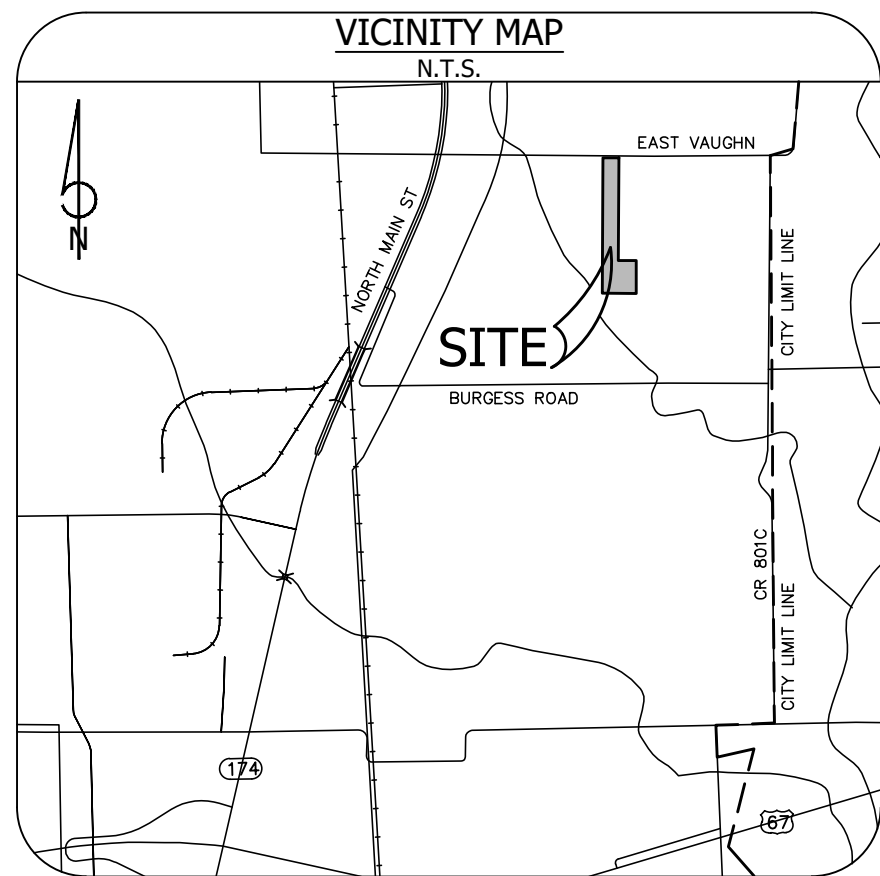




P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 1796



According to Community Panel Number 48251C01703, dated December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

1. The proposed usage of the area shown on plat is for single family residential use.
2. Any public utility, including the City of Cleburne, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements within any way endanger or interfere with the construction or maintenance, or effectiveness of its respective systems in any of the easements shown on the plat, and any public utility including the City of Cleburne, 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.
3. All property corners are 5/8 inch iron rods with cap stamped "RPLS 5696" set unless otherwise noted.
4. It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval & recording of the final plat & the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.
5. A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.
6. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
7. Building setbacks to be obtained from the City of Cleburne.
8. A building permit must be obtained prior to any building.
9. 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.
10. VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY CITY COUNCIL.
11. 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.
12. Inspections 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.
13. 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 a satisfactory manner.
14. There is an 8' utility easement along all interior property lines.

BEING a 3.008 acre tract of land situated in the James Mackey Survey, Abstract Number 594, Johnson County, Texas, and being a portion of a called 13.15 acre tract of land described by and to Jon Thoford et ux, Kim Thoford, recorded in Volume 1086, Page 704, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set stamped "Research" at the northeast corner of said called 13.15 acre tract, same being the southwest corner of said called 2.022 acre tract described by and to Gregory James Cavatare, recorded in Volume 1091, Page 325, Deed Records, Johnson County, Texas, and being on the South right-of-way line of Vaughn Road (County Road 90), a prescriptive right-of-way, from which a 1/2" iron rod found at the northeast corner of said called 2.022 acre tract bears South 89 degrees 42 Minutes 22 Seconds East, a distance of 123.64 feet;

THENCE South 00 degrees 13 Minutes 00 Seconds West, along the upper East line of said called 13.15 acre tract, being common with the West line of said called 2.022 acre tract, at a distance of 1.76 feet, passing a 1/2" iron rod found for reference, and continuing in all 71.92 feet, to a 5/8" capped iron rod set stamped "Research" at an interior corner of said East line, same being the southwest corner of said called 2.022 acre tract;

THENCE North 89 degrees 50 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 13.15 acre tract, being common with the South line of said called 2.022 acre tract, a distance of 123.72 feet, to a 5/8" capped iron rod set stamped "Research" at the southeast corner of said called 2.022 acre tract, being on the West line of a called 32.132 acre tract of land described by and to Robert P. Crouley d/b/a Apex Eum Farm, recorded in Volume 1962, Page 477, Deed Records, Johnson County, Texas;

THENCE South 00 degrees 00 Minutes 44 Seconds East, departing said common line and along the lower East line of said called 13.15 acre tract, a distance of 228.55 feet, to a 5/8" capped iron rod set stamped "Research" at the southeast corner of said called 13.15 acre tract;

THENCE North 89 degrees 41 Minutes 58 Seconds West, departing said East line and along the South line of said called 13.15 acre tract, a distance of 235.75 feet, to a 5/8" capped iron rod set stamped "Research", from which a 2" Steel Fence Corner Post is found at the southwest corner of said called 13.15 acre tract bears North 89 degrees 41 Minutes 58 Seconds West, a distance of 462.71 feet;

THENCE North 00 degrees 14 Minutes 45 Seconds East, departing said South line and over and across said called 13.15 acre tract, a distance of 941.48 feet, to a 5/8" capped iron rod set stamped "Research", being on the South right-of-way line of said Vaughn Road, and continuing in all 71.92 feet, to a 5/8" capped iron rod at the northwest corner of said called 13.15 acre tract bears North 89 degrees 42 Minutes 22 Seconds West, a distance of 462.53 feet;

THENCE South 89 degrees 42 Minutes 22 Seconds East, along said South right-of-way line, a distance of 110.91 feet, to the POINT OF BEGINNING, and containing 3.008 acres or 130,037 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS that Jon Thoford and Kim Thoford, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as Lot 1, Block 1, Vaughn Addition, an addition to the City of Cleburne, Johnson County, Texas, and hereby dedicated to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

Name: Jon Thetford
Date: _____

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

Name: Kim Thetford

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

Addition: Lot 1, Block 1, Vaughn Addition

Location Description: 300 E. Vaughn Road

I hereby certify that all requirements of the "Subdivision Ordinance" [i.e., Ch. 154 of the code of ordinances of the city] 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

Date _____

Owner/Developer:
John and Kim Thetford
300 East Vaughn Rd.
Cleburne, Texas 76031
817-648-1286

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that this correctly represents a survey made under my direction and supervision on June 28, 2018. All subdivision and lot corners are marked with iron pins.

Executed this the _____ day of _____, in the year of our Lord 2018

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

BEING 3.008 acres of land situated in the James Mackey Survey, Abstract Number 594, Johnson County, Texas.

Approved by the City Council of Cleburne on _____

Mayor

Date

City Secretary _____ Date _____

Approved by the City of Cleburne Planning and Zoning Commission
on _____

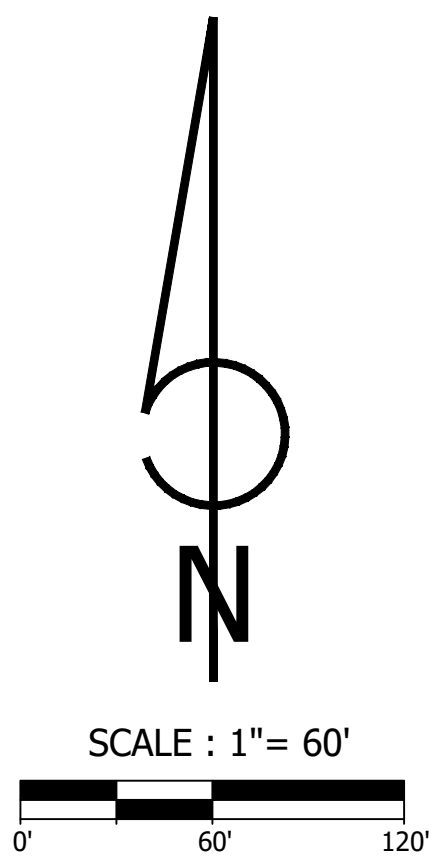
Chairman _____ Date _____

Plat recorded in Volume _____, Page _____, Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy



Project Number: 180100 Date: June 13, 2018

Revised Date: July 16, 2018

Revision Notes: Addressed Comments

Sheet 1 of 1