

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF JOHNSON CITY, TEXAS AMENDING AN EXISTING PERMANENT EASEMENT FOR UTILITIES BENEFITTING THE CITY, AND WHICH ENCUMBERS CERTAIN REAL PROPERTY LOCATED AT 408 N. HWY. 281 IN JOHNSON CITY.

WHEREAS, on May 4, 2021, the City Council of the City of Johnson City (the "City") approved the rezoning of certain real property located at 408 N. Hwy. 281 (the "Property"), from Highway Commercial to Planned Unit Development; and

WHEREAS, the City was granted a utility easement for the installation of a wastewater main, in accordance with the document dated November 9, 1989, and recorded in Volume 131, Page 1020, in the Blanco County Property Records (the "Easement"), attached hereto as Exhibit "B"; and

WHEREAS, the owner of the Property wishes to install driveway improvements on the surface of the Easement for vehicular access and use; and

WHEREAS, the City, as the beneficiary of the easement, is willing to allow such improvements pursuant to certain requirements and obligations as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY:

- I. The above Recitals are true and correct, and are a material part of this Resolution and are incorporated herein for all purposes.
- II. The Easement is hereby amended as provided in Exhibit "A," attached hereto.
- III. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Directors hereby declares that this Resolution would have been enacted without such invalid provision.
- IV. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

- V. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this ___ day of _____, 2023.

CITY OF JOHNSON CITY, TEXAS

By: _____
STEPHANIE FISHER, Mayor

ATTEST:

WHITNEY WALSTON, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney
Denton Navarro Rocha Bernal & Zech, PC

Exhibit "A"

AMENDMENT

NOW, THEREFORE, for Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Paragraph number 1 on page 2 is hereby amended to read as follows:

"The Grantor specifically reserves the right to use all or any part of the Easement for any purpose, including the construction of a driveway, street, or road providing access to and within the Property, which does not damage, destroy, injure, and/or unreasonably interfere with the Grantee's use of the Easement."

2. Paragraph number 2 on page 2 is hereby amended to read as follows:

"The Grantee retains the right to access, repair, maintain, and replace the Utilities within the Easement, whether on or below the surface of the Property and by any necessary means, and the placement or installation of any driveway, street, or road by Grantor on or within the Easement shall be at the sole risk of Grantor. Grantor shall be fully responsible for the repair and replacement to any driveway, street, or road installation thereon, even if such damage was caused by Grantee, and agrees to indemnify and hold Grantee harmless from any resulting damages and costs thereto.

3. Except as amended by this Amendment, the Easement shall remain in full force and effect.

EXECUTED and effective as of the date set forth above.

[Signatures continue on next page.]

CITY:

CITY OF JOHNSON CITY

Stephanie Fisher, Mayor

ATTESTED BY:

Whitney Walston, City Secretary

STATE OF TEXAS

COUNTY OF BLANCO

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____, the _____ of Johnson City, Texas, on behalf of the
City of Johnson City, Texas.

Notary Public, State of Texas

Johnson City RV Park, LLC:

By: _____

_____, _____

STATE OF TEXAS

COUNTY OF BLANCO

This instrument was acknowledged before me on the ____ day of _____, 20 __,
by _____, the _____ of Johnson City RV Park, LLC, a Texas limited
liability company.

Notary Public, State of Texas

Exhibit "B"

Permanent Easement for Utilities

PERMANENT EASEMENT FOR UTILITIES

Date: ~~October~~ ^{November} 9, 1989

Grantor: Robert Frank Penick, Jr.

Grantor's Mailing Address:

Post Office Box 86
Johnson City, Blanco County, Texas 78636

Grantee: City of Johnson City, A Municipal Corporation, of Blanco County, Texas

Grantee's Mailing Address:

Post Office Box 369
Johnson City, Blanco County, Texas 78636

Property:

All those certain tracts, pieces, or parcels of land, lying and being situated in the County of Blanco, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

Grant of Easement:

For and in consideration the sum of ONE AND NO/100 DOLLARS (\$1.00), the benefits to be derived herefrom, and other good and valuable consideration, all paid to and received by the undersigned from the Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned Grantor GRANTS, SELLS, and CONVEYS unto the Grantee an easement and right-of-way over, across, under, and upon the Property (the "Easement") for the following purposes:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone, and cable television, with all necessary and/or desirable lines, lateral and/or appurtenances thereto (the "Utilities")

Together with the right of ingress and egress over the Grantor's adjacent land to or from the Easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Utilities; the right to place new or additional Utilities in the Easement and to change the size thereof; the right to relocate along the same general direction of the Utilities; the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the

efficiency of the Utilities; and the right to place temporary structures for use in constructing or repairing the Utilities.

TO HAVE AND TO HOLD the above described Easement unto the Grantee, its successors and assigns, until the Easement shall be abandoned by the Grantee, as evidenced by a Certificate of Abandonment executed by the City Manager or his designated representative.

This Easement is MADE and ACCEPTED subject to the following:

1. The Grantor specifically reserves the right to use all or any part of the Easement for any purpose which does not damage, destroy, injure, and/or unreasonably interfere with the Grantee's use of the Easement.
2. The Grantee shall make commercially reasonable efforts to ensure the damage to the Property is minimized and will at all times, after doing any work in connection with the System, restore the Property to the condition in which the Property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the Grantee's usual and customary practices.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of ~~October~~, 1989.
November

Robert Frank Penick Jr.
ROBERT FRANK PENICK, JR.

THE CITY OF JOHNSON CITY hereby ACCEPTS the above described easement.

THE CITY OF JOHNSON CITY

BY:

Ralph Moss
RALPH M. MOSS,
Mayor



BY: Bettye Prehn
BETTYE PREHN
City Secretary

THE STATE OF TEXAS §
§
COUNTY OF BLANCO §

This Permanent Easement for Utilities was executed before me on the 9th day of ~~October~~^{November}, 1989 by Robert Frank Penick, Jr..



Pat Dildine
Notary Public
State of Texas
My Comm. Expires 5-20-90

Pat Dildine

Notary Public, State of Texas
Commission Expires: 5-20-90

THE STATE OF TEXAS §
§
COUNTY OF BLANCO §

This Permanent Easement for Utilities was executed before me on the 9th day of ~~October~~^{November}, 1989 by Ralph E. Moss, Mayor of the City of Johnson City, a Municipal Corporation, on behalf of said Corporation.



Pat Dildine
Notary Public
State of Texas
My Comm. Expires 5-20-90

Pat Dildine

Notary Public, State of Texas
Commission Expires: 5-20-90

THE STATE OF TEXAS §
§
COUNTY OF BLANCO §

This Permanent Easement for Utilities was executed before me on the 9th day of ~~October~~^{November}, 1989 by Bettye Prehn, City Secretary, of the City of Johnson City, a Municipal Corporation, on behalf of said Corporation.



Pat Dildine
Notary Public
State of Texas
My Comm. Expires 5-20-90

Pat Dildine

Notary Public, State of Texas
Commission Expires: 5-20-90

AFTER RECORDING RETURN TO:

CITY OF JOHNSON CITY
POST OFFICE BOX 369 LAW
JOHNSON CITY, TEXAS 78636

PREPARED IN THE LAW OFFICES OF:

HOLLON, MARION & RICHARDS
301 EAST SAN ANTONIO STREET
POST OFFICE BOX 1259
BOERNE, TEXAS 78006

A DESCRIPTION OF A 0.271 ACRE TRACT OF LAND COMPRISING 0.028 OF AN ACRE OF THE W. H. WITHERS SURVEY NO. 41 1/2, ABSTRACT NO. 1232 AND 0.243 OF AN ACRE OF THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561, BOTH SITUATED IN BLANCO COUNTY, TEXAS; BEING OUT OF THAT CERTAIN 4.22 ACRE TRACT OF LAND OF RECORD IN VOLUME 106, PAGES 533-535 OF THE DEED RECORDS OF SAID COUNTY; SAID 0.271 ACRE TRACT BEING A PROPOSED WASTEWATER EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the north line of the said 4.22 acre tract from which a 1/2 inch iron rod found at the northeast corner of said 4.22 acre tract, the southwest corner of a 17.27 acre tract of land of record in a Deed recorded in Volume 104, Pages 289-292 of the said Deed Records and a northwesterly corner of a 231.4 acre tract of land of record in a Deed recorded in Volume 107, Pages 677-681 of the said Deed Records bears N 88° 58' 00" E, a distance of 129.36 feet;

THENCE departing from said north line in a southwesterly direction and passing over and across the said 4.22 acre tract along the following three (3) courses:

1. S 51° 09' 15" W, a distance of 242.96 feet to an angle point,
2. S 78° 54' 15" W, a distance of 357.04 feet to an angle point, and
3. S 79° 21' 00" W, a distance of 11.75 feet to a point on the easterly R.O.W. (right-of-way) line of U. S. Highway No. 281, being the southwesterly corner hereof;

THENCE along said easterly R.O.W. line a distance of 20.95 feet along the arc of a curve to the right having a central angle of 00° 22' 24", a radius of 3214.17 feet and a chord bearing of N 06° 42' 31" E, a distance of 20.95 feet to a point for the most westerly northwest corner hereof;

THENCE departing from said easterly R.O.W. line in a easterly direction and passing over and across the said 4.22 acre tract along the following three courses:

1. N 79° 21' 00" E, a distance of 5.34 feet to an angle point,
2. N 78° 54' 15" E, a distance of 352.10 feet to an angle point, and
3. N 51° 09' 15" E, a distance of 212.25 feet to a point on the said north line of the 4.22 acre tract, being the most northerly northwest corner hereof;

THENCE along the said north line of the 4.22 acre tract, N 88° 58' 00" E, a distance of 32.62 feet to the POINT OF BEGINNING, containing 0.271 acre of land, more or less.

TOGETHER WITH a temporary 15 foot wide construction easement lying parallel with and contiguous to the northerly line hereof and a temporary 15 foot wide construction easement lying parallel with and contiguous to the southerly line hereof.

I, Dale Allen Sultemeier, a Registered Public Surveyor, do hereby certify that the above description is true and correct and was determined from an on the ground survey made by me.

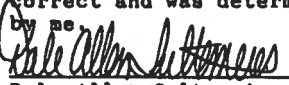

Dale Allen Sultemeier



EXHIBIT "A"

Rick Schroder

From: Rick Schroder
Sent: Thursday, November 16, 2023 12:52 PM
To: Charles Zech; Lee Simmons
Cc: Brent J Sulzemeier; Odalys Johnson
Subject: Johnson City RV Park
Attachments: 6190401_98121271_docimage_actual.pdf; 21-0501 JCRV Park.pdf

Charlie / Lee –

The City approved Ordinance 21-0501 establishing a Planned Development District for a new RV park in Johnson City. Please see attached PDD.

The site contains a 20' wastewater easement (see attached plat), and the approved site plan utilizes the easement as a drive aisle (made out of aggregate / crushed granite) for RVs and other vehicles into and out of the park. Both the Utility Department and City Engineer are in agreement that the use of the easement for the drive aisle is acceptable; however, they want an agreement drafted between the City and the property owner indicating that the responsibility for any damages within the easement to the property owner's property / drive aisle resulting from future repairs to the 18" wastewater line lies with the developer/property owner. This agreement will also ensure continued access to the wastewater line for the City.

Can y'all work on drafting this agreement for the December 5th City Council meeting?

Thank you,



Rick A. Schroder
Chief Administrative Officer
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | www.johnsoncitytx.org
Yesterday is not ours to recover, but tomorrow is ours to win or lose. – President LBJ

OPEN MEETINGS ACT / CONFIDENTIALITY NOTICE: City Councilpersons and members of other Johnson City boards and / or commissions shall not "reply all" to this e-mail message. Please reply only to the original sender of this e-mail message. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

ORDINANCE NO. 21-0501

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS REZONING 408 N. U.S. HWY. 281, JOHNSON CITY, TX 78636 FROM "HIGHWAY COMMERCIAL" TO "PLANNED UNIT DEVELOPMENT" FOR THE CONSTRUCTION AND OPERATION OF A RECREATIONAL VEHICLE (RV) PARK; DECLARING A PUBLIC PURPOSE; AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, Johnson City RV Park, LLC, the owner of 408 N. U.S. Hwy. 281, Johnson City, TX 78636, has petitioned the City Council of the City of Johnson City to rezone said property from "Highway Commercial" to "Planned Unit Development" for the construction and operation of an RV Park; and

WHEREAS, the owner desires to establish a clear set of rules and guidelines regulating development within the subject parcel; and

WHEREAS, notice of requisite Public Hearings was mailed U.S. Postal Service, first class, to property owners within two hundred feet (200') of the subject parcel on April 8, 2021; and

WHEREAS, the Planning and Zoning Commission published notice of the requisite Public Hearing in the Johnson City Record Courier on April 7, 2021 and held a Public Hearing on the matter on April 20, 2021; and

WHEREAS, the City Council published notice of the requisite Public Hearing in the Johnson City Record Courier on April 7, 2021 and held a Public Hearing on the matter on May 4, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS THAT:

SECTION ONE. Rezoning and Approval. 408 N. U.S. Hwy. 281, Johnson City, TX 78636, an approximate 4.3 acre tract of land, is rezoned from "Highway Commercial" to "Planned Unit Development No. 1" for the construction and operation of a recreational vehicle (RV) park, and the Planned Unit Development Application, attached hereto as "Exhibit A", is approved and shall govern development, rules, guidelines, and regulations within said parcel.

SECTION TWO. Authorization. The Chief Administrative Officer is authorized to take all necessary steps to implement the provisions of this Ordinance.


SECTION THREE. Declaration of Compliance and Incorporation of Recitals. The City Council declares that the Public Hearing held prior to the approval of the rezoning request was properly noticed in the manner prescribed by law, and the Ordinance was adopted at an open meeting in compliance with Tex. Gov. Code Ann Chapter 551. Additionally, the City Council finds that the recitals contained in the preamble to the Ordinance are true and correct and incorporates them as findings of fact.

SECTION FOUR. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

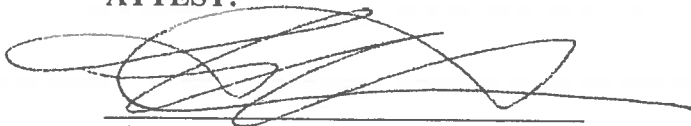
SECTION FIVE. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void; and that in lieu of each clause or provision of this Ordinance that is invalid, illegal, or unenforceable there be added as a part of the Ordinance a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

SECTION SIX. Effective Date. This Ordinance shall become effective immediately upon the approval of the City Council.

PASSED, ORDERED, AND APPROVED this 4th day of May 2021.

By: 
Hon. Rhonda Stell
MAYOR

ATTEST:



Rick Schroder
CITY SECRETARY

EXHIBIT A *PLANNED UNIT DEVELOPMENT AGREEMENT*

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
JOHNSON CITY RV PARK, LLC**

Applicant: Johnson City RV Park, a Texas Limited Liability Company

Address: 128 Martin Bros. Lane
Johnson City, TX 78636

Interest:

Johnson City RV Park, LLC owns the fee simple interest to the property located at 408 N. U.S. Hwy. 281. The company wishes to develop a high-end recreational vehicle (RV) park consisting of thirty-four (34) RV sites and one (1) multi-purpose building. The existing parcel is zoned "Highway Commercial" District, and it is surrounded by "Parks" and "Public Use Facility" Districts.

We are of the opinion that the proposed Site Plan:

1. is compatible with the character of surrounding properties;
2. is suitable for development in the manner proposed without hazards to persons or property, on or off the site;
3. is located, dimensioned, and arranged to permit unified planning and development; and
4. will mitigate or avoid adverse relationships between uses in/on the subject site and in surrounding areas.

The proposed development shall comply with Federal, State, and Local laws and/or development regulations, including all Texas Accessibility Standards.

Owner: Same as Applicant

Development Schedule:

A firm development schedule has not been completed to date. The Applicant estimates that the development will take six (6) months from approval to completion.

The Applicant has submitted a preliminary site plan; the site plan displays the following:

1. RV sites;
2. Multi-purpose building site;
3. Water and wastewater calculations;
4. Contour and floodplain lines;
5. Existing easement;
6. Existing and proposed water and sewer infrastructure;
7. Existing and proposed drainage structures; and
8. Proposed RV utility station details.

Planned Development Data Table:

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	200 ft.
Minimum Front Yard Setback	5 ft.
Minimum Side Yard Setback	5 ft.
Minimum Side Yard Setback Adjacent to SF, MR, and MH Districts	N/a
Minimum Rear Yard Setback	5 ft.
Minimum Rear Yard Setback Adjacent to SF, MR, and MH Districts	N/a
Maximum Lot Coverage	75%
Maximum Structure Height	2 Standard Stories (24' from average grade)
Maximum Density / Residential Units per Acre	18 Units
Minimum Open Space / Parkland	25%
Maximum Patron Length of Stay (Not for Permanent Residence)	90 Calendar Days per Year; Owner Shall Not Rent Recreational Vehicles

Outdoor Lighting:

All outdoor lighting shall be dark-sky compliant (fully shielded) to minimize impacts on adjacent landowners and reduce light pollution.

Open Space:

Insofar as practicable, the landscape shall be preserved in its natural state through the minimization of tree and soil removal. Drive aisles and RV sites will be constructed of permeable decomposed granite, and each RV site shall have a small concrete patio for patron enjoyment.

Proposed structure(s) shall be sited harmoniously to the terrain and to other buildings, if any, in the vicinity that have a visual relationship to the proposed structure(s).

Proposed landscaping, if any, will consist of native foliage and trees that have been chosen for their ability to thrive on natural rainfall and, once established, not require irrigation except for unseasonably dry periods.

Circulation Plan:

Special attention shall be given to the location and number of access points to public streets, width of interior drive aisles and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that a safe and convenient.

Relation to Public Utilities, Facilities and Services:

The property is presently or can be served by the City of Johnson City's Water and Wastewater Utility, Pedernales Electric Cooperative, and the Texas Department of Transportation (TxDOT). There should be no costs incurred by the City of Johnson City for the provision of infrastructure, as infrastructure is already in place or readily accessible and will be paid by the Developer.

Floodplain Management:

In accordance with Municipal Code of Ordinances Article 3.04 *Flood Damage Prevention*, the development shall submit and receive approval of a Floodplain Development Permit from the City Engineer prior to the commencement of any site work and/or construction.

Signs:

The development shall comply with Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, as amended.

Permitted Schedule of Uses:

The intent of this Schedule of Uses is to define the permitted zoning uses for the subject property. Words, phrases, and terms defined here shall be given the defined meaning as set forth below. Words, phrases, and terms not defined herein, but defined in the City of Johnson City Code of Ordinances, shall be given the defined meaning in the Code of Ordinances. Words, phrases, and terms neither defined in this document, nor in the Code of Ordinances, shall be given their usual and customary meanings, except where the context in this document clearly indicates a different meaning. The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the present tense include the future tense, and words used in the future tense include the present tense.

Accessory use. Means a use incidental or secondary to the principal use of a lot, building, or structure and located on the same lot as the principal use.

Clubhouse. A building, or portion thereof, and related facilities used as a meeting place for recreational activities by patrons.

Commercial indoor recreation. Means indoor commercial uses which by their nature are recreational, including but not limited to, bowling alleys, skating rinks, health clubs, racquetball or squash courts, indoor swimming pools, video arcades, pool halls, etc.

Commercial outdoor recreation. Means outdoor commercial uses which by their nature are recreational, including but not limited to, golf courses, driving ranges, miniature golf courses, outdoor swimming pools, tennis courts, basketball courts, recreational camps, etc.

Office. Primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, including such activities as providing day-to-day office administrative services, financial management, billing, record keeping, personnel administration and logistics.

Recreation vehicle. Means a motorized vehicle or non-motorized trailer designed and/or maintained for use as a temporary dwelling or sleeping place for travel or recreation purposes exclusively, having no foundation other than wheels or jacks.

Recreational vehicle park. Any lot, tract, or parcel of land used, in whole or part, to provide facilities or accommodations for two or more recreational vehicles used by transients as living or sleeping quarters for the periods of time authorized by this document, and with or without compensation.

Restaurant. Means a structure that prepares and serves food to customers, including sit-down, fast-food, drive-through and drive-in facilities. At least 51 percent (51%) of the gross income shall be derived from the sale of prepared food.

Retail trade. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Attachments:

- Attachment A – Zoning Amendment Application
- Attachment B – Location Map
- Attachment C – Site Plan and Survey
- Attachment D – Proposed Structure

Rick has copy of Survey & site plan



Development Services
P.O. Box 303 (Mailing)
303 E. Pecan St. (Physical)
Johnson City, Texas 78636
(830) 868-7111, Ext. 4
(830) 868-7118 (Fax)

Application Date: 4/3/2021

ZONING A MENDMENT APPLICATION CHAPTER 14

NAME OF APPLICANT: Johnson City RV Park, LLC - Amanda Martin - Member
 MAILING ADDRESS: 128 Martin Goslane Johnson City, TX. 78636
 PHONE NUMBER: 214-868-7050 mbl.
 STATUS OF APPLICANT:
 OWNER: AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 408 Hwy. North US Hwy. 281 Johnson City, TX. 78636
 LEGAL DESCRIPTION: ABS A0561 Survey 41T Shackleford Acres 43
 CURRENT ZONING: HC PROPOSED ZONING: PUD
 DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: Land PROPOSED USE: High End RV Park
 LAND AREA: 4.3 Acres DOES OWNER OWN ADJACENT PROPERTIES? YES _____ NO
 PURPOSE OF REQUEST: To proceed in requesting this property be zoned a PUD for the purposes of using as a high end RV park.

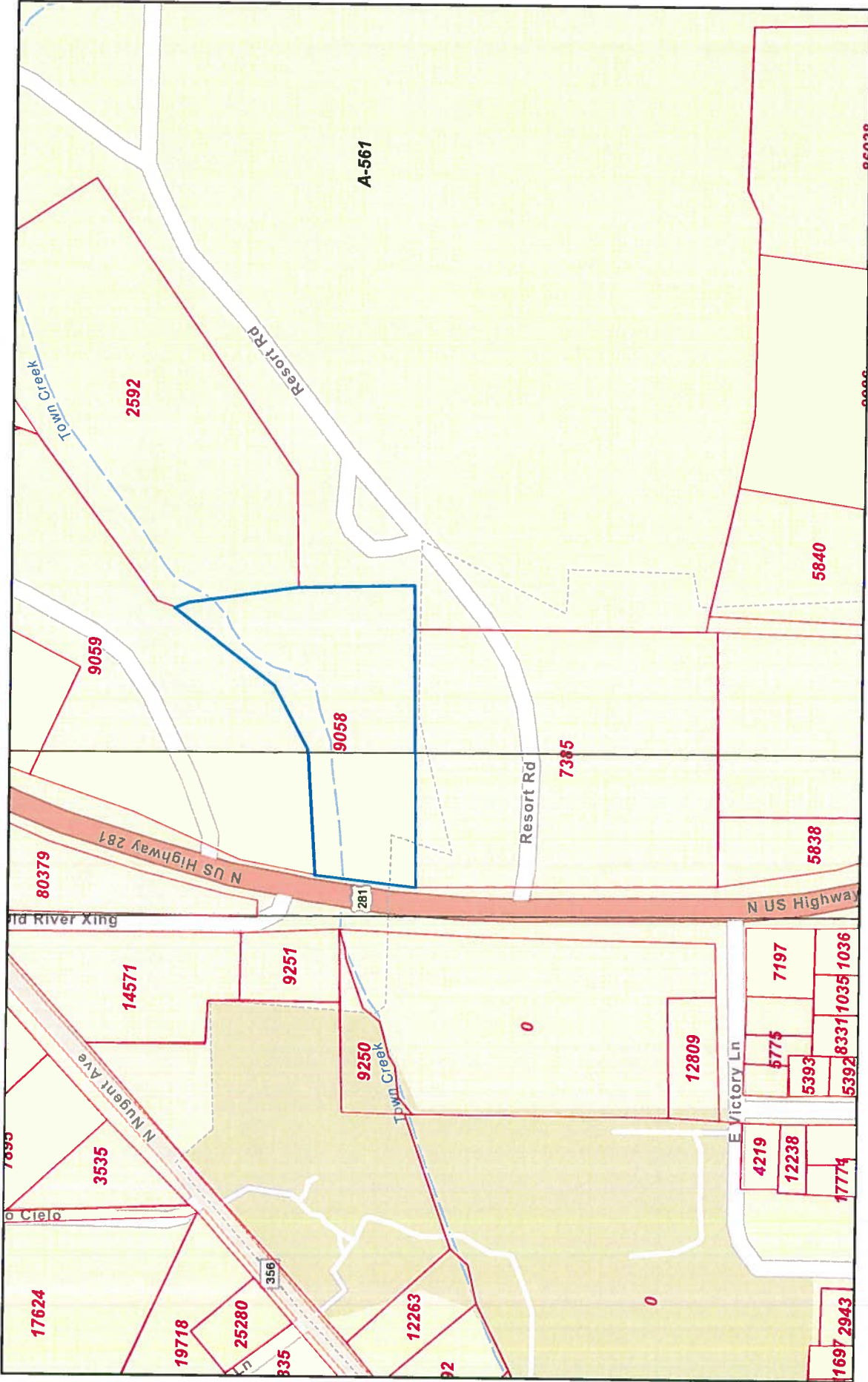
I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Amanda Martin
Applicant's Signature

4/3/2021
Date

Office Use Only:

Johnson City RV Park, LLC



4/27/2021, 2:31:09 PM

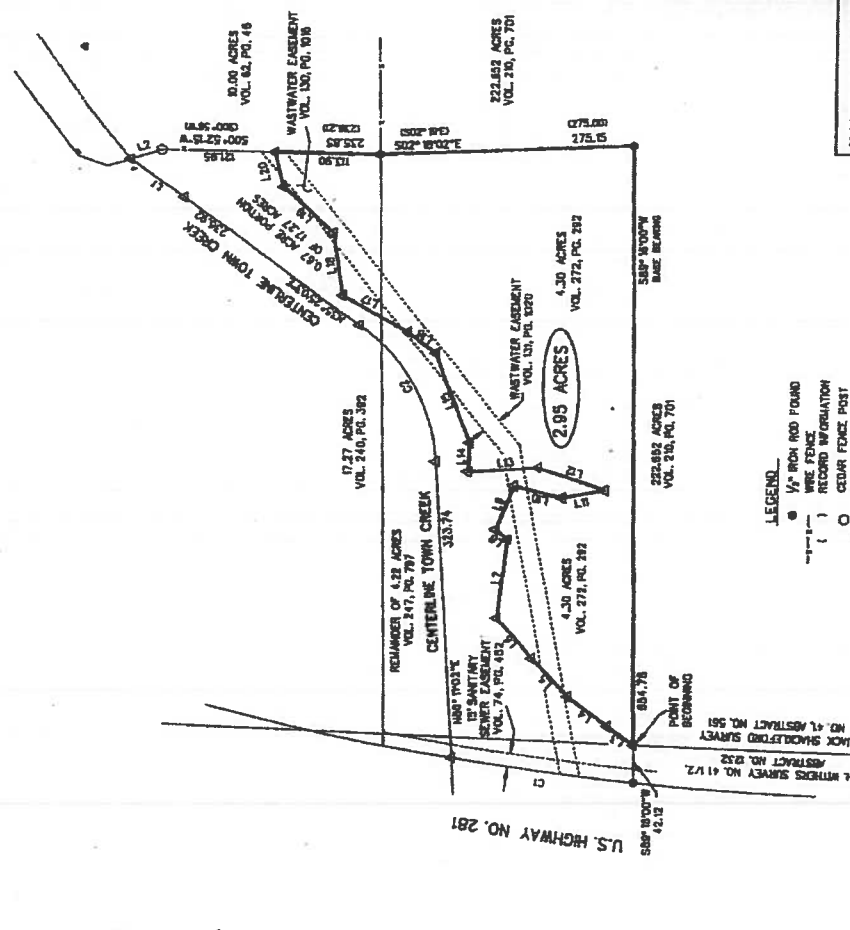
-  Parcels
-  Abstracts

Esri Community Maps Contributors, Texas Parks & Wildlife,

Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

CURVE LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	137° 31' 03"	3314.00	N07° 33' 28"E	3004.80
C2	50° 49' 58"	200.00	N00° 48' 02"E	171.47

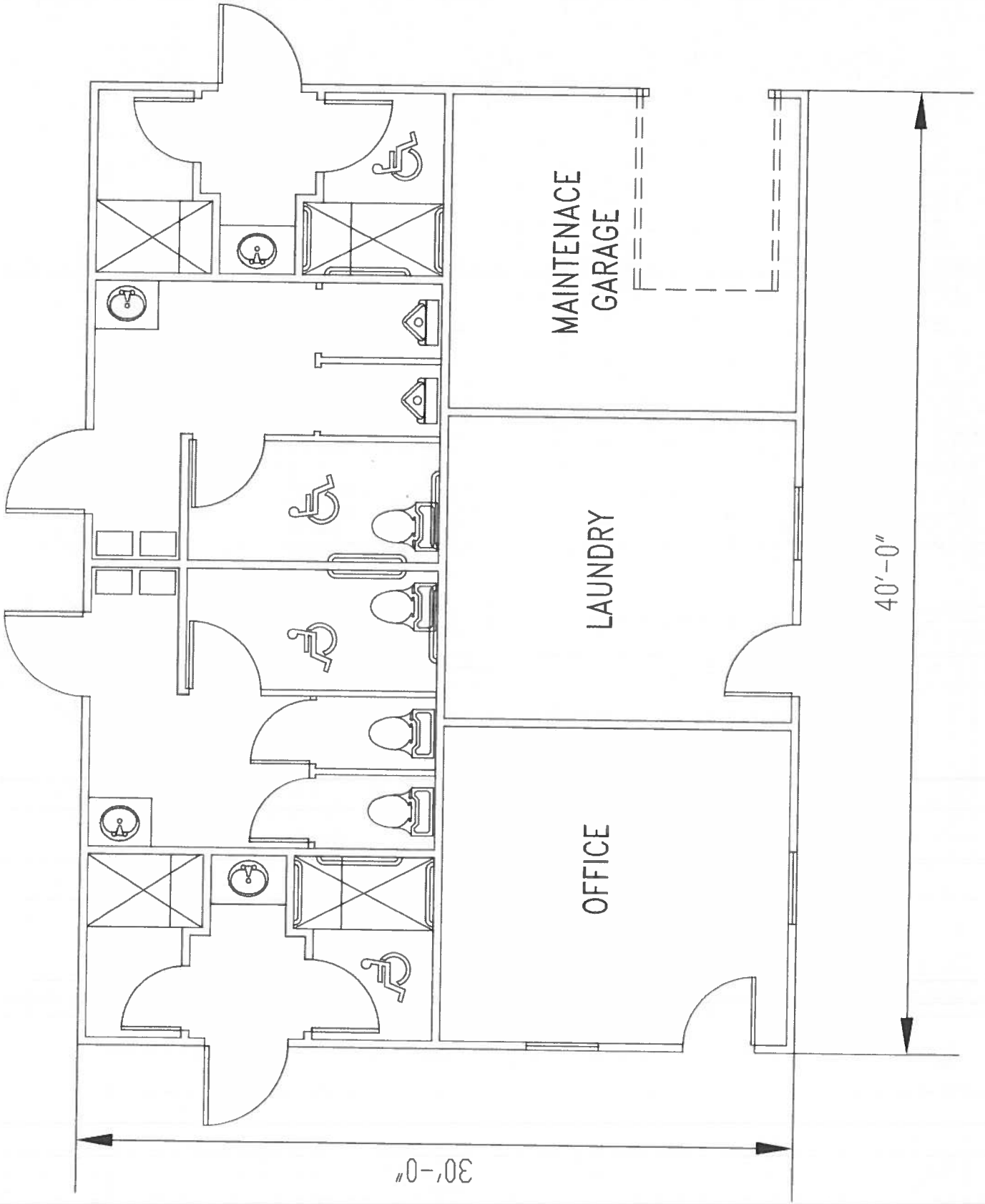
LINE	DIRECTION	DISTANCE
L1	N57° 03' 28"E	71.80
L2	S77° 52' 30"W	54.78
L3	N48° 17' 28"E	34.80
L4	N44° 55' 08"E	34.83
L5	N44° 55' 08"E	34.83
L6	N44° 55' 08"E	34.83
L7	N44° 55' 08"E	34.83
L8	N44° 55' 08"E	34.83
L9	N44° 55' 08"E	34.83
L10	N44° 55' 08"E	34.83
L11	N44° 55' 08"E	34.83
L12	N44° 55' 08"E	34.83
L13	N44° 55' 08"E	34.83
L14	N44° 55' 08"E	34.83
L15	N44° 55' 08"E	34.83
L16	N44° 55' 08"E	34.83
L17	N44° 55' 08"E	34.83
L18	N44° 55' 08"E	34.83
L19	N44° 55' 08"E	34.83
L20	N44° 55' 08"E	34.83



MAP TO ACCOMPANY FIELD NOTE NO. 007-058
 SURVEY OF 2.95 ACRES SITUATED
 IN THE JACK SHACKLEFORD SURVEY NO.
 41, ABSTRACT NO. 581 AND THE
 W.H. WITHERS SURVEY NO. 411/2,
 ABSTRACT NO. 1232, BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING
 P.O. BOX 128
 JOHNSON CITY, TEXAS 76866
 PHONE (817) 754-1114
 FAX (817) 754-1115
 EMAIL: HAMBR@GTE.NET

DATE: 03-20-07
 FILE NAME: 007-058
 JOB NO.: 007-058



MAINTENANCE
GARAGE

LAUNDRY

OFFICE

40'-0"

30'-0"



WELLBORN
Engineers, PLLC

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Kerrville, TX 78028
Phone: 830-928-9889
Texas Registration No. F-7761
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Development Site Plan Exhibit
for
JCRV, LLC
SH 281
Johnson City, TX

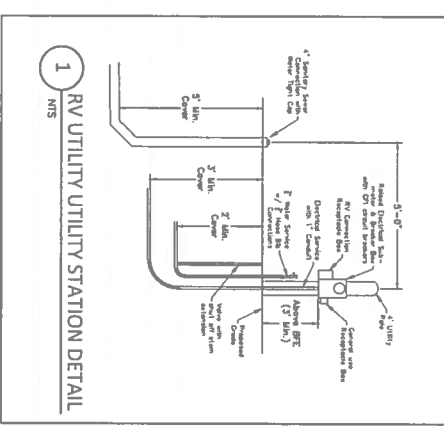
Revisions	No.	Date	Description
	1	5-9-2017	Development Site Plan City Submittal

Scale: 1"=40'
WEL Project No. MEL-17-20
Sheet No.

SP1

LEGEND

- PROPERTY BOUNDARY LINES
- 2917 --- EXISTING CONTOUR LINE
- EXISTING UTILITY EASEMENT
- EXISTING FLOODPLAIN BOUNDARY
- EX-S --- EXISTING SANITARY SEWER MAIN
- EXISTING WATER METER
- EXISTING POWER/TELEPHONE POLE
- ⊖ EXISTING STORM SEWER
- ⊖ EXISTING SEWER MANHOLE
- ⊖ PROPOSED SEWER MAIN (PRIVATE)
- ⊖ PROPOSED SEWER LATERAL (PRIVATE)
- ⊖ PROPOSED WATER MAIN (PRIVATE)
- ⊖ PROPOSED WATER SERVICE (PRIVATE)
- ⊖ PROPOSED BUILDING
- ⊖ PROPOSED PAVEMENT SURFACE
- ⊖ PROPOSED STRIPING
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER DOUBLE CLEANOUT
- PROPOSED RV UTILITY STATION



The features shown on this exhibit were created from available records provided by the owner and does not represent an on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this exhibit are only approximate.

CAUTION:
1. Existing water, sanitary sewer, gas, electric, telephone, cable television, and other utilities are shown on these plans. The contractor shall be responsible for locating these facilities prior to construction. Construction shall commence and proceed in a safe manner. The contractor shall be responsible for protecting these facilities during construction.
2. The location of all utilities located on these plans were identified from the project survey, line locates, and/or obtained from available records. The horizontal and vertical location of all utilities may not be exact.
3. Call 811 for utility locates.

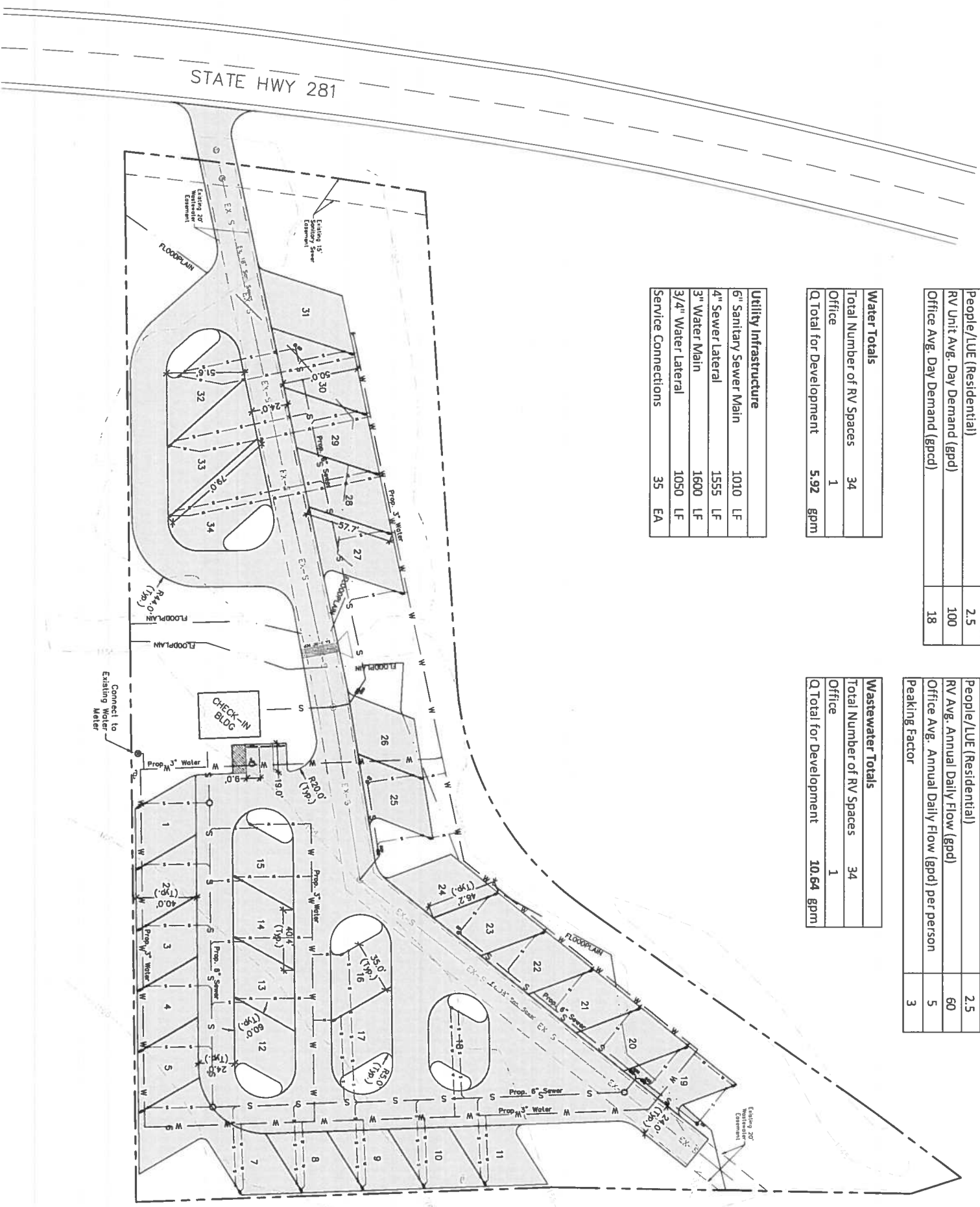
Master Plan Design Parameters (Water)	
People/LUE (Residential)	2.5
RV Unit Avg. Day Demand (gpd)	100
Office Avg. Day Demand (gpcd)	18

Master Plan Design Parameters (Wastewater)	
People/LUE (Residential)	2.5
RV Avg. Annual Daily Flow (gpd)	60
Office Avg. Annual Daily Flow (gpd) per person	5
Peaking Factor	3

Water Totals	
Total Number of RV Spaces	34
Office	1
Q Total for Development	5.92 gpm

Wastewater Totals	
Total Number of RV Spaces	34
Office	1
Q Total for Development	10.64 gpm

Utility Infrastructure	
6" Sanitary Sewer Main	1010 LF
4" Sewer Lateral	1555 LF
3" Water Main	1600 LF
3/4" Water Lateral	1050 LF
Service Connections	35 EA



SCALE: 1"=40'

STATE OF TEXAS:
COUNTY OF BLANCO:

KNOW ALL MEN BY THESE PRESENTS: That Johnson City RV Park, LLC, acting through its President, Amanda Martin, being the owner of a 4.31 acre tract of land situated in the Jack Shackelford Survey No. 41, Abstract No. 561, located in Johnson City, Blanco County, Texas, being conveyed by deed in Document No. 2021-210980 of the Official Public Records of Real Property of Blanco County, Texas, and does hereby dedicate the attached plat as shown hereon and does hereby adopt it to be known as "JOHNSON CITY RV PARK SUBDIVISION, JACK SHACKELFORD SURVEY NO. 41, ABSTRACT NO. 561, CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS" as the official plat of same.

STATE OF TEXAS:
COUNTY OF BLANCO:

Witness, my hand, this the 11th day of August, 2021.

Amanda Martin, President



Filed for Record in the Official Records of: Blanco County, Texas. On: 8/17/2021 9:47:49 AM. In the PLAT Records: JOHNSON CITY RV PARK. Doc Number: 2021-214806. Number of Pages: 1. Amount: 66.00. Order#: 20210817000004. By: ME

HOLLAND
PROFESSIONAL SURVEYING AND MAPPING
SERVICES
P.O. BOX 1647
MARBLE FALLS, TEXAS 78654
830-798-8850

STATE OF TEXAS:
COUNTY OF BLANCO:
CITY OF JOHNSON CITY:

I, Rick A. Schroder, Chief Administrative Officer for the City of Johnson City, do hereby certify that the map and plat contained hereon of "JOHNSON CITY RV PARK SUBDIVISION, JACK SHACKELFORD SURVEY NO. 41, ABSTRACT NO. 561, CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS", being within the City of Johnson City, does comply with the Laws and Statutes of the State of Texas and the ordinances of the City of Johnson City and do hereby approve the plat.

ATTEST:
Rick A. Schroder, Chief Administrative Officer

STATE OF TEXAS:
COUNTY OF BURNETT:

I, Todd Holland, the undersigned Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as located its component parts on the ground.

Todd Holland, R.P.L.S. No. 5421, State of Texas



Witness my hand and official seal the 17th day of August, 2021, at 9:42 o'clock A.M. in the Plat Records of Blanco County, Texas, in Plat Book: 3 Page: 341.

Laura Walla, County Clerk, Blanco County, Texas

STATE OF TEXAS:
COUNTY OF BLANCO:
CITY OF JOHNSON CITY:

FIELD NOTES of a 4.31 acre tract of land situated in the Jack Shackelford Survey No. 41, Abstract No. 561, located in Johnson City, Blanco County, Texas, and being that same 4.30 acre tract of land, described in a deed to Johnson City RV Park, LLC, as recorded in Document No. 2021-210980 of the Official Public Record of Real Property of Blanco County, Texas; said 4.31 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an 80--D nail found, for the southwest corner hereof, being a northwest corner of that called 222.623 acre tract of land, described in a deed to the L.C.R.A., as recorded in Volume 396, Page 39 of the Deed Records of Blanco County, Texas, and lying in the east right-of-way line of U.S. Highway No. 281, described in a deed to the State of Texas, as recorded in Volume 69, Page 192 of the Deed Records of Blanco County, Texas.

THENCE, with a curve to the right, with an arc length of 200.13 feet [200.13], a radius of 3214.00 feet [3214.00], a chord bearing of N 06°23'50" E [N 07°33'36" E], a chord length of 200.10 feet [210.10], to a point, lying in the center of Town Creek, for the northwest corner hereof and the southwest corner of the remainder of that called 4.22 acre tract of land, described in a deed to Lewis Daleon and Gael Daleon, as recorded in Volume 247, Page 797 of the Deed Records of Blanco County, Texas;

THENCE, down the center line of said Town Creek, for the north lines hereof, the south remainder lines of said 4.22 acre tract, and the southeast remainder lines of that called 17.27 acre tract of land, described in a deed to Lewis Daleon and Gael Daleon, as recorded in Volume 240, Page 392 of the Deed Records of Blanco County, Texas, the following five (5) calls:

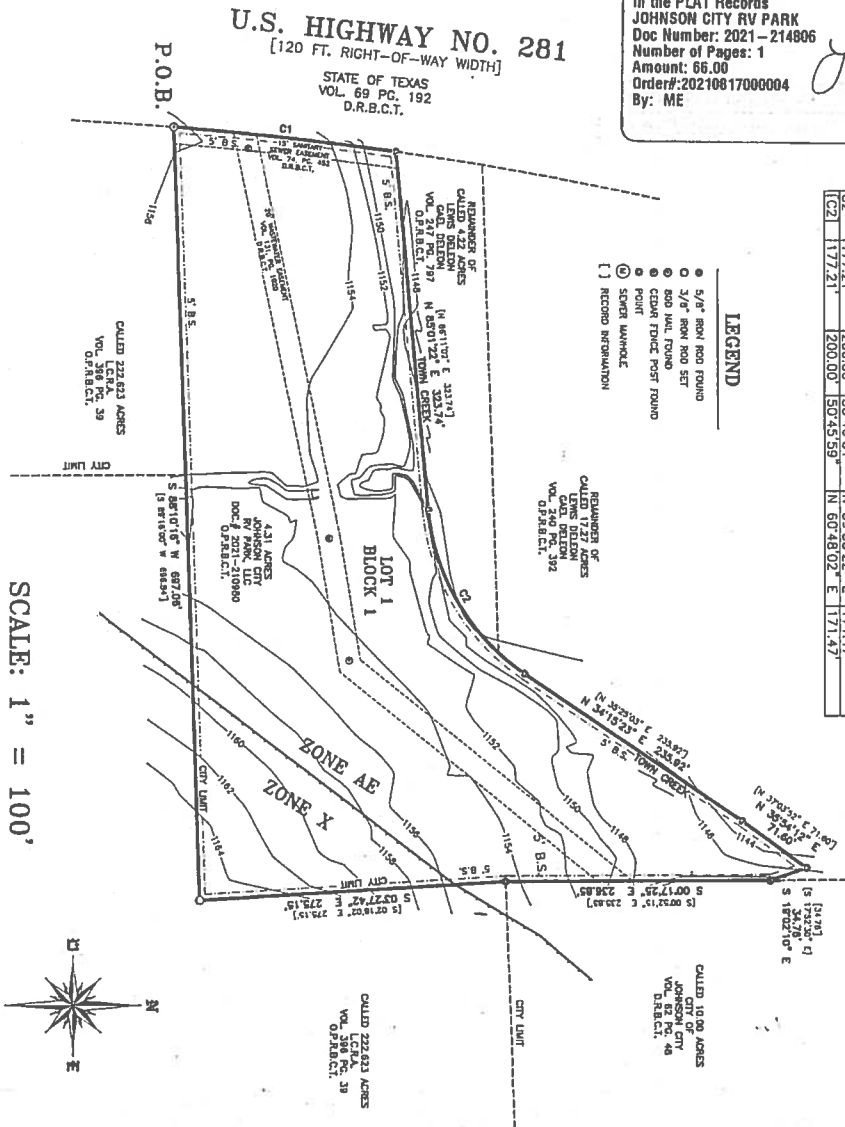
- 1. N 85°01'22" E [N 86°11'02" E], a distance of 323.74 feet [323.74], to a point, for the point of curvature of a curve to the left, with a radius of 200.00 feet [200.00], a chord bearing of N 59°38'22" E [N 60°48'02" E], a chord length of 171.47 feet [171.47], to a point;
- 2. with said curve to the left, an arc length of 177.21 feet [177.21], with a radius of 200.00 feet [200.00], a chord bearing of N 3°38'22" E [N 4°48'02" E], a chord length of 171.47 feet [171.47], to a point;
- 3. N 34°15'23" E [N 35°25'03" E], a distance of 235.92 feet [235.92], to a point;
- 4. N 35°54'12" E [N 37°03'52" E], a distance of 71.60 feet [71.60], to a point, for the northeast corner hereof, and
- 5. S 19°02'10" E [S 17°52'30" E], leaving the creek, a distance of 34.76 feet [34.76], to a cedar fence post found on the right bank of said creek, for an angle point in the east line hereof, being a southeast remainder corner of said 17.27 acre tract and lying in the west line of a 10.00 acre tract of land, described in a deed to the City of Johnson City, as recorded in Volume 52, Page 48 of the Deed Records of Blanco County, Texas;

THENCE S 00°17'25" E [S 00°52'15" E], with the west line of said 10.00 acre tract, a distance of 236.85 feet [235.85], to a 5/8-inch iron rod found, for an angle point hereof, being the southwest corner of said 10.00 acre tract and a northwest corner of said 222.623 acre tract.

THENCE, with the east and south lines hereof, with a west and north line of said 222.623 acre tract, the following two (2) calls:

- 6. S 03°27'47" E [S 02°18'02" E], a distance of 275.15 feet [275.15], to a 3/8-inch iron rod set, for the southeast corner hereof and an inside all corner of said 222.623 acre tract, and
- 7. S 88°10'16" W [S 89°16'00" W], a distance of 697.06 feet [696.84], to the point of beginning and containing 4.31 acres of land, more or less.

JOHNSON CITY RV PARK SUBDIVISION
4.31 ACRES, JACK SHACKELFORD
SURVEY NO. 41, ABSTRACT NO. 561,
CITY OF JOHNSON CITY
BLANCO COUNTY, TEXAS



CURVE TABLE: LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH

Curve	Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	200.13	200.00	10.2338°	N 59°38'22" E	200.10
C2	177.21	200.00	10.2338°	N 59°38'22" E	171.47
C3	177.21	200.00	10.2338°	N 59°38'22" E	171.47

SCALE: 1" = 100'

- NOTES:
- Each structure constructed or placed in this subdivision shall be connected to the City's water and wastewater facilities.
 - The property shown hereon is currently zoned Planned Unit Development No. 1.
 - This plat was prepared in conformance with the City of Johnson City's Zoning and Subdivision Ordinances and Regulations, as directed by the Chief Administrative Officer.
 - The property shown hereon is subject to Ordinance No. 21-0501 Planned Unit Development No. 1 and Subdivision regulations for the City of Johnson City, Texas.
 - Bas of Bearings are to the North American Datum of 1983, Texas Coordinate System, Central Zone, Established with the Geonet-A, RTK Network. The distances shown hereon are grid values.
 - The City of Johnson City has the capacity to serve the Subdivision with water and/or wastewater facilities. The property owner is responsible for construction and/or installation of said services at the owner's expense and in conformance with City specifications and Code of Ordinances.
 - The contours shown hereon were derived from a Development Site Plan Exhibit for JCV, LLC, by Walborn Engineering, LLC, Project No. WEL-17-20, Dated: 5-9-2017.
 - A portion of the property shown hereon lies within Zone AE, determined to be inside the 100-Year Floodplain, as delineated hereon by geographically scaling the limits of Zone AE, from FIRW, Map Number 48031C0135 C, Dated: February 6, 1991.