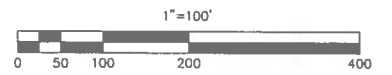
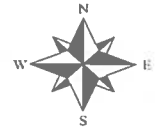
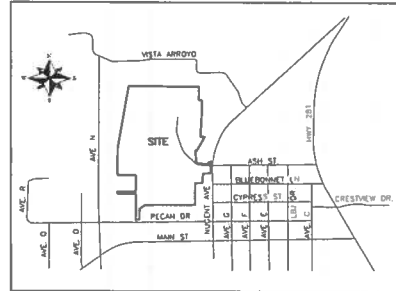


6

# JOHNSON CITY HIGH SCHOOL SUBDIVISION



BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



LOCATION MAP (NOT TO SCALE)

### LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH CAP FOUND
- IRON ROD WITH GAR CAP SET
- ▲ FENCE POST FOR CORNER FOUND
- ▲ 600 NAIL IN FENCE POST FOUND
- BENCHMARK
- ▲ FLAG POLE
- LIGHT POLE
- POWER POLE
- GUY
- OVERHEAD UTILITIES
- ELECTRIC BOX
- TELEPHONE BOX
- UTILITY VAULT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WELL
- WASTEWATER MANHOLE
- CLEANOUT
- CRATE INLET
- CABLE MARKER
- TRAFFIC SIGN
- CHAIN-LINK FENCE
- SPLIT-RAIL FENCE
- WOOD FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- RECORD INFORMATION

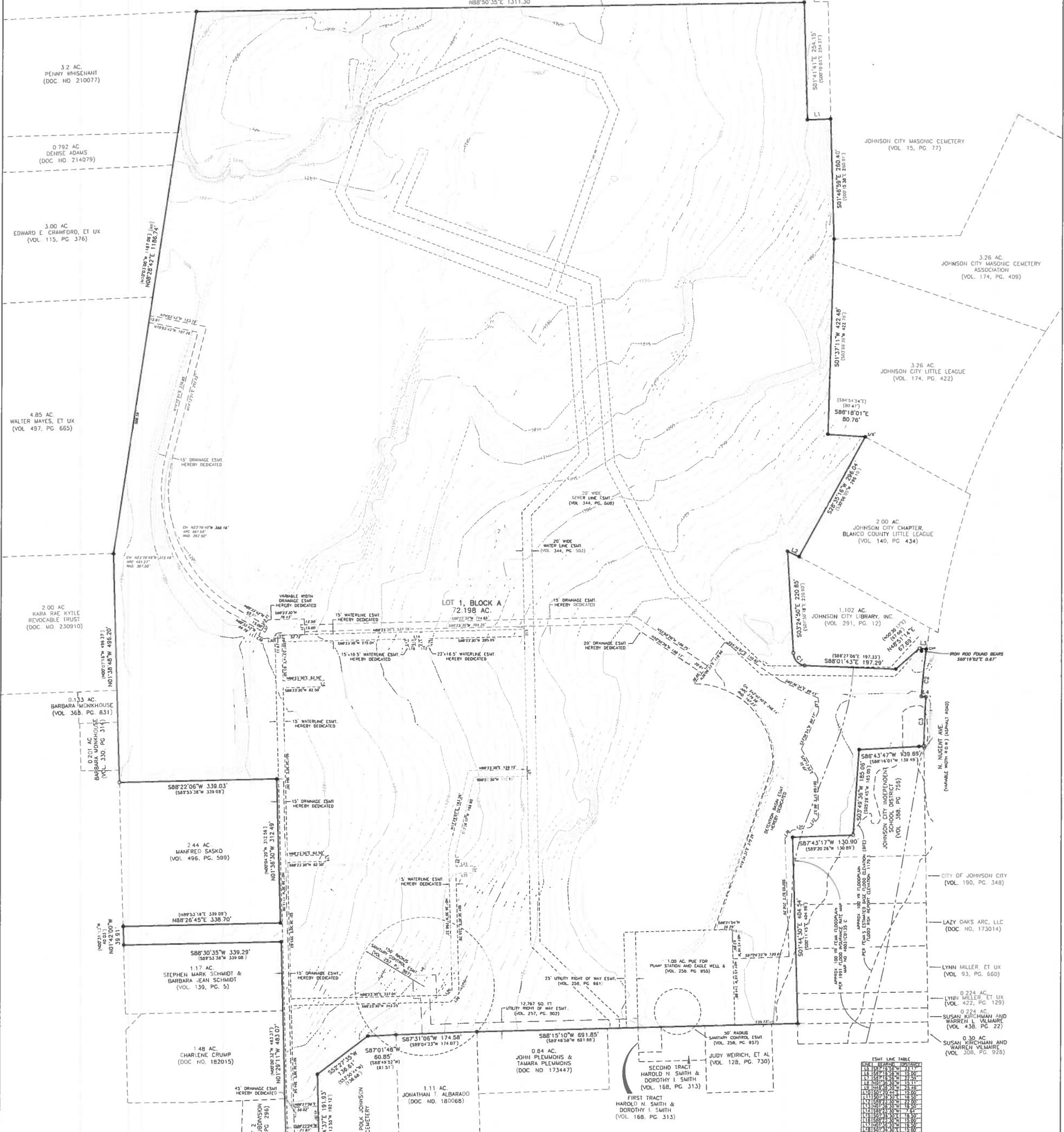
### BENCHMARK INFORMATION:

CHISELED BOX SET ON SIDEWALK AT S.E. CORNER OF SOUTH ENTRANCE TO FOOTBALL FIELD. ELEV. = 1223.34

VERTICAL DATUM: NAVD 88 (GEOID 18)

REMAINDER OF 2022 AC. B-BOB RANCH, L.P. (VOL. 218, PG. 416)

5.01 AC. TIMOTHY R. HARPER AND AMY K. HARPER (DOC. NO. 172306)



LINE TABLE

LINK	BEARING	DISTANCE	RECORD INFO
L1	N87°35'52"E	50.00	N89°37'23"E 49.98
L2	N66°05'34"W	27.64	N64°30'57"W 27.65
L3	S87°15'13"E	14.00	S87°08'10"E 14.00
L4	S85°48'10"E	10.00	S84°15'10"E 10.00

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH	TANGENT	RECORD	CHORD
C1	83°20'34"	27.00	30.27	84°08'55"E	35.90	24.03	540°32'18"E	35.91	
C2	8°30'05"	1677.03	162.48	S85°28'53"W	102.47	51.28			
C3	3°41'28"	1682.03	167.40	S87°21'08"W	107.38	53.72	S03°54'03"W	107.43	

ESMT LINE TABLE

ESMT	BEARING	DISTANCE	RECORD INFO
E1	N87°35'52"E	50.00	N89°37'23"E 49.98
E2	N66°05'34"W	27.64	N64°30'57"W 27.65
E3	S87°15'13"E	14.00	S87°08'10"E 14.00
E4	S85°48'10"E	10.00	S84°15'10"E 10.00

OWNER:  
JOHNSON CITY INDEPENDENT SCHOOL DISTRICT  
ATTN: BEN EUBANKS, SUPERINTENDENT  
P.O. BOX 488, 304 NORTH LBJ DRIVE  
JOHNSON CITY, TX 78636  
(830) 868-7410

SURVEYOR:  
PHILIP L. MCLAUGHLIN, R.P.L.S. NO. 5300  
1805 OUIDA DRIVE, AUSTIN, TX,  
(512) 267-7430

SHEET 1 2	PLAT	PLOTTING SCALE: 1" = 100' DRAWN BY: PMC REVIEWED BY: TJC/DRS PROJECT NO: 23189 FILE: L:\23189_GR-PLAT DATE: MAY 20, 2024	<b>JOHNSON CITY HIGH SCHOOL</b>	 <b>ER SURVEYING, LLC</b> 1805 OUIDA DR. AUSTIN, TEXAS 78728 PHONE: (512) 267-7430 FAX: (512) 836-8385 FIRM NO. 10032000	PLAT ESTABLISHING JOHNSON CITY HIGH SCHOOL SUBDIVISION BEING 72.198 ACRES OF LAND SITUATED IN JOHNSON CITY, BLANCO COUNTY, TEXAS, OUT OF THE JAMES FENTRESS SURVEY NO. 171, ABS. NO. 193, BEING A PORTION OF THAT CERTAIN 73.29 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO JOHNSON CITY INDEPENDENT SCHOOL DISTRICT IN VOLUME 190, PAGE 106, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.
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## JOHNSON CITY HIGH SCHOOL SUBDIVISION

STATE OF TEXAS:  
COUNTY OF BLANCO:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, BEN EUBANKS, SUPERINTENDENT FOR JOHNSON CITY INDEPENDENT SCHOOL DISTRICT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE TO THE CITY OF JOHNSON CITY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOHNSON CITY INDEPENDENT SCHOOL DISTRICT  
BEN EUBANKS, SUPERINTENDENT

STATE OF TEXAS:  
COUNTY OF BLANCO:

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**EASEMENT NOTES:**

ALL EASEMENTS SHOWN HEREON ARE PER OWNER'S AND ENCUMBRANCE REPORT BY CAPITAL TITLE, DATED MAY 3, 2023, FILE NO. OE-10089.

THE FOLLOWING EASEMENTS ARE APPROXIMATE IN NATURE, DUE TO AMBIGUOUS AND OMITTED INFORMATION FROM THE EASEMENT DOCUMENTS, AND THE LOCATIONS ARE BASED UPON SURFACE UTILITIES LOCATED DURING THE PROCESS OF THE FIELD WORK, WHERE POSSIBLE:

- 20' WIDE WATER LINE ESMT. (VOL. 344, PG. 503)
- 20' WIDE SEWER LINE ESMT. (VOL. 344, PG. 508)

THE 1.00 AC. PUE FOR PUMP STATION AND EAGLE WELL 6 (VOL. 258, PG. 955), IS MISSING THE METES AND BOUNDS DESCRIPTION, HOWEVER THE 25' UTILITY RIGHT OF WAY ESMT. (VOL. 258, PG. 961) DESCRIBES ITS NORTHEAST CORNER AS THE NORTHWEST CORNER OF THE 1.00 AC. TRACT AND THEN CALLS OUT ITS EAST LINE AS THE WEST LINE OF THE 1.00 AC. TRACT. (THE 1.00 AC. TRACT IS ASSUMED TO BE A 208.71' SQUARE)

**PLAT NOTES:**

1. SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF JOHNSON CITY AND IS SUBJECT TO ALL CURRENT APPLICABLE SUBDIVISION AND ZONING REGULATIONS OF JOHNSON CITY, BLANCO COUNTY, TEXAS. PRIOR TO DESIGNING AND CONSTRUCTING ANY IMPROVEMENTS, CONSULT THE PROPER AUTHORITIES.
2. A PORTION OF THIS SUBDIVISION IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48031C0135C, EFFECTIVE DATE FEBRUARY 6, 1991 FOR BLANCO COUNTY, TEXAS.
3. ADDITIONAL DRAINAGE EASEMENTS AND WATER LINE EASEMENTS HAVE BEEN DEDICATED BY THIS PLAT. NO NEW STREETS OR OTHER PUBLIC AREAS ARE CREATED BY THIS PLAT.
4. THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS PREVIOUSLY INCORPORATED.
5. THIS SITE IS ZONED PUBLIC FACILITIES DISTRICT (PFD) WHICH HAS NO SETBACK REQUIREMENTS.
6. THE ADDRESS FOR THIS SITE IS 505 NORTH NUGENT AVENUE.
7. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND, PURSUANT TO AN PERFORMANCE AGREEMENT WITH THE CITY OF JOHNSON CITY. AS PROVIDED IN THE AGREEMENT, THE CITY OF JOHNSON CITY ASSUMES NO RESPONSIBILITY OR OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC IMPROVEMENTS.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS/HER ASSIGNS IN COMPLIANCE WITH CITY'S STORM WATER DETENTION AND DRAINAGE ORDINANCES.
9. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT(S) AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OF SAID EASEMENT(S).

STATE OF TEXAS:  
COUNTY OF BLANCO:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PHILLIP L. MCLAUGHLIN 05-20-2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5300

STATE OF TEXAS:  
COUNTY OF BLANCO:

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

STATE OF TEXAS:  
COUNTY OF BLANCO:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF IMPROVEMENTS DEDICATED ON THIS PLAT.

SETH KELLY DATE:  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF BLANCO:

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH APPROVAL IS REQUIRED.

CITY ENGINEER

DATE

THIS PLAT OF JOHNSON CITY HIGH SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF JOHNSON CITY, TEXAS, AND IS RECOMMENDED FOR APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

NAME \_\_\_\_\_, CHAIRPERSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, TEXAS FOR WHICH MY APPROVAL IS REQUIRED.

RICK SCHRODER, JOHNSON CITY, CHIEF ADMINISTRATIVE OFFICER

DATE: \_\_\_\_\_

APPROVED AND AUTHORIZED FOR FILING AND RECORDING AT THE COUNTY RECORDS OF BLANCO COUNTY BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR, CITY OF JOHNSON CITY, TEXAS

ATTEST:

WHITNEY WALSTON, JOHNSON CITY, CITY SECRETARY

STATE OF TEXAS:  
COUNTY OF BLANCO:

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND DULY

RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE RECORDS OF DEEDS AND PLATS OF BLANCO COUNTY, IN VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, BLANCO COUNTY, TEXAS

DEPUTY

SHEET  
2 / 2

PLAT

PLOTTING SCALE: 1" = 100'  
DRAWN BY: PMC  
REVIEWED BY: TJC/DRS  
PROJECT NO: 23169  
FILE: L:\23169\_GR-PLAT  
DATE: MAY 20, 2024

JOHNSON CITY  
HIGH SCHOOL

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

PLAT ESTABLISHING JOHNSON CITY HIGH SCHOOL SUBDIVISION BEING 72.198 ACRES OF LAND SITUATED IN JOHNSON CITY, BLANCO COUNTY, TEXAS, OUT OF THE JAMES FENTRESS SURVEY NO. 171, ABS. NO. 193, BEING A PORTION OF THAT CERTAIN 73.29 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO JOHNSON CITY INDEPENDENT SCHOOL DISTRICT, IN VOLUME 190, PAGE 106, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

**§ 10.02.126. Approval process.**

- (a) **Statutory requirement.** The requirements of this subsection are mandated by section 212.009 of the Texas Local Government Code, as amended, and supersede any city code or provisions to the contrary.
- (b) **P&Z action.** Within 30 days after the date the plat is officially filed, the P&Z shall approve, approve with conditions, or disapprove a plan or plat. If no action is taken within the prescribed time period, a plat application shall be deemed approved by operation of law, unless it is disapproved within that period in accordance with the conditional approval or disapproval procedure requirements outlined below in this section. The P&Z recommendation shall be forwarded to city council.
- (c) **City council action.** The city council shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plat is approved by the P&Z or its inaction. If no action is taken within the prescribed time period, a plat application shall be deemed approved by operation of law, unless it is disapproved within that period in accordance with the conditional approval or disapproval procedure requirements outlined below in this section.
- (d) **Extension request by applicant.** Notwithstanding the approval periods outlined above, the 30-day period may be extended for a period not to exceed 30 days if:
  - (1) The applicant requests an extension in writing to the P&Z or city council, as applicable; and
  - (2) The P&Z or city council, as applicable, approves the extension request.
  - (3) Two extensions may be granted before the applicant must withdraw the plat application and reapply with a new application and payment of fees.
- (e) **Conditional approval or disapproval.**
  - (1) **Written statement by city.** Conditions for conditional approval or reasons for disapproval of a plat application must be clearly articulated in writing to the applicant, may not be arbitrary, and must:
    - (A) Be directly related to requirements adopted under Texas Local Government Code chapter 212 subchapter A, regulation of subdivision; and
    - (B) Include a citation to the law, including a statute or municipal ordinance, that is the basis for the condition for approval or disapproval.
  - (2) **Applicant response.** An applicant may submit a written response that:
    - (A) Satisfies each condition for the conditional approval or remedies each reason for disapproval;
    - (B) Must include changes only as necessary to address the condition of approval or reason for disapproval; and
    - (C) May not include substantial changes unrelated to the condition of approval or

reason for disapproval. Substantial changes will be cause for disapproval of the plat and require submission of a new plat application.

(D) A deadline for an applicant response shall not be established.

(3) Approval or disapproval of response by city. Not later than the 15th day after the date the response was submitted, the P&Z or city council, as applicable, shall determine whether the applicant's previously disapproved or conditionally-approved plat:

(A) May be disapproved only for a specific condition or reason provided in writing to the applicant;

(B) Shall be approved if the response adequately addresses each condition of the conditional approval or each reason for the disapproval; or

(C) Shall take no action for approval of the plat by operation of law if:

(i) The applicant filed a response that adequately addresses each condition of the conditional approval or each reason for the disapproval; and

(ii) The plat is not disapproved in writing on or before the 15th day after the date the response was submitted.

( Ordinance 22-0101 adopted 1/4/22 )