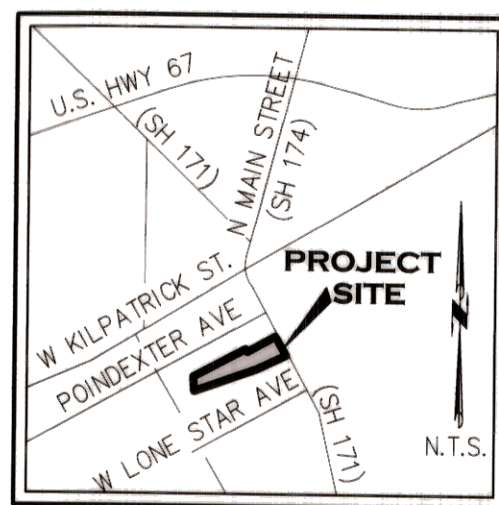


LEGEND

IRF
IRS
(C.M.)
U.E.
O.P.R.J.C.T.
M.F.F.

IRON ROD FOUND
5/8" IRON ROD SET WITH
CAP STAMPED "TRANS TEXAS
SURVEYING"
CONTROLLING MONUMENT
UTILITY EASEMENT
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY TEXAS
MINIMUM FINISHED FLOOR
ELEVATION



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011) HORIZONTAL CONTROL DATUM. ALL ELEVATIONS SHOWN HEREON AND CORRELATED TO THE NAVD83, VERTICAL DATUM.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 48251C0285 J, REVISED DATE - DECEMBER 04, 2012, BY USING ROAD INTERSECTIONS AND OTHER NATURAL FEATURES, THIS PROPERTY IS LOCATED WITHIN FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS), AND OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- 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.
- BUILDING SETBACK LINES TO BE OBTAINED FROM THE CITY OF CLEBURNE.
- "MUST OBTAIN A CITY FLOOD PLAIN DEVELOPMENT PERMIT PRIOR TO CONSTRUCTION".
- "STRUCTURES, INCLUDING FENCES AND FILL MATERIAL ARE PROHIBITED IN THE FLOODWAY".

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 1 & 2, BLOCK 1,
CARNICERIA MI PUEBLO

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

CITY MANAGER

DATE

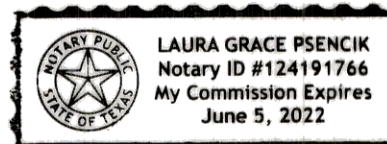
KNOW ALL MEN BY THESE PRESENTS:

THAT JESUS VARGAS AS PRESIDENT OF CARNICERIA MI PUEBLO CORPORATION DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOTS 1 & 2, BLOCK 1, CARNICERIA MI PUEBLO AN ADDITION LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

IN WITNESS THEREOF THIS DEDICATION WAS EXECUTED THIS THE 16th DAY OF January, 2019

CARNICERIA MI PUEBLO CORPORATION

BY: JESUS VARGAS, PRESIDENT



PLAT RECORDED IN

VOLUME 11, PAGE 688, SLIDE E-24

01-17-2018

DATE

Becky Diney

COUNTY CLERK, JOHNSON COUNTY, TEXAS

Imatson

DEPUTY

MINOR PLAT SHOWING

LOTS 1 & 2, BLOCK 1
CARNICERIA MI PUEBLO ADDITION
AN ADDITION TO THE
THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS,
BEING PART OF LOT 2, BLOCK 45,
OFFICIAL MAP OF THE CITY OF CLEBURNE,
JOHNSON COUNTY, TEXAS.

"VOID UNLESS RECORDED IN THE
PLAT RECORDS OF JOHNSON
COUNTY, WITHIN FIVE (5) YEARS
OF THE DATE OF APPROVAL BY
THE CITY COUNCIL."

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE C. CHANEY SURVEY, ABSTRACT NO. 124, JOHNSON COUNTY, TEXAS AND BEING PART OF LOT 2, BLOCK 45, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.698 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED RECORDED IN VOLUME 3238, PAGE 108, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND ALSO BEING PART OF A 20' CLOSED ALLEY ACCORDING TO CITY OF CLEBURNE ORDINANCE NO. 0R09-2018-70, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "RECER FOX" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.698 ACRE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LARRY W. COMBS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 1365, PAGE 286, O.P.R.J.C.T.;

THENCE, WITH THE SOUTH LINE OF SAID 1.698 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 65°02'04" W, A DISTANCE OF 206.96 FEET TO A 1/2" IRON ROD FOUND;

S 70°10'51" W, AT A DISTANCE OF 396.37 FEET, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RECER FOX" FOUND FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 426.90 FEET TO A POINT IN WEST BUFFALO CREEK;

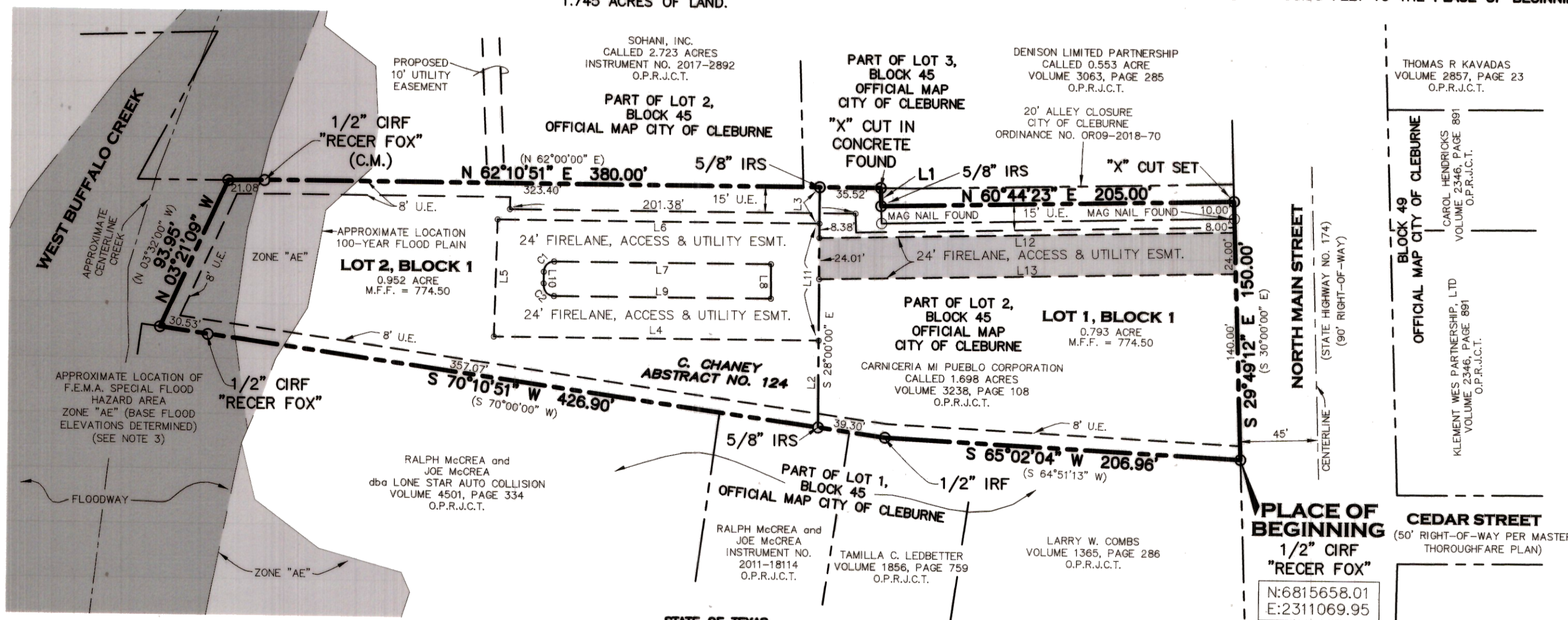
THENCE, N 03°21'09" W, WITH SAID WEST BUFFALO CREEK, A DISTANCE OF 93.95 FEET TO A POINT;

THENCE, N 62°10'51" E, AT A DISTANCE OF 21.08 FEET, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RECER FOX" FOUND FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 380.00 FEET TO AN "X" CUT IN CONCRETE FOUND IN THE WEST LINE OF SAID CLOSED 20' ALLEY;

THENCE, S 29°49'09" E, ALONG THE WEST LINE OF SAID CLOSED 20' ALLEY, A DISTANCE OF 10.48 FEET TO 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

THENCE, N 60°44'23" E, WITH THE APPROXIMATE CENTER LINE OF SAID ALLEY, A DISTANCE OF 205.00 FEET, TO AN "X" CUT SET IN THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET (STATE HIGHWAY NO. 174);

THENCE, S 29°49'12" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET, AT A DISTANCE OF 10.00 FEET PASSING A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 1.698 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.745 ACRES OF LAND.



STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF January, 2019, BY JESUS VARGAS, AS PRESIDENT OF CARNICERIA MI PUEBLO CORPORATION, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF January, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6.00'	9.44'	8.50'	N 17°05'26" E	90°10'51"
C2	6.00'	9.41'	8.47'	N 72°54'34" W	89°49'09"

SURVEYOR'S CERTIFICATION

THAT I, JEREMY WILLIAMSON, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 31, 2018 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF CLEBURNE.

01-16-19
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6462



TRANS TEXAS
SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transexasurveying.com

Scale: 1"=60'
Date: 01/16/19
DWG: 20170115-FINAL PLAT
Drawn: LGP
Checked: JW
Job: 20170115