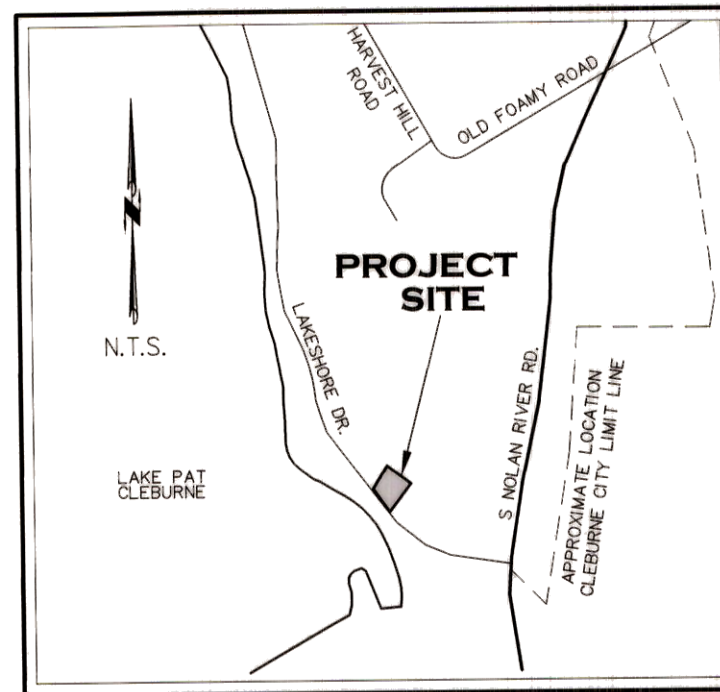


## LEGEND

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

IRON ROD FOUND  
CAPPED IRON ROD FOUND  
CONTROLLING MONUMENT  
OFFICIAL PUBLIC RECORDS  
JOHNSON COUNTY TEXAS  
UTILITY EASEMENT

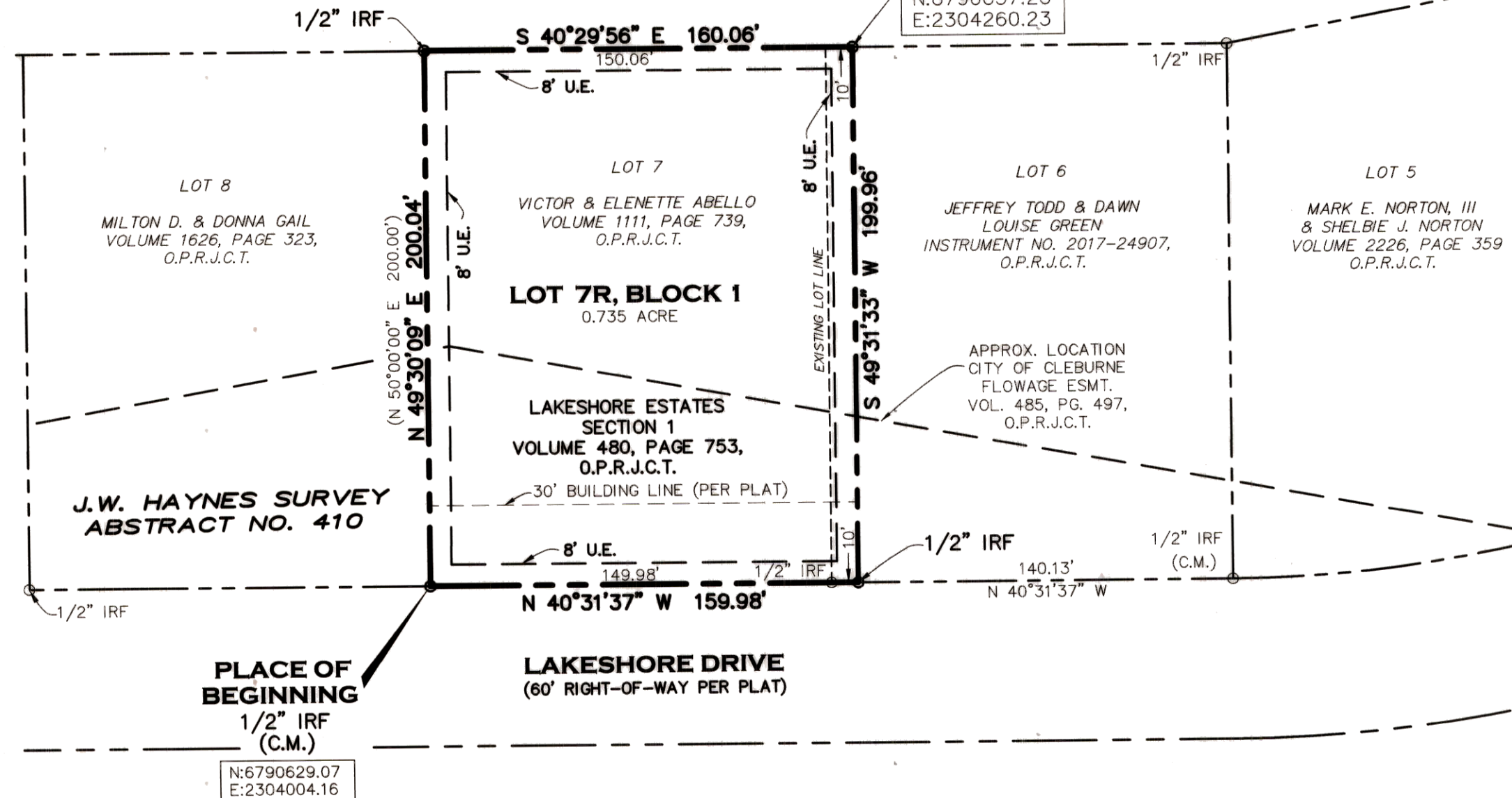


VICINITY MAP  
(NOT TO SCALE)

LAKE SHORE VENTURES, LTD  
VOLUME 2314, PAGE 424,  
O.P.R.J.C.T.

5/8" CIRF  
"TRANS TEXAS  
SURVEYING"

N:6790637.26  
E:2304260.23



PLACE OF  
BEGINNING  
1/2" IRF  
(C.M.)

LAKE SHORE DRIVE  
(60' RIGHT-OF-WAY PER PLAT)

APPROXIMATE LOCATION OF  
F.E.M.A. SPECIAL FLOOD  
HAZARD AREA  
ZONE "A"

## PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J.W. HAYNES SURVEY, ABSTRACT NO. 410, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 7, AND THE NORTH 10 FEET OF LOT 6, BLOCK 1, LAKE SHORE ESTATES, SECTION 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 480, PAGE 753, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE WESTERN MOST CORNER OF SAID LOT 7 AND THE SOUTHERN MOST CORNER OF LOT 8, OF SAID LAKE SHORE ESTATES, SAID 1/2" IRON ROD FOUND ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE;

THENCE, N 49°30'09" E, WITH THE COMMON LINE BETWEEN SAID LOT 7 AND SAID LOT 8, A DISTANCE OF 200.04 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE, S 40°29'56" E, WITH THE EASTERLY LINE OF SAID LAKE SHORE ESTATES, SECTION 1, AT A DISTANCE OF 150.06 FEET PASSING A POINT FOR THE MOST NORTHERLY CORNER OF SAID LOT 6, CONTINUING IN ALL A TOTAL DISTANCE OF 160.06 FEET, TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

THENCE, S 49°31'33" W, CROSSING SAID LOT 6, A DISTANCE OF 199.96 FEET TO A 1/2" IRON ROD FOUND, SAID 1/2" IRON ROD FOUND ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE;

THENCE, N 40°31'37" W, WITH THE WESTERLY LINE OF SAID LAKE SHORE ESTATES, SECTION 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE, AT A DISTANCE OF 10 FEET PASSING A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 6, CONTINUING IN ALL A TOTAL OF 159.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.735 ACRE OF LAND.

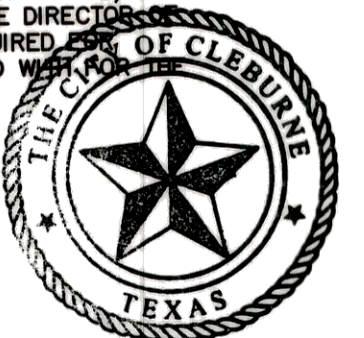
## CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOTS 7R, BLOCK 1  
LAKE SHORE ESTATES, SECTION 1

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 THE FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

8-24-18  
DATE



APPROVED BY THE CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
ON 8/27/18

*[Signature]*  
CHAIRMAN

08/27/18  
DATE

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

APPROVED BY THE CITY COUNCIL OF  
CLEBURNE ON 8/27/18

*[Signature]*  
MAYOR

8-24-18  
DATE

*[Signature]*  
CITY SECRETARY

8-27-18  
DATE

NOTE:  
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/WATERM/CONSTRUCT.HTML/FORMS

## SURVEYOR'S CERTIFICATION

THAT I, JEREMY WILLIAMSON, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 28, 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.

*[Signature]* 8/23/18  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6462



## 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. 48251C0300 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.
- ( ) DENOTES RECORD DATA.

## KNOW ALL MEN BY THESE PRESENTS:

THAT VICTOR & ELENETTE ABELLO, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 7R, BLOCK 1, LAKE SHORE ESTATES, SECTION 1, 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 WHEREOF THIS DEDICATION WAS EXECUTED THIS 23<sup>RD</sup> DAY OF August, 2018

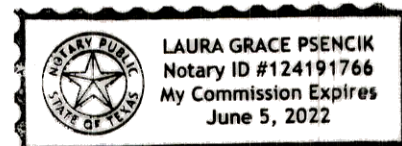
BY: *[Signature]*  
VICTOR ABELLO

BY: *[Signature]*  
ELENETTE ABELLO

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23<sup>RD</sup> DAY OF Aug, 2018 BY VICTOR ABELLO.

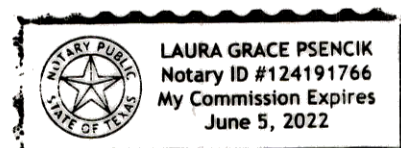
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23<sup>RD</sup> DAY OF Aug, 2018 BY ELENETTE ABELLO.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT RECORDED IN  
VOLUME 11, PAGE 581, SLIDE D-752  
DATE 8-29-18

*[Signature]*  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

*[Signature]*  
DEPUTY

## REPLAT SHOWING

LOT 7R, BLOCK 1  
LAKE SHORE ESTATES, SECTION 1,  
AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON  
COUNTY, TEXAS, BEING ALL OF LOT 7 AND THE NORTH  
10 FEET OF LOT 6, BLOCK 1, LAKE SHORE ESTATES,  
SECTION 1, ACCORDING TO THE PLAT RECORDED IN  
VOLUME 480, PAGE 753, OFFICIAL PUBLIC RECORDS,  
JOHNSON COUNTY, TEXAS.

OWNERS:  
VICTOR & ELENETTE ABELLO  
6625 FIRESTONE ROAD  
FORT WORTH, TEXAS 76132  
PHONE: 817-683-9518

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

<b>TRANS TEXAS SURVEYING &amp; MAPPING</b>			401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transexasurveying.com	
Scale: 1"=50'	Date: 08/16/18	DWG: 20150057-FINAL PLAT		
Drawn: LGP	Checked: JW	Job: 20150057		