____

Final Plat of
Lot 1, Block 1
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ABSTRACT No. 275
Johnson County, Texas.

This Plat filed in

Volume _____ Page _____ Slide _____

Date: _____

By: _____
County Clerk

_____
Deputy

Owner:
Charles and Francis Ross
5848 CR 401
Grandview, TX 76050
817-866-3660