

ORDINANCE NO. 17-2017

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, EXTENDING THE MUNICIPAL BOUNDARY LIMITS OF THE CITY OF SEAGOVILLE, TEXAS, IN ACCORDANCE WITH CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE BY THE ANNEXATION OF 7,277 ± FEET OF THE RECORDED PUBLIC RIGHT-OF-WAY OF EAST MALLOY BRIDGE ROAD, LOCATED IN KAUFMAN COUNTY, TEXAS, BEGINNING AT ITS INTERSECTION WITH THE NORTHERN BOUNDARY LINE OF TERRITORIAL LIMITS OF THE CITY OF SEAGOVILLE, AND RUNNING NORTHEAST TO ITS INTERSECTION WITH THE SOUTHERN BOUNDARY LINE OF THE TERRITORIAL LIMITS OF THE CITY OF SEAGOVILLE (“THE ANNEXATION AREA”); PROVIDING THAT THE ANNEXATION AREA SHALL BE SUBJECT TO THE AD VALOREM TAXES LEVIED BY THE CITY OF SEAGOVILLE AND THAT THE INHABITANTS OF THE ANNEXATION AREA, IF ANY, SHALL BE ENTITLED TO ALL RIGHTS AND PRIVILEGES OF ALL THE REGULATIONS OF THE CITY OF SEAGOVILLE NOW IN EFFECT AND HEREINAFTER ADOPTED; ADOPTING THE SERVICE PLAN ATTACHED HERETO AS EXHIBIT “A”; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Texas Local Government Code Chapter 43, the City Council wishes to extend the municipal boundary limits of the City of Seagoville, Texas and annex real property consisting of approximately 7,277 ± feet of the recorded public right-of-way of Malloy Bridge Road, located in Kaufman County, Texas, beginning at the northern boundary line of the territorial limits of the City of Seagoville, and running northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville (hereinafter called the “Annexation Area”);

WHEREAS, the City Council of the City of Seagoville, Texas (“City Council”) finds that two (2) public hearings were held before the City Council of the City of Seagoville, Texas in which all interested persons were given an opportunity to be heard on the proposed annexation of the Annexation Area;

WHEREAS, the City Council has determined that it is in the best interests of the City of Seagoville, Texas to adopt a service plan as required by Section 43.056 of the Texas Local Government Code, for the Annexation Area described herein, which is attached hereto and incorporated herein as Exhibit “A” (hereinafter, the “Service Plan”); and

WHEREAS, the City Council finds that the Service Plan was made available for public inspection and explained to the inhabitants of the Annexation Area at each of the public hearings; and

WHEREAS, the City Council finds compliance with the Texas Local Government Chapter 43 and all other applicable annexation laws; and

WHEREAS, the City Council finds that the Annexation Area lies within the extraterritorial jurisdiction of the City of Seagoville, Texas; and

WHEREAS, the City Council finds that the Annexation Area is adjacent to and adjoins the current corporate boundaries of the City of Seagoville, Texas and the Annexation Area is exempt from the City's Annexation Plan pursuant to Section 43.052(h)(1) of the Texas Local Government Code; and

WHEREAS, the City Council finds that all legal notices required for annexation have been given in the time, manner and form provided by law; and

WHEREAS, the City Council finds that it has completed the annexation process in compliance with the City Charter of the City of Seagoville and with all applicable statutes; and

WHEREAS, the City Council finds that it is beneficial, advantageous and in the public interest to annex the Annexation Area into the corporate limits of the City of Seagoville, Texas;

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

SECTION 1: That the findings of the City Council set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2: The Annexation Area fully described as approximately 7,277 ± feet of the recorded public right-of-way of East Malloy Bridge Road, located in Kaufman County, Texas, beginning at its intersection with the northern boundary line of territorial limits of the City of Seagoville, and running north/northeast to its intersection with the southern boundary line of the territorial limits of the City of Seagoville, is hereby annexed into the City of Seagoville, Texas so that said Annexation Area is within the corporate limits of the City of Seagoville, Texas.

SECTION 3: From and after the passage of this Ordinance the Annexation Area shall be a part of the City of Seagoville and subject to the ad valorem taxes levied by the City of Seagoville, and the inhabitants thereof shall be entitled to all rights and privileges of all citizens of Seagoville and shall be bound by the acts, ordinances, resolutions and regulations of the City of Seagoville, Texas now in effect and hereinafter adopted.

SECTION 4: That the Service Plan, attached hereto as Exhibit "A," for the Annexation Area described herein, is hereby adopted.

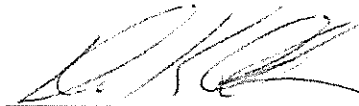
SECTION 5: It is hereby declared to be the intention of the City Council of the City of Seagoville, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared or

deemed legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Seagoville without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This Ordinance shall be effective immediately from and after final publication, as the law and charter in such cases provide.

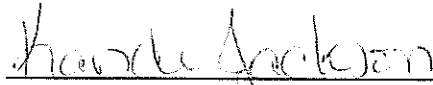
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS THIS 28th day of August 2017.

APPROVED:



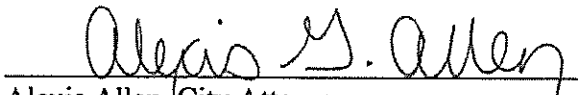
Dennis K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Alexis Allen, City Attorney
(:cdb 07/11/2017)

**COMMISSIONERS COURT
WORKSHOP
AUGUST 10, 2017**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Workshop in the Kaufman County Annex 2nd Floor Conference room with the following members present to wit: **Bruce Wood**, County Judge; **Mike Hunt**, Commissioner Precinct No. 1: Absent; **Skeet Phillips**, Commissioner Precinct No. 2; **Terry Barber**, Commissioner Precinct No. 3; **Jakie Allen**, Commissioner Precinct No. 4; **Laura Hughes**, County Clerk.

DISCUSSION ON COUNTYWIDE POLLING PROGRAM

There came on to be a discussion on the County's participation in the Countywide Polling Program, pursuant to Election Code §43.007.

DISCUSSION ON VOTE CENTER LOCATIONS AND COMMUNICATION PLAN

There came on to be a discussion on potential vote center locations and potential communication plans to notify voters of the change in polling locations.

MOTION TO ADJOURN

There came on to be considered a motion to adjourn Workshop

A motion was made by Commissioner Skeet Phillips and seconded by Commissioner Jakie Allen.

Whereupon said motion was put to a vote and motion carried.

AND IT IS SO ORDERED.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are a true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Laura Hughes, County Clerk

**COMMISSIONERS COURT
SPECIAL EMERGENCY MEETING
AUGUST 17, 2017**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Special Emergency Meeting at 8:53 a.m. in the Kaufman County Judge's Office, located at 100 West Mulberry Street, Kaufman Texas, with the following members present to wit: **Bruce Wood**, County Judge; **Mike Hunt**, Commissioner Precinct No. 1: Absent; **Skeet Phillips**, Commissioner Precinct No. 2; **Terry Barber**, Commissioner Precinct No. 3: Absent; **Jakie Allen**, Commissioner Precinct No. 4; **Laura Hughes**, County Clerk.

ITEM 1.

MOTION TO APPROVE PURCHASES

There came on to be considered a motion to purchase servers and data storage that were destroyed due to a leak in the Kaufman County Jail from an A/C drain backup. This leak is an emergency purchase and is exempt from the competitive bidding process by the Commissioners Court as a prompt purchase is required to preserve property and public security, pursuant to Local Government Code §262.024. This purchase is required due to unforeseen damage from the leak. This purchase is also a high technology item that is purchased through a Texas Department of Information Services Contract, also exempt from competitive bid.

A motion was made by County Judge Bruce Wood and seconded by Commissioner Jakie Allen.
Whereupon said motion was put to a vote and motion carried.

AND IT IS SO ORDERED.

MOTION TO ADJOURN

There came on to be considered a motion to adjourn Special Emergency Meeting.
A motion was made by Commissioner Skeet Phillips and seconded by Jakie Allen.
Whereupon said motion was put to a vote and motion carried.

AND IT IS SO ORDERED.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are a true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Laura Hughes, County Clerk

**COMMISSIONERS COURT
SPECIAL MEETING
AUGUST 17, 2017**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Special Meeting at 11:30 a.m., at the Kaufman County Library, 3790 South Houston Street, Kaufman, Texas with the following members present to wit: **Bruce Wood**, County Judge; **Mike Hunt**, Commissioner Precinct No. 1; **Skeet Phillips**, Commissioner Precinct No. 2; **Terry Barber**: Absent, Commissioner Precinct No. 3; **Jakie Allen**, Commissioner Precinct No. 4; **Monique Hunter**, Deputy County Clerk.

SPECIAL MEETING

There came on to be a Special Meeting to attend Remembering the Poor Farm – Keeping the Memories Alive Event.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are a true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Laura Hughes, County Clerk

**COMMISSIONERS COURT
SPECIAL MEETING
AUGUST 19, 2017**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Special Meeting at 12:00 p.m. at the Orman Family Cabin, 300 Robin Road, Rosser, Texas, with the following members present to wit: **Bruce Wood**, County Judge; **Mike Hunt**, Commissioner Precinct No. 1; **Skeet Phillips**, Commissioner Precinct No. 2; **Terry Barber**, Commissioner Precinct No. 3: Absent; **Jakie Allen**, Commissioner Precinct No. 4; **Laura Hughes**, County Clerk.

SPECIAL MEETING

There came on to be a Special Meeting to attend the dedication of the Trinity River Bridge Highway 34 as a Memorial Bridge in Honor of Staff Sergeant Robert E. Cochran.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are a true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Laura Hughes, County Clerk

The State of Texas



Elections Division
P.O. Box 12060
Austin, Texas 78711-2060
www.sos.state.tx.us

Phone: 512-463-5650
Fax: 512-475-2811
Dial 7-1-1 For Relay Services
(800) 252-VOTE (8683)

Rolando B. Pablos
Secretary of State

August 28, 2017

The Honorable Bruce Wood
Kaufman County Judge
100 W. Mulberry
Kaufman, Texas 75142

Dear Judge Wood:

The Secretary of State is pleased to accept Kaufman County's application to participate in the countywide precinct polling place program for the November 7, 2017 general election date.

DOJ Preclearance

The county and any other participating political subdivisions are no longer required to submit any changes to voting practices or procedures to the Department of Justice for preclearance under Section 5 of the federal Voting Rights Act. Nonetheless, the county election authority is advised to consult with the County Attorney before changing polling place locations. Pursuant to Section 61.012 of the Code, polling places are still required to be in compliance with the Americans with Disabilities Act. County officials must remain diligent to ensure discrimination does not occur as a result of changes in the county voting practices and procedures.

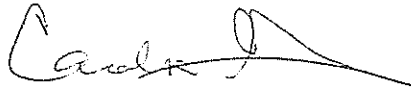
Final Report

The deadline for the county clerk or elections administrator to submit a report on the November 7, 2017 election is Thursday, December 7, 2017. We ask that your report at a minimum contain statements and opinions of interested parties, including persons who voted in the election, representatives of minority groups, and organizations concerned with persons with disabilities. Based on past elections, we would suggest that you stay in touch with these groups throughout the election process. While the county has the final word on polling place placement and the administration of the election, it is important that your local groups remain committed and involved in the countywide precinct election. If these groups have been involved in the project through the election period, it should be easier to gather their comments, complaints, and suggestions for your post-election report.

In addition to these statements, we would also request that your post-election report contain comparisons of voting patterns and turnout for the county between the November 7, 2017 election and their two previous elections held on the November constitutional amendment election date. An example of a voting pattern would be persons voting at the polling place near their place of employment versus voting at the precinct nearest the voter's residence. Another example would be comparing early voting to election day turnout to review whether the countywide precincts had any effect on the ratio between the two voting periods.

Again, thank you very much for your participation, and we look forward to working with you to make this program a success.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Geppert', with a long, sweeping horizontal stroke extending to the right.

Caroline Geppert
Interim Legal Director

CG:AM

CC: Ms. Brenda Samples
Kaufman County Tax Assessor-Collector
P.O. Box 339
100 N. Washington St.
Kaufman, Texas 75142

Agenda Item #3

MOTION TO RATIFY THE PROPERTY TAX INCREASE REFLECTED IN THE
FY2017-2018 BUDGET
- TAKE RECORD VOTE.

Agenda Item #4

MOTION TO SET 2017 DEBT SERVICE TAX RATE AS .0565
- TAKE RECORD VOTE

Agenda Item #5

MOTION TO SET 2017 MAINTENANCE AND OPERATIONS TAX RATE AS .4322 AND
ROAD & BRIDGE TAX RATE AS .1000
- TAKE RECORD VOTE.

Agenda Item #6

“I MOVE THAT PROPERTY TAXES BE INCREASED BY THE ADOPTION
OF A TAX RATE OF: 0.5887

WHICH IS EFFECTIVELY A 2.65 % PERCENT INCREASE IN THE
TAX RATE.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND
OPERATIONS THAN LAST YEAR’S TAX RATE AND

THE TAX RATE WILL RAISE TAXES FOR MAINTENANCE AND
OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$ -0-.”

STATE OF TEXAS
COUNTY OF KAUFMAN

IN THE COMMISSIONERS' COURT
OF KAUFMAN COUNTY, TEXAS

Be it remembered that on the 11th day of September, 2017, at a special meeting of the Commissioners' Court of Kaufman County, Texas, the following members being present; County Judge Bruce Wood, Commissioners Mike Hunt, Skeet Phillips, Terry Barber, and Jakie Allen; among other things, the following proceedings were had to-wit; There came on to be considered the motion as follows:

"I MOVE THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF 0.5887 WHICH IS EFFECTIVELY A 2.65 % PERCENT INCREASE IN THE TAX RATE."

MAINTENANCE & OPERATION	-	<u>0.4322</u>
ROAD & BRIDGE FUND	-	<u>0.1000</u>
INTEREST & SINKING FUND RATE	-	<u>0.0565</u>
TOTAL TAX RATE	-	<u>0.5887</u>

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE."

This motion was made by _____ and seconded by _____.

Whereupon voting for said motion: Commissioner Skeet Phillips, Commissioner Mike Hunt, Commissioner Jakie Allen, and County Judge Bruce Wood.

Those voting against: None.

Those absent: Commissioner Terry Barber

The above and foregoing order was passed in open court with the above named members present on the 11th day of September, 2017.

Bruce Wood, County Judge

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Laura Hughes, Clerk of the County Court, Ex-Officio Clerk of the Commissioners' Court of Kaufman County, Texas, do hereby certify that the above and foregoing order was duly passed in open court at a meeting of the Commissioners' Court of Kaufman County, Texas on the 11th day of September, 2017, and that a quorum of said Court was present and the statements as above made are true and correct, I further certify that this is a correct copy of said order which is recorded in Vol. _____, Page _____, in the minutes of the Commissioners' Court of Kaufman County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Kaufman County, Kaufman, Texas this the 11th day of September, 2017.

Laura Hughes, Clerk of the County Court, Kaufman County, Texas and Ex-Officio Clerk of the Commissioners' Court of Kaufman County, Texas



Kaufman County



SUBDIVISION PLAT APPLICATION & FEE SCHEDULE

Find Additional Sub Division Information/Requirements Online @
<http://kaufmancounty.net/subregs2.pdf>

A. Fees: **Concept Plan** - Described in S/D Regulations must be submitted to affected Commissioner prior to any Plat Application

<input checked="" type="checkbox"/> Preliminary Plat	\$ 400.00	3 Copies Required plus copy of Paid Fees Receipt	<u>217-17940</u>
<input type="checkbox"/> Each Additional Review	\$ 150.00		
<input type="checkbox"/> Construction Plan Review	\$ 950.00	1 Copy	
<input type="checkbox"/> Each Additional Review	\$ 400.00		
<input type="checkbox"/> Final Plat	\$ 600.00	3 Black Copies & 1 Mylar + Tax Certificate Required	
<input type="checkbox"/> Each Additional Review	\$ 150.00		
<input type="checkbox"/> Initial Inspection	\$ 750.00	+ \$0.25/LF of Roadway	\$0.25 x _____ LF = \$ _____
<input type="checkbox"/> Each Additional Inspection	\$ 750.00		Add LF Amt. Above to Total Paid
<input type="checkbox"/> Plat Recording Fee	\$ 50.00		
<input type="checkbox"/> Tax Certificate Recording Fee	\$ 16.00	(Fee change, January 1, 2014 to \$26.00)	
Total Paid:	\$ _____	← Total Paid must include LF if used.	

Please address ALL questions to the Commissioner's Office in which project is located

B. DESCRIPTION OF PROPERTY LOCATED IN COMMISSIONER PCT. 1

Sub Division Name: BERARI ADDITION

Total No of Acres: 1.125 Acres Total No of Lots: 1

Minimum Lot Size: 1.000 Acres Average Lot Size: _____

Road Name + Length: _____ Road Name + Length: _____

Road Name + Length: _____ Road Name + Length: _____

Type of Road: Portland Cement Hot Mix Asphaltic

Property Location: 11575 Windy Lane, Forney, TX, 75126

In City ETJ? Yes No

City Approval Included? Yes No

One Copy of All Approval Letters must be received by affected Commissioner's Office prior to setting Agenda Request for Preliminary Plat Approval

C. APPLICANTS - Please check box below to indicate preferred Contact/Representative

1. Property Owner Information

Viorel Berari

Name _____

11575 Windy Ln.

Address _____

Forney, 75126, TX

C/I/S _____

206 919 1297

Phone _____

2. Construction Engineer Information

Name _____

Address _____

C/I/S _____

Phone _____

3. Surveyor Information

Brian Jay Maddox II

Name _____

P.O. Box 2109 Forney, TX

Address _____

Forney, 75126, Texas

C/I/S _____

972 - 564 - 4416

Phone _____

4. Application Submitted By:

Owner/Developer Const. Engineer Surveyor

Signature _____

Printed Name _____

Date Submitted _____

One copy of the applicable items listed above along with a copy of this paid application must be submitted to:
CobbFendley Attn: Ted Sugg, P.E. * 2801 Network Blvd Suite 800, Frisco, Texas 75034
Phone: Office 972.335.3214 / Fax 972.335.3202 <http://cobbhendley.com/>



PRELIMINARY PLAT CHECKLIST
KAUFMAN COUNTY

PROVIDE COMPLETED CHECKLIST SIGNED BY PREPARER WITH SUBMITTAL

*This checklist is not all-inclusive of all County ordinances and standards.

Indicate compliance with a check or non-applicability with a N/A designation. Articles referenced are found in the Kaufman County Subdivision and Land Development Rules and Regulations, dated June 5, 2006.

GENERAL

- Concept Plan has been submitted to and approved by Kaufman County Commissioner's Court prior to submittal of Preliminary Plat
Preliminary Plats shall be drawn on a 24"x36" sheet at a scale no smaller than 1"=200'
Title block located in lower right corner with subdivision name, Plat type (i.e. Preliminary Plat), block and lot numbers, survey name and abstract number, number of acres, preparation date, city, county, and state
The name, address, and telephone number of the owner, developer, surveyor, and/or engineer
Legend, if abbreviations or symbols are used
North arrow and graphic scale
Location/vicinity map showing the location of the proposed Subdivision within the county and to the nearest incorporated areas with a north arrow and scale of the vicinity map

DESIGN STANDARDS

Lot Sizes and Setbacks

- Lots meet Lot size and density requirements per 6.5.1, 6.5.2, & 6.5.3
Lots meet Building set back requirements per 6.5.5
Lots meet Minimum Direct Lot Frontage requirements per 6.5.7. Minimum lot frontage shall not be less than 100' at the building line
Lots meet Minimum Driveway Spacing requirements per 6.5.7
Lots being platted are not "Flag Lots," nor do the lots being platted leave the remainder a "Flag Lot"

Utility & Drainage, Easements

- Utility & Drainage Easements meet all requirements per Articles 6.3.6, 6.3.7, & 6.4
On-Site sewage facilities meet requirements per Article 10

Roads/Street Specifications

- Surveyor must research Local Thoroughfare and Regional Transportation Plans and address right of way issues relating to "proposed" roads. ROW & design standards meet requirements per Articles 6.2
Existing roads - ROW dedication provided per 6.2.6
A statement acknowledging thoroughfare/transportation locations in respect to proposed development must be on the Preliminary and Final Plat along with accommodations for plans

Manufactured Housing Rental Communities

- Design meets all requirements per Article 9

PRELIMINARY PLAT INFORMATION - SHOWN ON PLAT

- The names, locations, width and dimensions of all proposed and existing streets within the property (proposed names must not duplicate or be easily confused with other Subdivisions or roads located in Kaufman County)
The location of existing boundary lines in sufficient detail to accurately locate the property
The description, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property
The name, location, and dimension(s) of all adjacent Subdivisions and streets. Where there are no adjacent Subdivisions, the Preliminary Plat shall show:
The names of all adjacent property owners with the volume and page of recordation
The location and distance to the nearest Subdivisions and how the streets in the proposed Subdivision may connect with those in the nearest Subdivisions or other roads in the area
Existing and proposed contour lines at the following intervals (NCTCOG or USGS contours are acceptable)
When the land has less than a five percent slope, the contour interval shall not be greater than two feet
When the land has more than a five percent slope, the contour interval shall not be greater than five feet
The exact location, dimensions, description, and flow line of all existing and proposed drainage structures
The location of the 100-year floodplain and all lots, or any part of a lot that lies within the 100-year floodplain
Preliminary water, sewer, and drainage plans if applicable
Sixty foot (60') buffer around existing physical features including, but not limited to, family cemeteries, monuments, and historical burial grounds
Identification of the proposed uses of land within the Subdivision. Indicate areas for residential, commercial, industrial or public use (such as parks, churches, etc.)

OTHER ITEMS - TO BE INCLUDED WITH PLAT

- Letter from Kaufman County Historical Commission stating whether there are any objects of historical significance within the proposed Subdivision
If the proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative Master Plan of the entire Subdivision shall be submitted with the Preliminary Plat of the portion first to be subdivided.

BERARI ADDITION
Subdivision Name

In submitting this Preliminary Plat application for the Subdivision of BERARI ADDITION

in the 1st Precinct of Kaufman County, Texas, I acknowledge the following information:

- Information listed above, and in the Kaufman County Subdivision and Land Development Rules and Regulations, is considered to be the minimum amount of information needed to assure compliance. Additional information may be requested by County officials and/or the County Engineer an/or County Surveyor to perform a complete and thorough review.
- Any deviations from the above items shall have the written approval of the Kaufman County Commissioners Court, prior to submission of the Preliminary Plat. If deviations have been requested, the required written approval is included in this submittal.
- In no event shall a Preliminary Plat be submitted to the Commissioners Court later than twenty-one (21) calendar days before the meeting at which the approval of the Kaufman County Commissioners Court is requested.
- Approval of the Preliminary Plat does not constitute acceptance of the Subdivision, but is merely an authorization to proceed with preparation of the Final Plat.
- Approval of the Preliminary Plat shall be in effect for one year from the date of Commissioners Court approval.

Brian Maddox II
Signature of Preparer

Brian Maddox II
Printed Name

Surveyor
Title

6/29/2017
Date

Required review fee has been received. R# 17-17940

P. Singleton
Signature of Kaufman County Representative

P. Singleton
Printed Name

August 1, 2017
Date

LAURA A. HUGHES
KAUFMAN COUNTY CLERK
100 W. MULBERRY
KAUFMAN, TX 75142

* A Delay in filing
To obtain required documents
ps

BERARI ADDITION
Subdivision Name

RE: Berari Addition Preliminary Plat - Conditional Approval

JP Jenny Prazak <JPrazak@cobbhendley.com>
Today, 8:14 AM
Jay Maddox <jmaddox@maddoxsurvey.com>; Mike Hunt; +6 more

Reply all |

All,

✶ The revisions made are acceptable and all of my comments have been addressed. ✶

Thank you,

JENNY PRAZAK, P.E.

Associate | Project Manager

office 972.335.3214

fax 972.335.3202

2801 Network Boulevard, Suite 800 | Frisco, TX 75034

cobbhendley.com | TBPE No. F-274 | TBPLS No. 10046702



From: Jay Maddox [mailto:jmaddox@maddoxsurvey.com]
Sent: Wednesday, August 16, 2017 5:05 PM
To: 'Mike Hunt' <mhunt@kaufmancounty.net>; vio.berari@gmail.com
Cc: Jenny Prazak <JPrazak@cobbhendley.com>
Subject: RE: Berari Addition Preliminary Plat - Conditional Approval

Jenny,

Attached is the revised plat per comments. Please let me know if you have any questions.

Best Regards
Jay Maddox
R.P.L.S. (TX)
Survey Manager/Field Coordinator
Office-972-564-4416
Cell-214-316-5060
jmaddox@maddoxsurvey.com



July 10, 2017

Vio Berari
11575 Windy Ln.
Forney, TX 75126

RE: Water Service

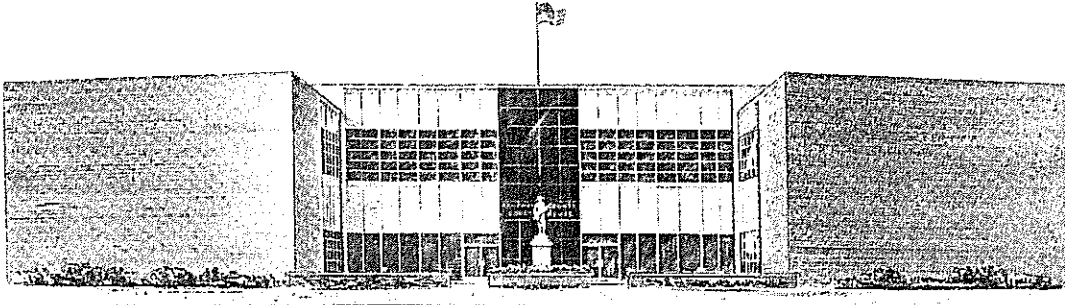
Dear Mr. Berari,

The Talty Special Utility District can guarantee water service for a single residential lot (Lot 1, Block 1 of Emanuela Berari Volume 4339, Page 1) on Windy Lane, Forney, Texas 75126.

Sincerely,

A handwritten signature in cursive script, appearing to read "Corey Train".

Corey Train
General Manager
Talty Special Utility District



KAUFMAN COUNTY
KAUFMAN, TEXAS 75142
KAUFMAN COUNTY HISTORICAL COMMISSION

Reference: Tract of Land as Described

For Mr. Berari

REFERENCE:

Property described on attached Exhibit "A"

This will certify that this land/property has no historical significance

Thank you

N. Buzz Fanion
Chairman
Kaufman County Historical Commission
3003 S Washington Street
Kaufman, TX 75142

GF Number: F130772K

EXHIBIT "A"

ALL THAT CERTAIN OF THE COUNTY OF DALLAS STATE OF TEXAS BEING A TRACT OR PARCEL OF LAND SITUATED IN THE A. HYER SURVEY, ABSTRACT NO. 203, KAUFMAN COUNTY, TEXAS, AND BEING A PART OF A 22.00 ACRE TRACT CONVEYED TO GEORGE C. BAKER BY DEED RECORDED IN VOLUME 521, PAGE 170, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET FOR A CORNER IN WINDY LANE AND THE EAST CORNER OF SAID 22 ACRE TRACT;
THENCE SOUTH 45° 12' 12" WEST WITH A FENCE PASSING AN IRON ROD SET AT 20 FEET, CONTINUING A TOTAL DISTANCE OF 1591.00 FEET TO AN IRON ROD SET FOR A CORNER;
THENCE NORTH 44° 51' 10" WEST WITH A FENCE A DISTANCE OF 328.21 FEET TO AN IRON ROD SET FOR A CORNER;
THENCE NORTH 45° 12' 12" EAST PASSING AN IRON ROD SET AT 1568.95 FEET, CONTINUING A TOTAL DISTANCE OF 1588.95 FEET TO AN IRON ROD SET FOR A CORNER IN WINDY LANE;
THENCE SOUTH 45° 12' 39" EAST WITH SAID ROAD A DISTANCE OF 328.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.98 ACRES OF LAND, MORE OR LESS.

INST # 2013-0007850

Filed for record in Kaufman County

On 9/23/13 at 10:40 AM

11/10/11 2:00 PM

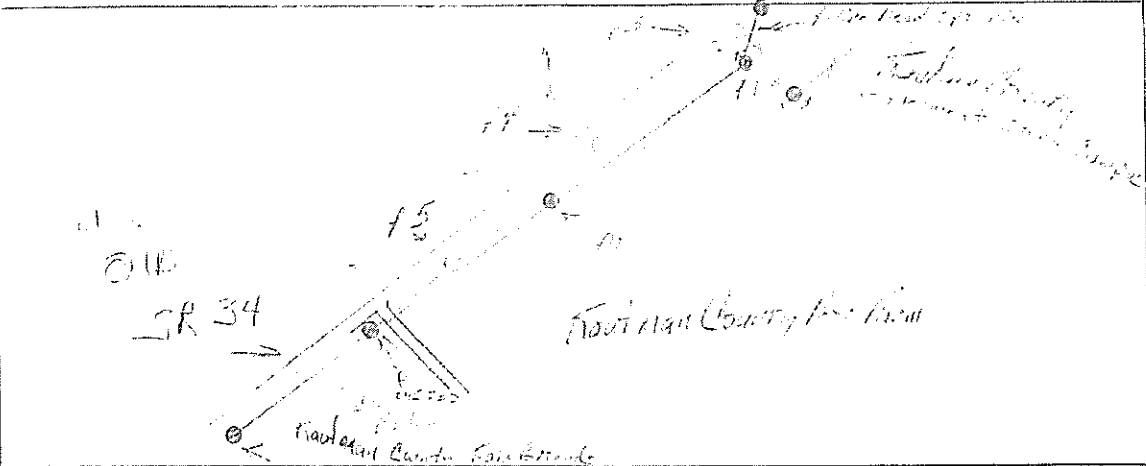
TVEC FIELD STAKING SHEET

NAME Edith Co SERV ADDR 3000 E. 1st St.

MAP # 2 234 92-38 STAKED BY _____ SO# _____

LINE _____ VOLTAGE 4 Date Staked 2/1/11 COUNTY _____

Circle How Location is Marked
Flag State Flag



WO# <u>740c</u>	WO# <u>740c</u>	WO# <u>740c</u>
-----------------	-----------------	-----------------

LINE	52-34-1	52-34-2	52-34-3	52-34-4	52-34-5
TYPE	P	P	P	P	P
DATE	11/10/11	11/10/11	11/10/11	11/10/11	11/10/11
BY	PL	PL	PL	PL	PL

EXISTING	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
INSTALL	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
REMOVAL	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c
	740c	740c	740c

Completed By: _____ Pole Contact _____ Reel # _____

Circle one: Location: _____ Start Footage: _____

Completed Date: _____ Ending Footage: _____

Dig Tape Ticket Number: _____ Direction/Notes: _____

Dig Tape Ticket Number: 17753

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

ELECTRIC LINE EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
County of Kaufman § KNOW ALL MEN BY THESE PRESENTS:
§

DATE: _____, 20____

GRANTOR: _____

GRANTOR'S MAILING ADDRESS _____

GRANTEE: TRINITY VALLEY ELECTRIC COOPERATIVE, INC.

GRANTEE'S MAILING ADDRESS: P.O. Box 888
Kaufman, Texas 75142

CONSIDERATION: Ten and No/100's dollars (\$10.00) and/or other good and valuable consideration, the receipt and sufficiency of which is acknowledged by GRANTOR.

EASEMENT PROPERTY: The EASEMENT PROPERTY is a tract of land, described in the attached Exhibit A, incorporated herein for all purposes being a width of _____ feet. The EASEMENT PROPERTY shall include use of the subsurface below and air space above for any of the PURPOSES.

PROJECT: Electric transmission, distribution and communications line or lines, consisting of a variable number and sizes of wires, cables, poles, towers and circuits, and all necessary or desirable appurtenances, appliances, facilities and equipment (including but not limited to supporting structures, insulators, transformers, guy wires, anchorages and other facilities whether made of wood, metal, or other materials).

GRANT: GRANTOR, for the CONSIDERATION received by GRANTOR, hereby grants, sells, and conveys to GRANTEE an EASEMENT appurtenant and Right-of-Way across, on, under and over the EASEMENT PROPERTY, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE and GRANTEE's successors and assigns forever. GRANTOR also grants to GRANTEE the right and authority to license, permit or otherwise agree to the joint use or occupancy of the Easement Property and the line, system, or facilities now or hereafter thereon by any other person or entity for electric transmission or distribution, communications, data transmission, telephone, television, cable TV, and other similar purposes.

PURPOSES: The EASEMENT, right-of-way, rights, and privileges herein granted shall be used for the purposes of providing electric transmission, distribution and other electric services; communications and communications services; constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size, number of circuits or nature of the facilities from time to time; rebuilding, upgrading, removing, inspecting, patrolling, and/or repairing the PROJECT or any part of the PROJECT, and making connections therewith, and to undertake the same for any of the other joint uses authorized herein. The purposes shall also include use of the EASEMENT, right-of-way, rights and privileges granted herein for any use directly related to the PROJECT or financing of the PROJECT, including but not limited to performing archeological, historical, environmental, or other studies. GRANTEE shall have the right to place temporary poles, towers, anchorages, guys, and supporting structures for use in erecting or repairing the PROJECT. GRANTEE shall have the right to use such portion of GRANTOR's property along and adjacent to the EASEMENT PROPERTY and right-of-way as may be reasonably necessary in connection with the PURPOSES stated, or any one or more of them relating to the PROJECT, or any part thereof.

ACCESS: GRANTEE shall have the right of pedestrian, equipment, and vehicular ingress and egress at all times upon and across the EASEMENT PROPERTY. GRANTEE shall also have the right of ingress and egress over existing and future roads across the adjacent or remainder property of GRANTOR for the purpose of ingress and egress. In the event that access is not reasonably available over existing roads, GRANTEE shall have the right of reasonable ingress and egress over the adjacent property of GRANTOR along any route that is reasonable under the circumstances then existing. GRANTEE shall have the right to use such portion of the property along and adjacent to the EASEMENT PROPERTY and right-of-way as may be reasonably necessary in connection with the construction, reconstruction, repair or other PURPOSES stated above relating to the PROJECT, or any part thereof.

ELEVATION: GRANTOR shall not make or cause any changes in grade, elevation, or contour of the land (except those associated with normal agricultural activities) within the easement and right-of-way described herein without first providing advance notice and obtaining prior written consent to do so from GRANTEE. If prior written consent is not obtained prior to any action by GRANTOR that causes any changes in grade, elevation, or contour of the land within the easement and right-of-way, GRANTOR shall, upon demand from GRANTEE, at GRANTOR's expense, restore the easement and right-of-way to its previously existing condition, or reimburse GRANTEE fully for the cost of adjusting its facilities as necessary to accommodate the change in grade, elevation, or contour of the land within the easement and right-of-way in the event GRANTOR fails to promptly restore the grade, elevation, or contour to its previously existing condition.

TERM: The EASEMENT and ingress and egress rights granted herein, as well as the covenants made herein, shall be perpetual and appurtenant to the land, unless abandoned by the GRANTEE for a period of 10 years.

TREES: GRANTEE shall have the right to cut down, trim, chemically treat with herbicides, and/or remove trees, shrubs, bushes, brush and vegetation within or adjacent to the EASEMENT PROPERTY as may be necessary, in the sole judgment of GRANTEE.

FENCES: GRANTEE shall have the right to install gates in all existing and future fences crossing or adjoining the easement and right-of-way, provided such gates will be installed in a manner that will not weaken such fences.

STRUCTURES: GRANTOR shall not construct or locate on the EASEMENT PROPERTY any structure, obstruction or improvement. GRANTEE shall have the right to prevent construction of or remove from the EASEMENT PROPERTY any buildings, structures, improvements, or obstructions. GRANTOR agrees to pay GRANTEE the reasonable cost of such removal. This agreement shall be a covenant running with the land for the benefit of GRANTEE and its successors and assigns.

DAMAGES: It is understood and agreed that the CONSIDERATION received by GRANTOR includes adequate compensation for all damages for the initial construction and all operation and maintenance of the PROJECT as well as all damages, if any, to GRANTOR's property which may occur in the future after the original construction of the PROJECT, directly resulting from GRANTEE's exercise of any of the PURPOSES. GRANTEE shall not be liable for damages caused by keeping the EASEMENT PROPERTY clear of trees, undergrowth, brush, and obstructions.

EXCAVATION: GRANTOR shall not perform any excavations, trenching, or other soil disturbing activities (except those associated with normal agricultural activities) that, in the sole judgment of GRANTEE, will endanger the integrity of the supporting structures and/or foundations, as applicable, or perform any other activities that may, in the sole judgment of GRANTEE, remove, reduce, or adversely affect or impact the lateral support of the supporting structures and/or foundations, as applicable, without first providing advance notice and obtaining prior written consent to do so from GRANTEE. If prior written consent is not obtained by GRANTOR prior to performing any excavation, trenching or other soil disturbing activity that endangers the integrity of the supporting structures or foundations, as applicable, GRANTOR shall, upon demand from GRANTEE, at GRANTOR's expense, restore the soil to its previously existing condition, or reimburse GRANTEE fully for the cost of adjusting its facilities as necessary to accommodate the excavation, trenching, or soil disturbing activity.

MINERALS: GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR, in on, and under the EASEMENT PROPERTY, provided that GRANTOR shall not be permitted to, and shall not allow any person or entity to, drill or excavate for minerals on or from the surface of the EASEMENT PROPERTY, but GRANTOR may extract oil, gas, or other minerals from and under the EASEMENT PROPERTY by directional drilling or other means which do not interfere with or disturb GRANTEE's use of the EASEMENT PROPERTY.

OWNERSHIP: GRANTOR agrees that all poles, wires, cables, circuits, appurtenances, facilities, appliances and equipment installed upon the EASEMENT PROPERTY shall at all times remain the property of the GRANTEE and are removable at the option of the GRANTEE.

ASSIGNMENT AND MISCELLANEOUS: This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal representatives, successors, and assigns. This easement may be assigned in whole or in part. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees, contractors, and authorized agents of GRANTEE.

WARRANTY: GRANTOR warrants and shall forever defend the EASEMENT to GRANTEE against anyone lawfully claiming or to claim the EASEMENT or any part thereof.

GRANTOR: _____

GRANTOR: _____

CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF TEXAS §
 §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____, _____ by _____

Notary Public in and for the State of Texas

Printed Name of Notary

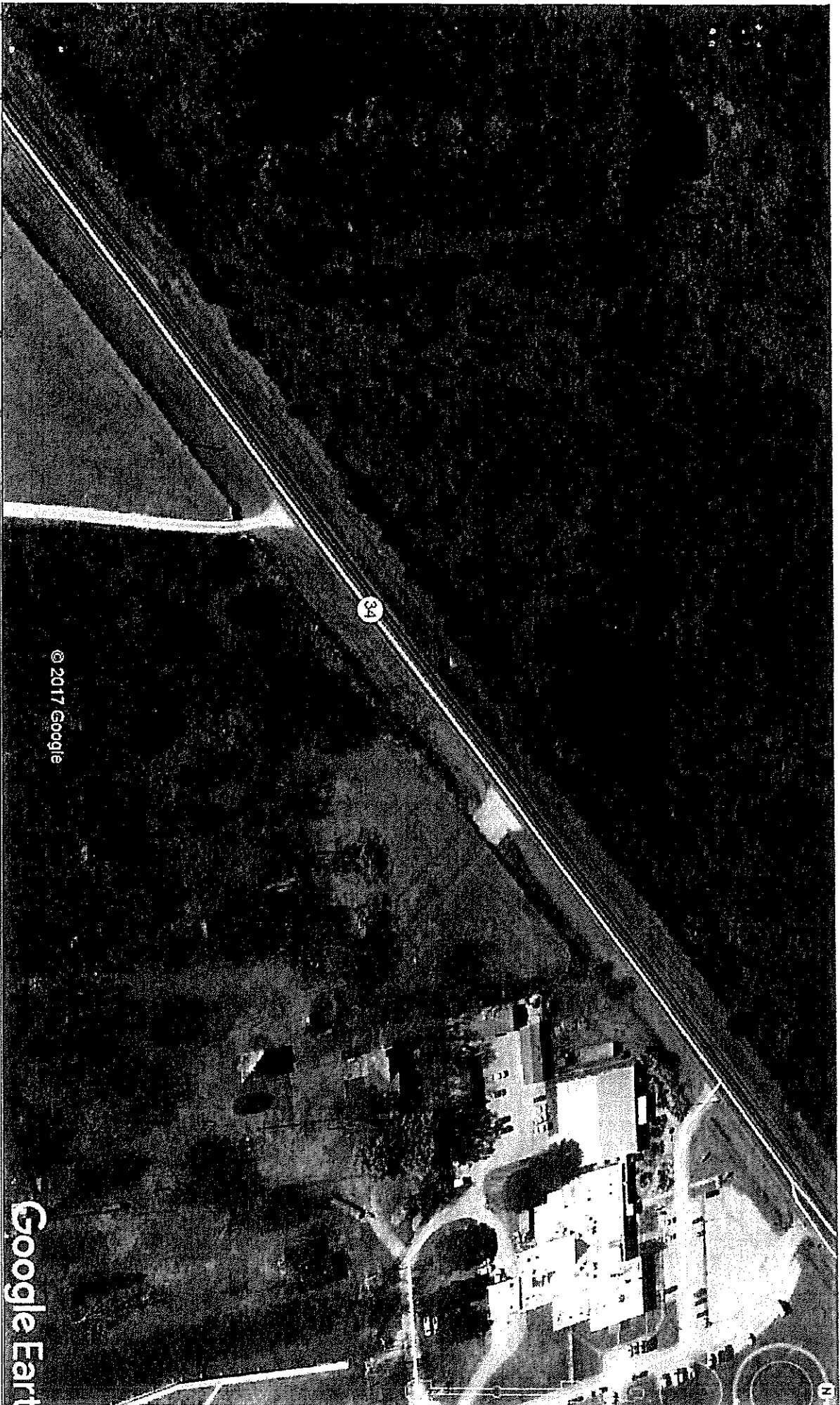
CERTIFICATE OF ACKNOWLEDGMENT FOR INDIVIDUALS

THE STATE OF TEXAS §
 §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____, _____ by _____

Notary Public in and for the State of Texas

Printed Name of Notary



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CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT
BUYBOARD 515-16

End User: Kaufman County Prct #1 R.B Everett & Co. Rep: Chad Maddux
 Contact: Michael Hunt Date: 6/1/2017
 Product: 2017 Etnyre K model Chip Spreader A. Base Price: 185,000.00

B. Published Options (Itemize each Below)

OPTIONS	PRICE	OPTIONS	PRICE
12 ft fixed box	1,250.00		
Total of B Published Options:			1,250.00

C. Unpublished Options (Itemize each below, not to exceed 25%)

OPTION	PRICE	OPTION	PRICE
Total of C. Unpublished Options:			

TOTAL LIST PRICE

D. Contract Price Adjustment	Discount: 6%	186,250.00
E. Freight Charges		11,175.00
F. Total A + B + C + D + E = F		4,500.00
G. Quantity Ordered <u>1</u> x F =		179,575.00
H. Non-Equipment Charges & Credits	P.D.I.	179,575.00
		2,000.00

Additional R B Everett Govt Discount: -8,670.00

TOTAL PURCHASE PRICE 172,905.00

COMMISSIONERS' COURT ORDER

Whereas pursuant to Section 81.005 of the Texas Local Government Code the Commissioners' Court by Order shall designate a day of the week on which the court shall convene in a regular term each month during the next fiscal year.

Therefore it is hereby ordered that for the FY 2017-2018 term the Kaufman County Commissioners' Court shall designate the second and fourth Monday (excluding holidays) of each month as the days in which the Court will convene for its' regular meetings. In the event of a holiday the meeting will be held on the next business day after the holiday.

It is further ordered that the time for such meetings shall be at 9:00 a.m.

APPROVED THIS THE 11TH DAY OF SEPTEMBER, 2017 BY THE KAUFMAN COUNTY COMMISSIONERS COURT.

BRUCE WOOD, COUNTY JUDGE

ATTEST:

LAURA HUGHES, COUNTY CLERK

**PROPOSED
OFFICIAL HOLIDAYS FOR KAUFMAN
COUNTY EMPLOYEES FOR 2018**

MARTIN LUTHER KING, JR. DAY	MONDAY	JANUARY 15, 2018
PRESIDENT'S DAY	MONDAY	FEBRUARY 19, 2018
GOOD FRIDAY	FRIDAY	MARCH 30, 2018
MEMORIAL DAY	MONDAY	MAY 28, 2018
INDEPENDENCE DAY	WEDNESDAY	JULY 4, 2017
LABOR DAY	MONDAY	SEPTEMBER 3, 2018
VETERAN'S DAY	MONDAY	NOVEMBER 12, 2018
THANKSGIVING	THURS/FRIDAY	NOVEMBER 22 & 23, 2018
CHRISTMAS	MON/TUES/WED	DECEMBER 24, 25 & 26, 2018
NEW YEARS	TUESDAY	JANUARY 1, 2019

(1) FLOATING HOLIDAY Full time employees only (after six months of full time employment)

* Most non-emergency county offices will close at 3:00 PM on Wednesday, November 21, 2018 and Monday, December 31, 2018.