Notes on Private Sewage Facility: VICINITY MAP APPROVED BY THE CITY OF CLEBURNE, TEXAS PLANNING AND ZONING COMMISSION ON May 14 2018 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. Called 1.12 Acres Sheila DeAnn Hadley Evans Volume 3529, Page 506 This plat approval is subject to all platting ordinances, rules, 2. Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only regulations and resolutions of the City of Cleburne, Texas. that the facility meets minimum requirements and does not relieve the owner of the property from complying with O.P.R.J.C.T. County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, Site 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 3. A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to naintain and operate the private sewage facility in satisfactory manner. B.B.B. & C. R.R. CO. SURVEY, ABSTRACT No. 91 STATE OF TEXAS W. P. KING SURVEY, COUNTY OF JOHNSON ABSTRACT No. 489 KNOW ALL MEN BY THESE PRESENTS THAT Joshua C. Tucker and Jimmy David Hadley, are the owners APPROVED BY THE CITY COUNCIL OF CLEBURNE ON May 22, 2018 of the following described property to wit: JTILITY EASEMENTS: Being all of that certain tract or parcel of land situated in the W.P. King Survey, Abstract No. 489, Johnson County, Texas, and being all of that certain called 1.0 acre tract of land as conveyed by Jimmy Any public utility, including Johnson County, shall have the David Hadley and Shirley Hadley to Joshua C. Tucker, by the deed recorded as Instrument No. 2018—1196 right to move and keep moved all or part of any building, Called 24.71 Acres of the Official Public Records of Johnson County, Texas, and being a portion of that certain called 24.71 ences, trees, shrubs, other growths or improvements which Jimmy David Hadley acre tract as conveyed by O. B. Hadley to Jimmy David Hadley, by the deed recorded as Volume 827, n any way endanger or interfere with the construction. Volume 827, Page 154 Page 154, of the Official Public Records of Johnson County, Texas, and being more particularly described naintenance, or efficacy of its respective systems in any of by metes and bounds as follows: the easements shown on the plat; and any public utility, ncluding Johnson County, shall have the right at all times Northing: 6845384.742 BEGINNING at a capped (stamped "Ballard") 1/2 inch iron rod found for the southeast corner of said 1.0 of ingress and egress to and from said easements for the Easting: 2297230.129 acre tract, said iron rod found on the northerly line of that certain called 24.71 acre tract of land as ourpose of construction, reconstruction, inspection, patrolling, EAST 208.72' per Record Deed onveyed to Michelle R. Uribe and Clem Dale Griffin, by the deed recorded as Instrument No. 2017—26319; naintaining and adding to or removing all or part of its S 89°26'34"E 239.63' respective systems without the necessity at any time of of the Official Public Records of Johnson County, Texas, and said iron rod found on a westerly line of procuring the permission of anyone. County Road No. 1017; W. P. KING SURVEY, 「HENCE North 89 degrees 33 minutes 07 seconds West, along the common line between said 1.0 acre tract and said 24.71 acre tract, at a distance of 208.47 feet, passing a capped (stamped "RPLS 1722") 1/2 inch iron rod found for the southwest corner of said 1.0 acre tract, said iron rod found on the ABSTRACT No. 489 southerly line of said 24.71 acre tract, and continuing now, along the southerly line of said 24.71 acre tract, in all, a distance of 239.41 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the D. NUNER SURVEY, southwest corner of the herein described tract of land: ABSTRACT No. 643 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT We, Joshua C. Tucker and Jimmy THENCE North 00 degrees 30 minutes 05 seconds East, through the interior of said 24.71 acre tract, a distance of 208.69 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northwest David Hadley, do hereby adopt this plat designating the herein described real property as Called 117 Acres corner of the herein described tract of land; Anthony Wayne Hadley Volume 827, Page 140 Lot 1, Block 1, Tucker's Subdivision O.P.R.J.C.T. IHENCE South 89 degrees 26 minutes 34 seconds East, along the northerly line of the herein described Called 1.0 Acres tract, at a distance of 30.94 feet, passing a capped (stamped "RPLS 1722") 1/2 inch iron rod found for an addition to the Extra—Territorial Jurisdiction of the City of Cleburne, Johnson County, Texas, the northwest corner of said 1.0 acre tract of land, and continuing now, along the northerly line of said and I do hereby dedicate to the public's use forever, without reservation, the streets, easements, 0.P.R.J.C.T. 1.0 acre tract, in all, a distance of 239.63 feet, to a capped (stamped "RPLS 1722") 1/2 inch iron rod found for the northeast corner of said 1.0 acre tract, and said iron rod found on a westerly line of Lot 1 NORA ELIZABETH FUSS County Road No. 1017: Block 1 NOTARY PUBLIC-STATE OF TE THENCE South 00 degrees 33 minutes 47 seconds West, along the easterly line of said 1.0 acre tract, COMM. EXP 02-16-2019 and along a westerly line of County Road No. 1017, a distance of 208.23 feet, to the POINT OF BEGINNING NOTARY ID 13011837-THE STATE OF TEXAS and containing 1.150 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, under the 1.150 Gross Acres supervision of Joe Davis Ballard, RPLS No. 5614. 0.015 acres Road Dedication Before me, Notary Public in and for the State of Texas on this day personally appeared Joshua C. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument 1.000 Net Acres and acknowledged to me that he executed the same for the purposes and considerations herein Jimmy David Hadley Volume 827, Page 154 Commission Expires FCO using 16,2019 B.B.B. & C. R.R. CO. SURVEY, Notary Public in and for P.0.B State of Texas ABSTRACT No. 91 Called 24.71 Acres Michelle R. Uribe and Northing: 6845176.521 Clem Dale Griffin Instrument No. 2017-26319 Easting: 2297228.084 NOTES: THE STATE OF TEXAS This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute Scale: 1"=50' such. This survey plat reflects only the easements and rights—of—way which have been reported to this Surveyor Before me, Notary Public in and for the State of Texas on this day personally appeared Ji,,y WIFFALO CREEK SURVEYOR Devid Hadley, known to me to be the person whose name is subscribed to the foregoing All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, 1983 datum, instrument and acknowledged to me that he executed the same for the purposes and determined by using the Global Positioning System. considerations herein expressed. Void unless recorded in the Plat Records of Johnson County, within five (5) years of the date of approval by the City Council. The property shown hereon does not appear to be located in a FEMA designated Flood Plain, according to the Flood Insurance Rate Map, Map No. 48251C0160J, Map Revised: December 4, 2012. This Surveyor will not accept the responsibility for the accuracy My Commission Expires FLORUMY (4) 2019 of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon. On site drainage shall be conveyed by drainage swales between lats. Swales shall be a minimum of eight (8) inches from P.O. Box 626 building foundation to finish ground level grade adjoining building and directed towards public streets or drainage easements. CERTIFICATE OF DIRECTOR OF PUBLIC WORKS Rio Vista, TX 76093 6. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is Phone 817-373-3338 ADDITION: Lot 1, Block 1, of Tucker's Subdivision Website: buffalocreeksurveyor.com LOCATION DESCRIPTION: 6220 County Road No. 1017 7. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be info@buffalocreeksurveyor.com texassurveyor5614@gmail.com Firm License Number Joshua, Texas naintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said texassurveyorbon Firm License Number
10116000
THE AREA SINCE I hereby certify that all requirements of the "Subdivision Ordinance" concerning submission and/or approval of information and data to the 8. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or Director of Public Works and the City Engineer, required for approval, have been complied with for the above referenced subdivision. Owners: 9. Building setbacks to be obtained from the City of Cleburne. Joshua C. Tucker 6220 CR 1017 10. Access to the herein described tract of land is via various county roads. 682-227-9708 SURVEYOR'S CERTIFICATION and Jimmy Hadley 6229 CR 1017 LEGENDThat I, Joe Davis Ballard, Registered Professional Land Surveyor, Texas Registration 682-227-9708 CIRF = CAPPED IRON ROD FOUND No. 5614, hereby certify that this correctly represents a survey made under my supervision on March 4, 2018. The subdivision boundary corners are marked with CIRS = CAPPED IRON ROD SET IRF = IRON ROD FOUND oshua, Texas 76058 RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR P.O.B. = POINT OF BEGINNING Joe Davis Ballard Plat Recorded in Volume ____ Final Plat of Lot 1. Block 1 of Tucker's Subdivision Brawn by: dmb approved by: JDB REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5614 an Addition to the
Extra—Territorial Jurisdiction of the City of Cleburne, ok No. 02618 Date Apprv'd: 3/15/18 being 1.000 acres situated in the Date Apprv'd: 4/3/18 W. P. KING SURVEY, LAND SURVEY, ABSTRACT NO. 489. Designated Use: Residential Sheet 1 of 1 Deputy Johnson County, Texas. "ETJ"