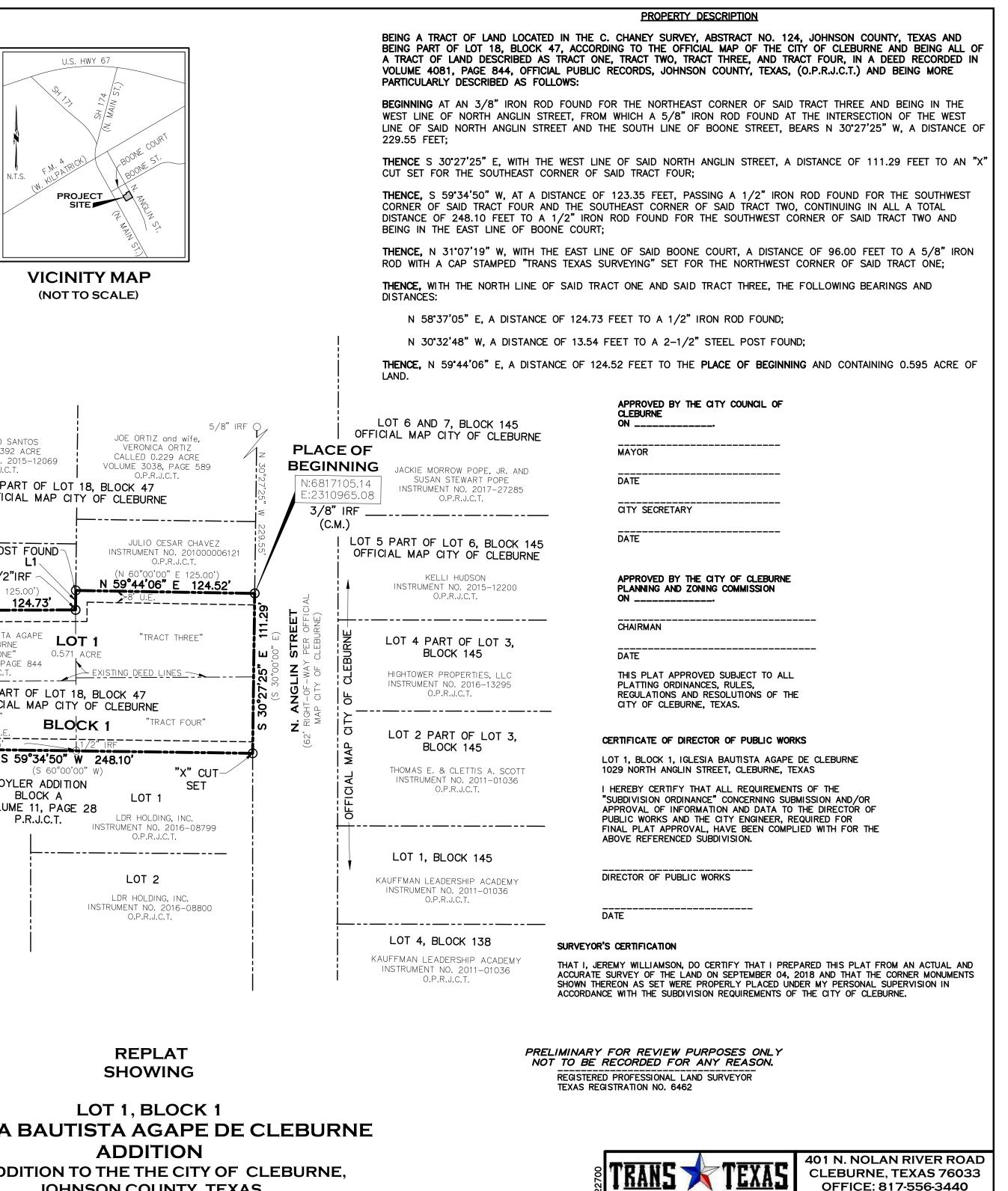
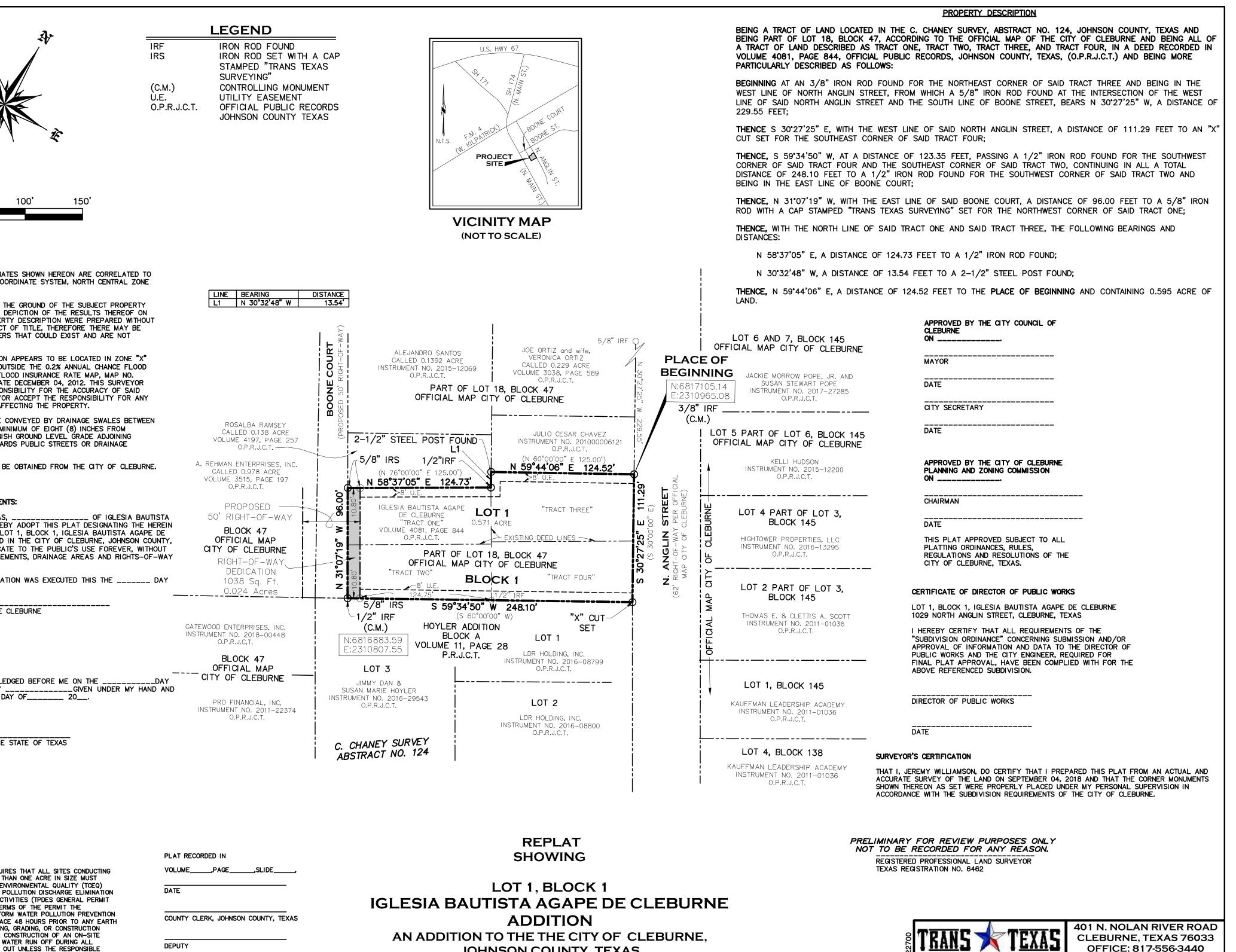


LEGEND

IRON ROD FOUND SURVEYING" UTILITY EASEMENT





SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011).
- 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.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48251C0285 J, EFFECTIVE DATE DECEMBER 04, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- 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.

6. () DENOTES RECORD DATA.

KNOW ALL MEN BY THESE PRESENTS:

THAT_ THAT______AS, _____AS, ______OF IGLESIA BAUTISTA AGAPE DE CLEBURNE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, IGLESIA BAUTISTA AGAPE DE CLEBURNE, 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 _____ DAY OF _____, 20___.

BY: IGLESIA BAUTISTA AGAPE DE CLEBURNE

STATE OF TEXAS COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE __ OF_____GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____ DAY OF_____ 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE FEDERAL CLEAN WATER ACT REQUIRES THAT ALL SITES CONDUCTING SOIL DISTURBING ACTIVITIES GREATER THAN ONE ACRE IN SIZE MUST COMPLY WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PERMIT REQUIREMENTS OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT FOR CONSTRUCTION ACTIVITIES (TPDES GENERAL PERMIT TXR 150000). TO COMPLY WITH THE TERMS OF THE PERMIT THE RESPONSIBLE PARTY MUST HAVE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IN PLACE 48 HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITY SUCH AS CLEARING, GRADING, OR CONSTRUCTION ACTIVITIES. THE SWPPP MUST INCLUDE CONSTRUCTION OF AN ON-SITE DETENTION BASIN TO CAPTURE STORM WATER RUN OFF DURING ALL PHASES OF EARTH MOVING AND BUILD OUT UNLESS THE RESPONSIBLE PARTY CAN SHOW THAT THE SITE MEETS PERMIT EXCEPTION REQUIREMENTS. A NOTICE OF INTENT FOR THE TPDES PERMIT MUST BE FILED WITH TCEQ AND POSTED ON SITE. IN ADDITION A COPY OF THE NOTICE AND PAYMENT TO TCEQ FOR THE PERMIT MUST BE PROVIDED TO THE CITY OF CLEBURNE 48 HOURS PRIOR TO EARTH DISTURBING ACTIVITIES. FOR MORE INFORMATION ABOUT THE TPDES PERMIT REQUIREMENTS GO TO THE TCEQ WEB PAGE AT:

WWW.TNRCC.STATE.TX.US/PERMITTING/WATERPERM/WWPERM/CONSTRUCT.HTML/FORMS

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

JOHNSON COUNTY, TEXAS BEING 0.595 ACRE OF LAND LOCATED IN THE C. CHANEY SURVEY, ABSTRACT NO. 124, JOHNSON COUNTY, TEXAS, AND BEING PART OF OF LOT 18, BLOCK 47, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS.

OWNER: IGLESIA BAUTISTA AGAPE DE CLEBURNE P.O. BOX 3272 CLEBURNE, TEXAS 76031 PHONE: 951-323-7879

FAX: 817-556-3545 www.transtexassurveying.com Scale: 1"=50' DWG: 20180045-FINAL PLAT Date: 12/03/18 Drawn: LGP Checked: JW Job: 20180045