

Scale: 1"=50'	Drawn by: JDB/dmb	Approved by: JDB
Job No. 05818	Date drawn: 6/28/18	Date Appr'd: 6/28/18
Rev. Rec'd: 8/17/18	Revision Drawn: 10/21/18	Date Appr'd: 10/21/18

**BUFFALO CREEK SURVEYOR**

P.O. Box 626  
Rio Vista, TX 76093  
Phone 817-373-3338  
Website: buffalo.crecksurveyor.com  
Emails:  
info@buffalocreeksurveyor.com  
texassurveyor5614@gmail.com  
Firm License Number  
10116000

**SURVEYING THE AREA SINCE 2002**

Called 86.89 Acres  
City of Cleburne  
Volume 468, Page 265  
O.P.R.J.C.T.

Chisolm Trail

U. S. Highway No. 67

U. S. Highway No. 67  
Double Yellow Line Centerline Striping  
Variable Width Right of Way per  
Texas Department of Transportation

Called 1.105 Acres  
The State of Texas  
Volume 1576, Page 760  
O.P.R.J.C.T.

Called 1.358 Acres  
Robert White and  
Kathy White  
Husband and Wife  
Instrument No. 2016.7366  
O.P.R.J.C.T.

Exhibit A  
Called 4.086 Acres  
James Brent Easdon et ux,  
Kimberly Sue Easdon  
Volume 1841, Page 97  
O.P.R.J.C.T.

APPROVED BY THE CITY OF CLEBURNE, TEXAS  
PLANNING AND ZONING COMMISSION ON October 22, 2018  
This plat approval is subject to all platting ordinances, rules,  
regulations and resolutions of the City of Cleburne, Texas.

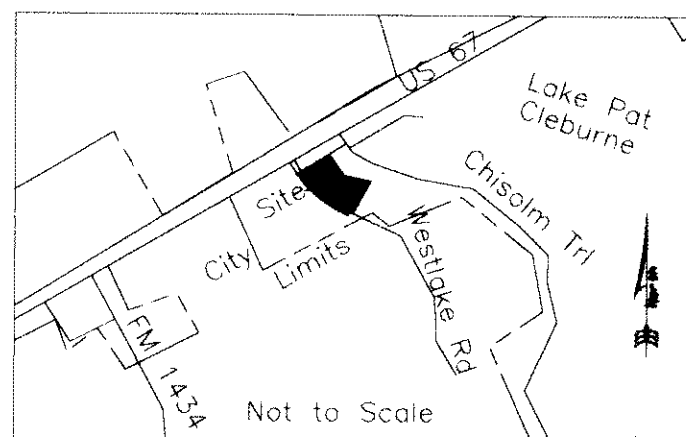
*James F. Easdon*  
Chairman

12/12/18  
Date

Called 7.1650 Acres  
James F. Easdon  
Volume 1004, Page 107  
O.P.R.J.C.T.

LEGEND	
CRF	= CAPPED IRON ROD FOUND
CBS	= CAPPED IRON ROD SET
IRF	= IRON ROD FOUND
P.O.B.	= POINT OF BEGINNING
P.M.N.F.	= PROPERTY MONUMENT
NOT FOUND	
RPLS	= REGISTERED PROFESSIONAL LAND SURVEYOR

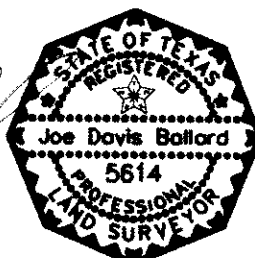
#### VICINITY MAP



#### SURVEYOR'S CERTIFICATION

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 March 22, 2018. The subdivision boundary corners are marked with iron pins.

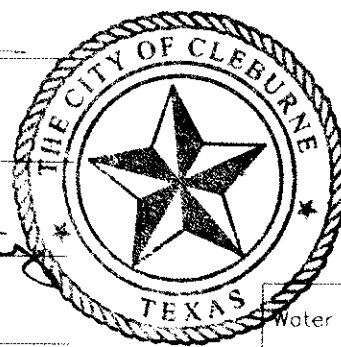
*Joe Davis Ballard*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5614  
12-06-18  
Date



APPROVED BY THE CITY COUNCIL OF CLEBURNE ON November 13, 2018

*Mayor*  
12-11-2018  
Date

*City Secretary*  
12-12-18  
Date



Called 5.000 Acres  
Lindsey Hines and  
Mark Andrew  
Also Called Easdon Addition  
Section 1  
Instrument No. 2012-9905  
O.P.R.J.C.T.

Water Supply - Johnson County Special Utility District  
Electricity - Oncor  
Phone: 1-817-202-8432  
Sewer - Private Individual Septic Systems

Designated Use: Residential  
Zoned: RH

#### CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: Lot 1, Block 1, of Easdon's Acre  
LOCATION DESCRIPTION: 1201 Westlake Road  
Cleburne, Texas

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*  
11-29-2018  
Date

Curve	Radius	Length	Chord	Chord Bear.	Delta
C1	620.50'	49.12'	49.11'	S 69°11'53" E	04°32'09"
	620.50'	49.12'	per Record Deed		
C2	620.50'	324.24'	320.56'	N 51°57'36" W	29°56'23"
	620.50'	49.17'	per Record Deed		
C3	729.79'	322.28'	319.67'	N 51°53'24" W	25°18'08"

Lot 1 Block 1  
1.001 Gross Acres (43803.8 sq. ft.)  
0.03 acres Road Dedication (1308.8 sq. ft.)  
0.9710 Net Acres (42296.8 sq. ft.)

**WILLIAM O' NEAL SURVEY**  
**ABSTRACT No. 664**

N 69°59'W 460.00' per Record Deed  
N 71°26'19" W 459.94'  
Westlake Road

Owners:  
James Brent Easdon and  
Kimberly Sue Easdon  
1205 Westlake Rd.  
Cleburne, Texas 76033  
817-800-9615

Final Plat of  
Lot 1, Block 1 of  
Easdon's Acre  
being 1.001 acres situated in the  
**WILLIAM O'NEAL SURVEY,**  
**ABSTRACT NO. 664,**  
City of Cleburne, Johnson County, Texas.

Plat Recorded in Volume 11, Page 469  
Slide E-12, Date 12-13-18  
*Becky Bailey*  
County Clerk, Johnson County, Texas  
*Linda Bailey*  
Deputy

STATE OF TEXAS  
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS THAT James Brent Easdon and Kimberly Sue Easdon, are the owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the WILLIAM O'NEAL SURVEY, ABSTRACT NO. 664, City of Cleburne, Johnson County, Texas and being all of that certain called 1.000 acre tract of land situated in the City of Cleburne, Johnson County, Texas, as conveyed by James F. Easdon et ux, Charlie Dell Easdon to James Brent Easdon et ux, Kimbri Sue Easdon, by the deed recorded as Volume 1841, Page 97 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the west corner of said 1.000 acre tract of land, said iron rod found being at the end of a curve to the right, said iron rod found on a southeasterly right of way line U.S. Hwy No. 67, and said iron rod found bears North 58 degrees 15 minutes 50 seconds East, 8.8 feet from a Texas Department of Transportation Right of Way monument;

THENCE North 59 degrees 44 minutes 56 seconds East, along the common line between said 1.000 acre tract and said right of way, a distance of 160.21 feet, to a 1/2 inch iron rod found for the north corner of said 1.000 acre tract of land, said iron rod found being the most westerly corner of that certain called 1.358 acre tract of land as conveyed to Robert White and Kathy White by the deed recorded as Instrument No. 2016.7366 of the Official Public Records of Johnson County, Texas, and said iron rod found being the south corner of that certain called 1.105 acre tract as conveyed to The State of Texas by the deed recorded as Volume 1576, Page 760, of the Official Public Records of Johnson County, Texas;

THENCE along common lines between said 1.000 acre tract and said 1.358 acre tract the following courses and distances:

South 36 degrees 18 minutes 46 seconds East, a distance of 124.48 feet, to a 1/2 inch iron rod found for a common corner;

South 77 degrees 39 minutes 05 seconds East, a distance of 129.47 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the restored northeast corner of said 1.000 acre tract, said iron rod set for the restored southeast corner of said 1.358 acre tract, and said iron rod set on a northeasterly line of that certain called 4.086 acre tract as conveyed to James Brent Easdon et ux, Kimberly Sue Easdon, by said Volume 1841, Page 97;

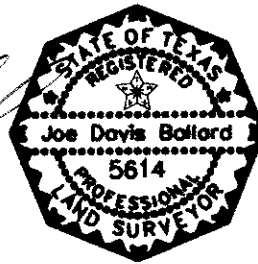
THENCE South 29 degrees 49 minutes 05 seconds West, along the common line between said 1.000 acre tract and sid 4.086 acre tract, a distance of 173.18 feet, to a 1/2 inch iron rod found for the south corner of said 1.000 acre tract, said iron rod found being the southwest corner of said 4.086 acre tract and said iron rod found on a northeasterly right of way line of Westlake Road, being on aforementioned curve to the right, having a radius of 620.50 feet;

THENCE along the southwesterly line of said 1.000 acre tract, along a northeasterly right of way of Westlake Road, and along said curve to the right, an arc length of 324.24 feet, being subtended by a chord that bears North 51 degrees 57 minutes 36 seconds West, 320.56 feet, to the POINT OF BEGINNING and containing 1.001 acres of land, more or less, as surveyed by Buffalo Creek Surveyor, LLC, under the supervision of Joe Davis Ballard, RPLS No. 5614.

**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 March 22, 2018. The subdivision boundary corners are marked with iron pins.

12-06-18  
Date



**BUFFALO CREEK SURVEYOR**

P.O. Box 626  
Rio Vista, TX 76083  
Phone 817-373-3338

Website: buffalo.creeksurveyor.com

Emails:

info@buffalocreeksurveyor.com

texassurveyor5614@gmail.com

Firm License Number

10116000

**SURVEYING THE AREA SINCE 2002**

**UTILITY EASEMENTS:**

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, 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.

**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. Inspection 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 satisfactory manner.

**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.

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. 22: Northing 6800922.00, Easting 2290500.45, Elevation 798.57.

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

4. 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. 48251C0300J, 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.

5. 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.

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

7. 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.

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.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I, James Brent Easdon and Kimberly Sue Easdon, do hereby adopt this plat designating the herein described real property as

Lot 1, Block 1,  
Easdon's Acre

on addition to the City of Cleburne, Johnson County, Texas, and I do hereby dedicate to the public's use forever, without reservation, the streets, easements, drainage areas and rights-of-way shown hereon.

By: *James Brent Easdon*  
James Brent Easdon

THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas on this day personally appeared James Brent Easdon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

I, under my hand and seal of office this 28 day of November A.D. 2018.

*Dora Truoney* My Commission Expires February 16, 2019

Notary Public in and for  
The State of Texas

By: *Kimberly Sue Easdon*  
Kimberly Sue Easdon

THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas on this day personally appeared Kimberly Sue Easdon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

I, under my hand and seal of office this 28 day of November A.D. 2018.

*Dora Truoney* My Commission Expires February 16, 2019

Notary Public in and for  
The State of Texas

Plat Recorded in Volume 11, Page 670

Slide E-13 Date 12-13-18

*Buckley Survey*  
County Clerk, Johnson County, Texas.

*Shirley Bailey*  
Deputy

Owners:  
James Brent Easdon and  
Kimberly Sue Easdon  
1205 Westlake Rd.  
Cleburne, Texas 76033  
817-800-9615

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Rev. Rec'd: x/x/x	Revision Drawn: x/x/x	Date App'd: x/x/x