

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON AUGUST 31, 2018.

*Andrew E. Stevens*  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
AUGUST 31, 2018

Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48251C0300J Effective December 4, 2012 this property does not lie within a 100 year flood hazard area.

Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.

Building setback lines to be obtained from the City of Cleburne.

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

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.

Capped Stevens Surveying 1/2" irons set unless otherwise noted.

Building setbacks to be obtained from the City of Cleburne.

P&Z:  
APPROVED BY THE CITY OF CLEBURNE PLANNING AND ZONING COMMISSION ON November 12, 2018

*Thomas Kavada*  
CHAIRMAN

DATE 11/12/18

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

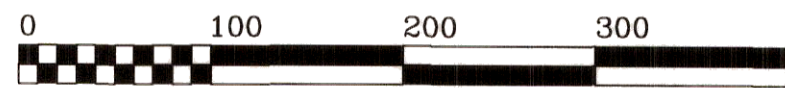
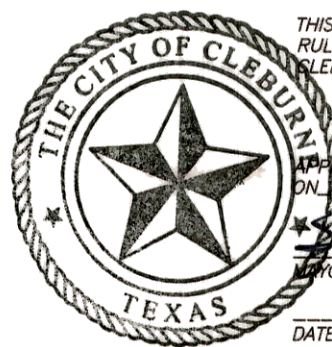
APPROVED BY THE CITY COUNCIL OF CLEBURNE ON November 24, 2018

*[Signature]*  
CITY SECRETARY

DATE 11-27-18

*[Signature]*  
CITY SECRETARY

DATE 11-27-18



STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023

COUNTY ROAD NO. 1115

JACKSON COUNTY  
SCHOOL LAND SURVEY  
ABST. NO. 435

ALEX LOPEZ  
BK. 2908, P. 337  
DESCRIBED IN V. 1123, P. 602

ERIC SCOTT HOLLISTER  
201200030619

LOT 2  
BLOCK 1  
4.752 Acres

LOT 1  
2.237 Acres

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. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE 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. A PROPERTY 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.

RURAL WATER SUPPLY CORPORATION  
BK. 2528, P. 366

ROBERT M. MAHANAY  
V. 1097, P. 442

STATE OF TEXAS  
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS, That Thomas Lopez (Executor) is the owner of the following described real property, to wit:

7.464 acres situated in the JACKSON COUNTY SCHOOL LAND SURVEY, Abst. No. 435, Johnson County, Texas being a portion of that certain tract of land described in deed to Alex Lopez by deed recorded in Book 2908, Page 337, Deed Records, Johnson County, Texas and described further by metes and bounds in Volume 1123, Page 602, Deed Records, Johnson County, Texas. Said 7.464 acres being more particularly described, as follows:

Beginning at a capped 1/2" iron found in County Road No. 1224 at the most southerly point of said Lopez tract and being per deed call North 30 degrees 44 minutes West, 1956.06 feet from the southwest corner of a 193.00 acre tract as recorded in Volume 361, Page 122, Deed Records of Johnson County, Texas.

THENCE North 30 degrees 05 minutes 09 seconds West, along said County Road No. 1224 a distance of 670.33 feet to a point at the northwest corner of the hereindescribed tract;

THENCE North 59 degrees 54 minutes 51 seconds East, 469.00 feet to a capped Stevens Surveying 1/2" iron set in the easterly line of said Lopez tract and the westerly line of that certain tract of land described in deed to Eric Scott Hollister by deed recorded in 201200030619 Deed Records, Johnson County, Texas;

THENCE South 30 degrees 52 minutes 59 seconds East, along the common line of said Lopez and Hollister tracts, 682.99 feet to a 1/2" iron found in the northwesterly line of that certain tract of land described in deed to Rural Water Supply Co., by deed recorded in Book 2528, Page 366, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 07 minutes 01 seconds West, along the common line of said Lopez and Rural Water Supply Co., 478.28 feet to the POINT OF BEGINNING and containing 7.464 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That Thomas Lopez executor for Alex Lopez does hereby adopt this Plat of the hereinabove described real property to be known as.....

Lots 1 & 2, Block 1  
LOPEZ ACRES  
Johnson County, Texas

and does hereby dedicate to the public's use forever, the easements and rights-of-way as shown on this plat.

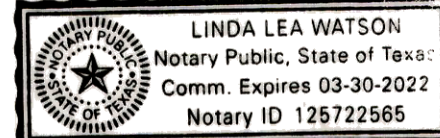
*Thomas Lopez*  
Thomas Lopez (Executor)

STATE OF TEXAS

Before me the undersigned authority, on this day appeared personally Thomas Lopez (Executor) known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of November, 2018.

*Linda LeA Watson*  
Notary Public  
Johnson County, Texas



CERTIFICATE OF DIRECTOR OF PUBLIC WORKS:  
Lots 1&2, Block 1 LOPEZ ACRES - 1921 & 1933 County Road No. 1224.

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 *[Signature]*

Date 11-26-18

FINAL PLAT  
LOTS 1 & 2, Block 1  
LOPEZ ACRES  
AN ADDITION TO THE EXTRA  
TERRITORIAL JURISDICTION OF THE  
CITY OF CLEBURNE,  
JOHNSON COUNTY, TEXAS  
BEING a 7.464 acres gross and 6.989  
net situated in the JACKSON COUNTY  
SCHOOL LAND SURVEY, Abst. No. 435,  
Johnson County, Texas

Plat recorded in Volume 11 Page 674  
Slide E-15  
Date 12-19-18  
*Becky J. Jurek*  
County Clerk, Johnson County, Texas  
*Linda Bailey*  
Deputy