

Scale: 1"=100'	Drawn by: JDB/dnb	Approved by: JDB
Job No. 06618	Date drawn: 7/20/18	Date Appr'd: 7/28/18
Rev. Rec'd: 9/18/18	Revision Drawn: 9/18/18	Date Appr'd: 9/13/18

Notes:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor by the Title Commitment Schedule B, File No. 01128-58635, issued January 3, 2018, from Stewart Title Guaranty Company.

(Item 10F) The power poles and appurtenances shown hereon may be the subject of the easement to Texas Power & Light Company, dated March 12, 1946, executed by C. E. Thompson et ux, recorded in Volume 354, Page 321, of the Deed Records of Johnson County, Texas, appears to affect the herein described tract of land. The location of said easement cannot be determined by said document.

(Item 10G) The power poles and appurtenances located on the subject parcel of the easement to Texas Power & Light Company, as recorded in Volume 368, Page 335, of the Deed Records of Johnson County, Texas, appears to affect the herein described tract of land. The location of said easement cannot be determined by said document.

(Item 10H) The power poles and appurtenances shown hereon may be the subject of the easement to Texas Power & Light Company, as recorded in Volume 866, Page 416, of the Deed Records of Johnson County, Texas, appears to affect the herein described tract of land. The location of said easement cannot be determined by said document.

(Item 10I) The pipeline markers shown herein may be subject to the 60 foot wide easement to Texas Midstream Gas Services, LLC, as recorded in Volume 4243, Page 152, of the Official Public Records of Johnson County, Texas, and affects the herein described tract of land. The location of said easement cannot be determined by said document.

(Item 10J) The Public Utility Easement to the City of Cleburne as recorded in Volume 2967, Page 862, of the Official Public Records of Johnson County, Texas, does not affect the herein described tract of land.

(Item 10M) The deed from Charles Baskett and Hazel Baskett to Joseph Anthony Zielinski Jr. as recorded as Instrument No. 2014.15040 of the Official Public Records of Johnson County, Texas, does not have any Stipulation of Right of Access remarked upon or described. Said document is the vesting deed and therefore affects the herein described tract of land.

2. All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone (4202), NAD83 (NA2011) datum, determined by using the Global Positioning System, using City of Cleburne Control Monument No. 15: Northing 6811958.00, Easting 2312346.98, Elevation 770.11.

3. All monumnets are capped (stamped "RPLS 5614") 1/2 inch iron rods set unless otherwise noted.

4. Void unless recorded in the Plat Records of Johnson County, within five (5) years of the date of approval by the City Council.

5. The property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), according to the Flood Insurance Rate Map, Map No. 48251C0285J, Map Revised: December 4, 2012 and Map No. 48251C0305J, Map Revised: December 4, 2012. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.

6. 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.

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

8. \*Ownership per Central Appraisal District of Johnson County, Texas. This Surveyor did not research this parcel, as it is not an adjoining property. This Surveyor will not accept the responsibility for the accuracy of said parcel information.

9. Building setbacks to be obtained from the City of Cleburne.

10. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances, this Surveyor can only show markers as found on the ground.

**BUFFALO CREEK SURVEYOR**



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Firm License Number  
10116000  
**SURVEYING THE AREA SINCE 2002**

**Private Sewage Facility:**

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

2. 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.

3. 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.

**SURVEYOR'S CERTIFICATION**

That I, Joe Davis Ballard, Registered Professional Land Surveyor, Texas Registration No. 5614, hereby certify that this correctly represents a survey made under my supervision on June 22, 2018. The subdivision boundary corners are marked with iron pins.

*Joe Davis Ballard*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5614  
Date 10-25-18



STATE OF TEXAS  
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS THAT Moises Diaz and Micoela Diaz, are the owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 124, Johnson County, Texas, and being all of that certain called 11.550 acre tract of land as conveyed by Joseph Anthony Zielinski, Jr. and April Zielinski, by the deed recorded as Instrument No. 2018-2438, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found in the pavement of Boone Street, a.k.a. County Road No. 801 for the northwest corner of said 11.550 acre tract, and said railroad spike found for the northeast corner of that certain called Lot 6, Block A of Garza Estates I, an addition to the City of Cleburne, according to the plat recorded in Volume 11, Page 410, Slide I, of the Plat Records of Johnson County, Texas;

THENCE South 30 degrees 13 minutes 11 seconds East, along the common line between said 11.550 acre tract and said Lot 6, Block A, a distance of 465.69 feet, to a 1/2 inch iron rod found for the southwest corner of said 11.550 acre tract of land, being the southeast corner of said Lot 6, Block A and said iron rod found on the northwesterly line of that certain called 9.78 acre tract as conveyed to Fair Oaks Development, by the deed recorded as Instrument No. 2015.8273, of the Official Public Records of Johnson County, Texas;

THENCE North 59 degrees 38 minutes 18 seconds East, along the common line between said 11.550 acre tract and said 9.78 acre tract, a distance of 69.58 feet, to a capped (stamped "RPLS 5544") 1/2 inch iron rod found for an angle point and a corner of said 11.550 acre tract, said iron rod found for the southeast corner of said 11.550 acre tract and said iron rod found for an inset ell corner of that certain called 37.048 acre tract of land as conveyed to Joseph Anthony Zielinski, Jr. by the deed recorded as Instrument No. 2014.15040 of the Official Public Records of Johnson County, Texas;

THENCE North 57 degrees 36 minutes 18 seconds East, along a southeasterly line of said 11.550 acre tract, a distance of 1058.35 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod found for the southeast corner of said 11.550 acre tract, and said iron rod found on the southwesterly line of that certain called 5.434 acre tract of land as conveyed to Joseph Anthony Zielinski, Jr. by the deed recorded as Instrument No. 2015.806 of the Official Public Records of Johnson County, Texas;

THENCE North 29 degrees 30 minutes 47 seconds West, along the common line between said 11.550 acre tract and said 5.434 acre tract, a distance of 422.79 feet, to a mag nail with washer (stamped "RPLS 5614") found for the northeast corner of said 11.550 acre tract, said mag nail found for the northwest corner of said 5.434 acre tract, and said mag nail found in the pavement of aforementioned Boone Street;

THENCE South 59 degrees 54 minutes 40 seconds West, along the northwesterly line of said 11.550 acre tract, and along the pavement of Boone Street, a distance of 1132.38 feet to the POINT OF BEGINNING and containing 11.550 acres of land, more or less, as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, R.P.L.S. No. 5614.

Plot Recorded in Volume 11, Page 658  
Slide D-3 Date 11-28-18

*Becky D. Vey*  
County Clerk, Johnson County, Texas.

*Linda Bailey*  
Deputy

Final Plat of  
**Lots 1 through 4, Block 1 of**  
**DIAZ DIVISION**

an addition to the Extra Territorial Jurisdiction  
of the City of Cleburne, Johnson County, Texas.  
being 11.550 acres situated in the  
**CHRISTOPHER CHANEY SURVEY,**  
**ABSTRACT NO. 124**  
Johnson County, Texas.

Owners:  
Moises Diaz and  
Micoela Diaz  
609 CR 804  
Joshua, Texas 76058  
817-262-0848