



APPROVED BY THE CITY OF CLEBURNE
CITY COUNCIL on January 22, 2019.

[Signature]
MAYOR
CITY SECRETARY

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

APPROVED BY THE CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
ON *[Signature]*
CHAIRMAN
01-30-2019
DATE
THIS PLAT APPROVED SUBJECT TO ALL
PLATTING ORDINANCES, RULES, REGULATIONS
AND RESOLUTIONS OF THE CITY OF CLEBURNE, TEXAS.

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 GROUNDS
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, RECONSTRUCTION, 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.

General Notes
NOTE: BEARINGS BASED PER DEED CC FILE NO.2018-00188, D.R.U.C.T.
NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARING AND DISTANCES ARE MEASURED.
NOTE: SEWER WILL BE BY A PRIVATE SEPTIC SYSTEM APPROVED BY JOHNSON COUNTY, TEXAS.
NOTE: WATER TO BE PROVIDED BY JOHNSON COUNTY RURAL WATER SUPPLY.

The 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 studies 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 TRAVELING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE
COURSES ALONG OR ACROSS SAID LOTS.

NOTE: 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.

Utility Easement
8' FROM LOT LINE IN BACK
8' FROM LOT LINE ON SIDES

Building Lines
BUILDING SETBACKS TO BE OBTAINED FROM THE CITY OF CLEBURNE.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS
LOT 1, 2 and 3, BLOCK 1, DOVE CREEK ROAD ADDITION - 3511 DOVE CREEK ROAD
I hereby certify that all requirements of the "Subdivision Ordinance" concerning
submission and/or approval of information to the Director of Public Works and the City
Engineer, required for final plat approval, have been complied with for the above
referenced subdivision.

[Signature] 1/29/19
Director of Public Works Date

Filing a Plat
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$500.00, 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 OR
CONVEYANCE A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER SUBORDINATE CONTRACT TO CONVEY THAT IS DELIVERED TO A
PURCHASER OR REPLY 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 CONTINUED ON APPROVAL AND 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.

Private Sewage Facility
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.

Floodplain Requirements
A floodplain development permit is required from the City prior to any development on Lot 1, Block 1.
Before any construction on Lot 1, Block 1, a minimum finish floor elevation will need to be established.

Utility Connection Requirements
Any future development of Lot 1 will be required to connect to the sanitary sewer main.

Flood Statement
According to the Flood Insurance Rate Map
for Johnson County, Texas and Incorporated Areas,
Community Panel No. 4825(CD)BQ, effective date
December 4, 2012, this property is located in Zone 'A'.
(No base flood elevations determined).
In Zone 'A'.
(Outside 100 year flood plain).

Filed for plat 4 day of February, 2019.
Volume 11, Page 20, Slide J.
In the Plat Records of Johnson County, Texas.
County Clerk, Johnson County, Texas
Laura Nelson
Deputy, Johnson County, Texas

State of Texas
BEFORE ME, the undersigned, a Notary Public in and for the said County and
State, on this day personally appeared Geneva Manning, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged
to me that she executed the same purposes and consideration therein
expressed and in the capacity therein stated.
Given under my hand and seal of office, this 22 day of January, 2019.

[Signature]
Notary Public

IVY JADE PETERSON
Notary Public, State of Texas
Comm. Expires 06-06-2022
Notary ID: 11173311

State of Texas
BEFORE ME, the undersigned, a Notary Public in and for the said County and
State, on this day personally appeared Johnny Crabtree, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged
to me that he executed the same purposes and consideration therein expressed
and in the capacity therein stated.
Given under my hand and seal of office, this 22 day of January, 2019.

[Signature]
Notary Public

SURVEYOR'S DECLARATION
I hereby declare that this true and accurate survey, made on the ground under
my supervision, on July 3, 2018, correctly shows the relation of the property lines
of land covered by this survey, and that there are no protrusions or overlaps
onto adjoining property of property indicated hereon, except as shown, noted
or described on the survey. This survey is subject to any easements not visible
on the ground.

[Signature]
Donnie L. Tucker, RPLS No. 5144

ADDITION: Lot 1, 2 and 3, Block 1, Dove Creek Road Addition
LOCATION DESCRIPTION: 3511 Dove Creek

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

Owners Certificate
Whereas Geneva Manning and Johnny Crabtree are the owners of a parcel of land situated in the H. Addison Survey, Abstract No. 2, City of Cleburne, Johnson County, Texas, being the same 17.10 acre tract conveyed by deed recorded under County Clerk's File No. 2012-27346, Deed Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for corner in the west line of Dove Creek Road (60' right-of-way), being the northeast corner of said 17.10 acre tract and the southeast corner of a 2.0 acre tract conveyed to J. McLaughlin by deed recorded under County Clerk's File No. 2018-12278, Deed Records, Johnson County, Texas;
Thence due South with the west line of said Dove Creek Road and the east line of said 17.10 acre tract to a 1/2" iron rod found for corner in Dove Creek Road, being the southeast corner of said 17.10 acre tract and the northeast corner of a 10.0 acre tract conveyed to J. Simmons by deed recorded under County Clerk's File No. 2010-03979, Deed Records, Johnson County, Texas;
Thence due West with the common line between said 17.10 acre tract and said 10.0 acre tract a distance of 1323.44 feet to a 1/2" iron rod found for corner, being the southeast corner of a 7.77 acre tract conveyed to J & M Spires by deed recorded under County Clerk's File No. 2016-01251, Deed Records, Johnson County, Texas, being the southwest corner of said 17.10 acre tract;
Thence North 03°57'20" East with the common line between said 7.77 acre tract and said 17.10 acre tract a distance of 571.96 feet to a 1/2" iron rod found for corner in the south line of a 4.17 acre tract conveyed to Southern Stone Concrete by deed recorded in Volume 3092, Page 859, Deed Records, Johnson County, Texas, being the northeast corner of said 7.77 acre tract, and the northwest corner of said 17.10 acre tract;
Thence North 89°56'36" East with the common line between said 4.17 acre tract and said 17.10 acre tract a distance of 1283.99 feet to the POINT OF BEGINNING and containing 17.10 acres of land, more or less, as surveyed on the ground in October, 2018 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents:
That we, Geneva Manning and Johnny Crabtree, do hereby adopt this plat designating the herein described property as Lot 1, 2 and 3, Block 1, Dove Creek Road Addition, an addition to Cleburne, Johnson County, Texas, and do hereby dedicate to the public's use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or improvements or grounds which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and the City or any public utility shall have at all times the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity of any time of procuring the permission of anyone within reason. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

Witness My Hand the 22 day of January, 2019.

[Signature]
Geneva Manning
N/A
Johnny Crabtree Deceased

Tucker
SURVEYORS
"LAND SURVEYING"
(ANY WHERE IN TEXAS)

OWNER AND DEVELOPER:
Geneva Manning
3511 Dove Creek
Cleburne, Texas 76031
Phone: (817) 487-8691

SURVEYOR:
Tucker Surveyors
Contact: Donnie Tucker
301 NE Tarrant Avenue
Burleson, Texas 76028
Phone: (817) 295-2999

P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-3311
Job No. 21809022

to the City of Cleburne
Being
17.10 Acres in the
H. Addison Survey, Abstract No. 2
Johnson County, Texas

Final Plat
Lot 1, 2 and 3, Block 1
Dove Creek Road Addition