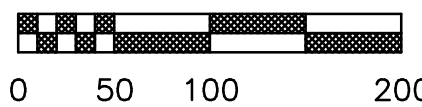


SCALE: 1" = 100'



V. L. CARRELL
VOLUME 436
PAGE 55

ISAIAS
AND RAQUEL
ORTIZ
VOLUME 3663
PAGE 688

STATE PLANE COORDINATES
POINT NORTHING EASTING
① 6840526.0579 2305102.8935
② 6840317.3709 2305337.3393

MARTIN
AND FELIPA
MUNOZ
VOLUME 3663
PAGE 672

CURVE	RADIUS	DELTA	LENGTH
C1	641.78	24°37'03"	275.74'
C2	300.00	21°18'15"	111.55'
C3	247.16	90°00'00"	388.25'
C4	223.50'	74°34'18"	290.89'
C5	223.50'	30°37'21"	119.45'

FINAL PLAT of LOTS 1-33, BLOCK 1 CACTUS RIDGE

AN ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF
THE CITY OF CLEBURNE,
JOHNSON COUNTY, TEXAS,

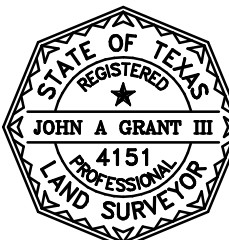
BEING A 42.5713 ACRE PORTION OF THAT 50.1127 ACRE
TRACT CONVEYED TO DALTAC VENTURES, LLC BY GENERAL
WARRANTY DEED RECORDED UNDER INSTRUMENT NO.
2018-06659, DEED RECORDS, JOHNSON COUNTY, TEXAS,

SITUATED IN
W. J. BOYD SURVEY, ABSTRACT NO. 50 AND THE
B. B. B. AND C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 90
JOHNSON COUNTY, TEXAS

SEPTEMBER, 2018

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND
CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY
SURVEY PERFORMED ON THE GROUND IN MAY, 2018, AND THAT THE
LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND
DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, DALTAC VENTURES, LLC IS THE SOLE OWNER OF THAT TRACT OUT OF THE W. J. BOYD SURVEY,
ABSTRACT NO. 50, AND THE B. B. B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 90, JOHNSON COUNTY,
TEXAS, BEING A PORTION OF THAT 50.1127 ACRE TRACT CONVEYED TO DALTAC VENTURES, LLC BY SPECIAL
WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 2018-06659, DEED RECORDS, JOHNSON COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A 42.5713 acre tract out of the W. J. Boyd Survey, Abstract No. 50, and the B. B. B. and C. Railroad
Company Survey, Abstract No. 90, in Johnson County, Texas, being a portion of that tract conveyed to
Daltac Ventures, LLC by General Warranty Deed recorded under instrument No. 2018-06659, Deed Records,
Johnson County, Texas, also being a portion of that 98.117 acre tract conveyed to Ross E. Walker by
deed recorded in Volume 1104, Page 621, of said Deed Records, and being more particularly described by
metes and bounds as follows:

BEGINNING at found 1/2 inch steel rod at the southeast corner of said Daltac tract, in County Road No.
1022, and at the northeast corner of that tract described as Tract B, as conveyed to Dwana Phillips by
General Warranty Deed recorded under instrument No. 2012-17284, of said Deed Records;

THENCE South 89 degrees 17 minutes 20 seconds West along the south line of said Daltac tract and the
north line of said Phillips tract, at 20.11 feet passing a found concrete monument in the west line of
said County Road No. 1022, and continuing in all, 1680.27 feet to a set 1/2 inch steel rod;

THENCE North 09°18'16" West, 1151.46 feet to a set 1/2 inch steel rod in the north line of said Walker
tract, and in the south line of that tract conveyed to V. L. Carrell by Warranty Deed recorded in Volume
436, Page 55, of said Deed Records;

THENCE North 89 degrees 24 minutes 59 seconds East along the north line of said Walker tract, the
south line of said Carrell tract, the south line of that tract conveyed to Isaias and Raquel Ortiz, husband
and wife by Warranty Deed recorded in Volume 3663, Page 688, of said Deed Records, and the south line
of that tract conveyed to Martin Munoz and Felipe Munoz, husband and wife by Warranty Deed recorded in
Volume 3663, Page 672, of said Deed Records, at 1650.80 feet passing a found concrete monument in
the west line of said County Road No. 1022, and continuing in all 1671.04 feet to a set P. K. nail at the
northwest corner of said Walker tract, and in said County Road No. 1022;

THENCE South 09 degrees 47 minutes 14 seconds East along the east line of said Walker tract and along
said County Road No. 1022, 60.79 feet to a set P. K. nail;

THENCE South 89 degrees 24 minutes 59 seconds West, leaving said road, at 30.39 feet passing the
northeast corner of Lot 1, Block 1, Walker Addition to Johnson County, Texas, according to the plat
recorded in Volume 9, Page 743, Plat Records, Johnson County, Texas, and continuing along the north
line thereof, in all 228.43 feet to a found 5/8 inch steel rod at the northwest corner thereof;

THENCE South 09 degrees 47 minutes 14 seconds East along the west line of said Lot 1, 231.90 feet to
a found 5/8 inch steel rod at the southwest corner thereof;

THENCE North 84 degrees 11 minutes 05 seconds East along the south line of said Lot 1, at 195.96
feet passing the southeast corner thereof, and continuing in all, 226.03 feet to a set P. K. nail in the
east line of said Walker tract, and in said County Road No. 1022;

THENCE South 09 degrees 47 minutes 14 seconds East along the east line of said Lot 1, and along
said County Road No. 1022, 877.39 feet to the Point of Beginning, and containing 42.5713 acres
(1,854,406 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DALTAC VENTURES, LLC, ACTING THROUGH THE
UNDERSIGNED DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE
DESCRIBED REAL PROPERTY AS:

LOTS 1-33, BLOCK 1, CACTUS RIDGE, AN ADDITION TO JOHNSON COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES,
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

WITNESS MY HAND AT FORT WORTH, TEXAS, THIS _____ DAY OF _____, 2018.

TIM TESKE, MEMBER
DALTAC VENTURES, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TESKE, KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO AND
BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE
CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF
CLEBURNE ON _____

MAYOR _____

DATE _____

CITY SECRETARY _____

DATE _____

APPROVED BY THE CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION

ON _____

CHAIRMAN _____

DATE _____

THIS PLAT APPROVED SUBJECT TO
ALL PLATTING ORDINANCES, RULES,
REGULATIONS AND RESOLUTIONS OF
THE CITY OF CLEBURNE, TEXAS.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: CACTUS RIDGE
LOCATION DESCRIPTION: _____ CR 1022

I HEREBY CERTIFY THAT ALL REQUIREMENTS
OF THE "SUBDIVISION ORDINANCE"
CONCERNING SUBMISSION AND/OR APPROVAL
OF INFORMATION AND DATA TO THE DIRECTOR
OF PUBLIC WORKS AND THE CITY ENGINEER,
REQUIRED FOR FINAL PLAT APPROVAL, HAVE
BEEN COMPLIED WITH FOR THE ABOVE
REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS _____

DATE _____

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

AREA TABLE

TOTAL AREA	42.5713 ACRES
RESIDENTIAL LOTS (33)	37.6318 ACRES
INTERNAL R/W AREA	4.3362 ACRES
R/W DEDICATION FOR CR 1022	0.6452 ACRES
FRONT BUILDING LINES ARE 35' EXCEPT AS NOTED: (25' AROUND CUL-DE-SACS)	

LEGEND

BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
JCSUDE = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

GENERAL PLAT NOTES

- This subdivision is located within the Extra Territorial Jurisdiction of Cleburne, Texas.
- The proposed usage of the area shown is for single family residential use.
- Notes on Private Sewage Facility:

On-site sewage facility performance cannot be guaranteed even though all provisions of
the Rules of Johnson County, Texas for Private Sewer Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by the Public Works
Department shall indicate only that the facility meets minimum requirements and does not
relieve the owner of the property from complying with County, State and Federal
regulations. Private Sewage Facilities, although approved as meeting minimum standards,
must be upgraded by the owner at the owner's expense if normal operation of the
facility results in objectionable odors, if unsanitary conditions are created, or if the
facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable
soil, can malfunction if the amount of water that is required to dispose of is not
controlled. It will be the responsibility of the lot owner to maintain and operate the
private sewage facility in a satisfactory manner.

- Any public utility, including Johnson County, shall have the right to move and keep moved all or part
of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or
interfere with the construction or maintenance, or efficacy of its respective systems in any of the
easements shown on the plat, and any public utility including Johnson County, shall have the right at all
times of ingress and egress to and from said easements for the purpose of construction, inspection,
patrolling, maintaining and adding to or removing all or part of its respective systems without the
necessity at any time of procuring the permission of anyone.
- All property corners will be monumented with 1/2 inch steel rods with plastic yellow cap stamped
"GRANT ENG RPLS 4151" upon completion of the subdivision improvements.
- It is a Criminal Offense punishable by a fine of up to \$1,000.00, confinement in the county jail for
up to 90 days or by both fine and confinement for a person who subdivides real property to use the
subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other
executory contract to convey that is delivered to a purchaser unless the plat or reprint of the subdivision
is approved and is filed for records with the Johnson County Clerk. However, said description may be
used if the conveyance is expressly contingent on approval & recording of the final plat and the
purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.
- A purchaser may not use or occupy property described in a plat or reprint of a subdivision until such
time as the plat is filed for record with the Johnson County Clerk.
- Bearings shown hereon are based on a bearing of South 89 degrees 17 minutes 20 seconds West
along the south line of the subject property in accordance with the General Warranty Deed recorded
under instrument No. 2018-06659, Deed Records, Johnson County, Texas.
- On site drainage shall be conveyed by drainage swales between lots. Swales shall be a minimum of
eight (8) inches from building foundation to finish ground level grade adjoining building and directed
towards public streets or drainage easements.
- Water service provided by Johnson County Special Utility District.
- VOID UNLESS RECORDED IN THE DEED RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF
THE DATE OF APPROVAL BY THE CITY COUNCIL.

ENGINEER & SURVEYOR:

GRANT ENGINEERING, INC.
JOHN A. GRANT, III, P.E., R.P.L.S.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110
817-923-3131 VOICE
817-706-1511 FAX
jagrant3@aol.com

OWNER:

DALTAC VENTURES, LLC
DON STANFIELD, OFFICER
401 LINCOLN OAKS
BURLESON, TEXAS 76028
817-706-1511 VOICE
mail4don@yahoo.com

RIGHT OF WAY NOTE:

The property currently has physical access to County Road 1022 which is
assumed to be a prescriptive right-of-way to Johnson County. Even
though no official dedication documents exist for County Road 1022, the
surveyor assumes there will be no future denial of access to the existing
roadways.

However, access to Chisholm Trail Parkway (SH 121) is expressly prohibited
in accordance with the terms of the deed recorded in Volume 4366, Page
816.

FLOOD NOTE:

According to Community Panel Number 48251C0170J, dated December 4, 2012,
of the Federal Emergency Management Agency, National Flood Insurance
Program Map, this property lies within Zone "X". (Areas determined to be
outside of the 500-year flood plain).

The above referenced FEMA flood insurance rate map is for use in
administering the "NFIP". It does not necessarily show all areas subject to
flooding, particularly from local sources of small size, which could be flooded
by severe, concentrated rainfall coupled with inadequate local drainage systems.
There may be other streams, creeks, low areas, drainage systems or other
surfaces or subsurface conditions existing on or near the subject property
which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage
easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this
addition will remain as open channels and will be maintained by the individual
owners of the lot or lots that are traversed by or adjacent to drainage courses
along or across said lots.

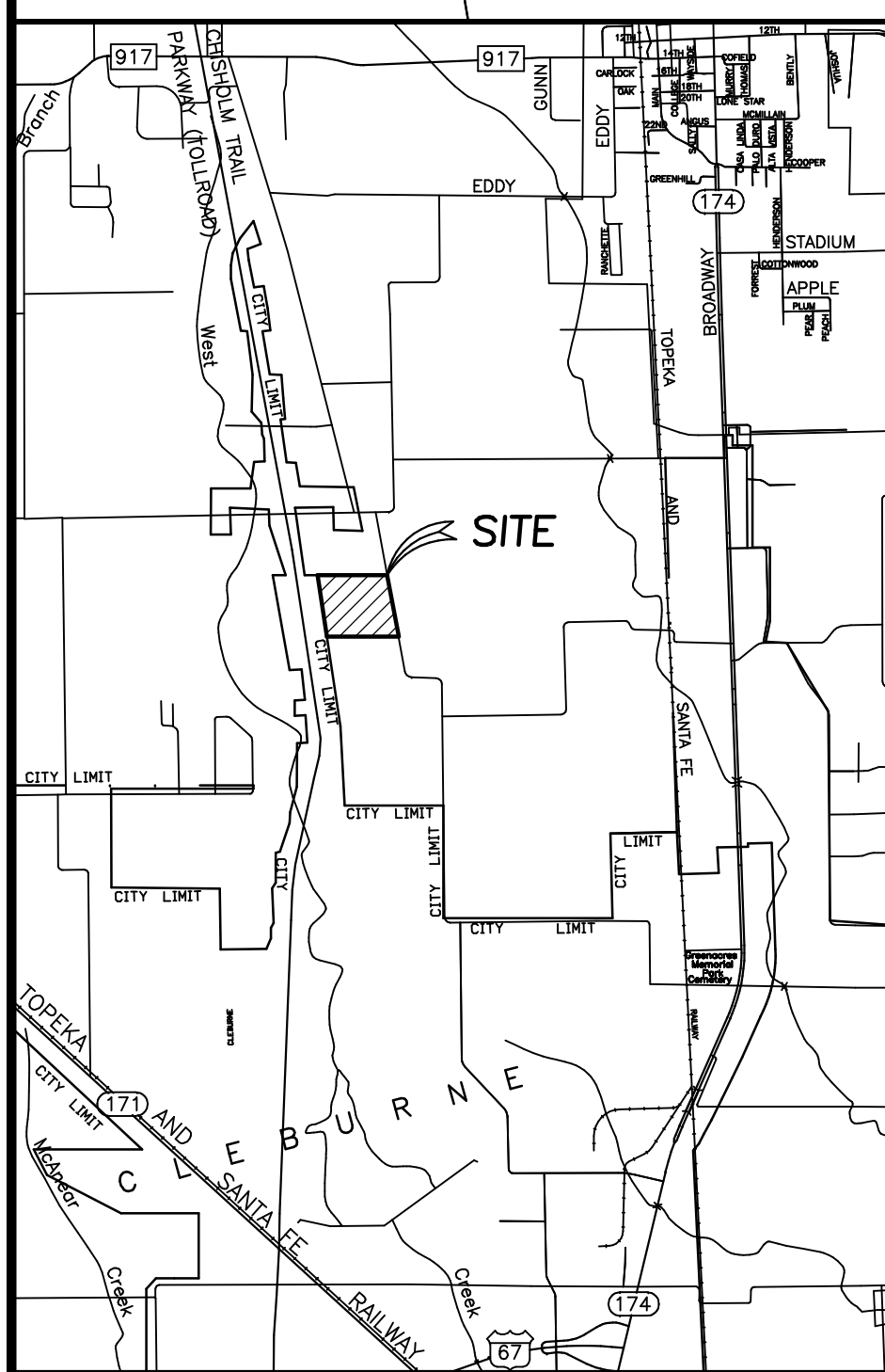
Johnson County will not be responsible for the maintenance and operations of
said drainage ways or for the control erosion.

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

CHISHOLM
S. H. 121
TRAIL PARKWAY
(R/W VARIES)

ROSS E.
WALKER

VOLUME 1104
PAGE 621



LOCATION MAP

NOT TO SCALE