

FILING A PLAT:
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 EXECUTOR 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 CITY OF CLEBURNE CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT. 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.

PRIVATE SEWAGE FACILITY:
1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF CITY OF CLEBURNE, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. 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.
3. 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.

UTILITY EASEMENT:
8' ALONG ALL SIDES OF PROPERTY LINES.

0' 400' 800' 1200'

LEGEND

IRF IRON ROD FOUND
C.M. CONTROLLING MONUMENT
CIRS CAPPED IRON ROD SET
STAMPED "GSI SURVEYING"
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT

FLOOD STATEMENT:

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0300 I, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
5. ALL PROPERTY CORNERS CREATED BY THIS PLAT ARE TO BE A CAPPED IRON ROD, STAMPED "GSI SURVEYING".

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.

PROPERTY DESCRIPTION

BEING A 62.130 ACRE PORTION OF A TRACT OF LAND, IN THE JACKSON COUNTY, SCHOOL LAND SURVEY, ABSTRACT NO.435, JOHNSON COUNTY, TEXAS, CONVEYED TO BLUEBERRY MEADOWS, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2017-10796, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID BLUEBERRY TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO FRANCISCO ROLON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 20491, O.P.R.J.C.T., IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO THOMAS BANKS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 15194, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID ROLON TRACT, N 59°18'35" E, A DISTANCE OF 994.05 FEET, TO CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JOE FRANZZINI, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 28475, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID FRANZZINI TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 30°26'51" E, A DISTANCE OF 284.32 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. N 59°18'35" E, A DISTANCE OF 814.94 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF C.R. NO. 1224;

THENCE, WITH THE WEST LINE OF SAID C.R. NO. 1224, S 30°30'45" E, A DISTANCE OF 884.92 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO MATTHEW HOOD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 18951, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID HOOD TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 45°34'30" W, A DISTANCE OF 612.05 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 30°28'24" E, A DISTANCE OF 371.87 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN THE NORTHWEST LINE OF A TRACT OF LAND, CONVEYED TO KATHY SELLMAN, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 26659, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID SELLMAN TRACT, S 45°34'30" W, A DISTANCE OF 1221.56 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID BLUEBERRY TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID BLUEBERRY TRACT, AND WITH SAID BANKS TRACT, N 31°20'29" W, A DISTANCE OF 1976.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING 62.130 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JANUARY 30, 2019.

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS

ADDITION: LOTS 1-10, BLOCK 1
WEST LAKES ESTATES

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE" CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUESTED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS

C-23-19
DATE

OWNERS:
BLUEBERRY MEADOWS LLC
1832 CR 1224
CLEBURNE, TEXAS 76033
817-648-3000

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS

OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=400'	Date: 3/18/19	DWG: 2018686-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2018-686

WATER SHALL BE PROVIDED BY JCSUD OR PRIVATE WELLS.

SANITARY SEWER SHALL BE PROVIDED BY SEPTIC SYSTEMS.

CITY OF CLEBURNE DOES NOT CURRENTLY HAVE PUBLIC WATER AND SEWER UTILITIES IN THIS AREA. IT IS THE OWNER'S RESPONSIBILITY TO SECURE WATER AND SEWER SERVICES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT I, TIM ROE, REPRESENTATIVE OF BLUEBERRY MEADOWS LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-10, BLOCK 1, WEST LAKE ESTATES, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

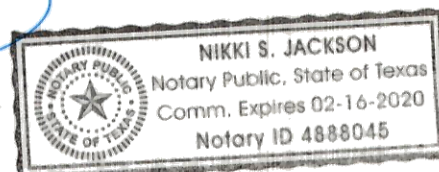
5/15/19
TIM ROE, BLUEBERRY MEADOWS LLC DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIM ROE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May, 2019.

NOTARY PUBLIC



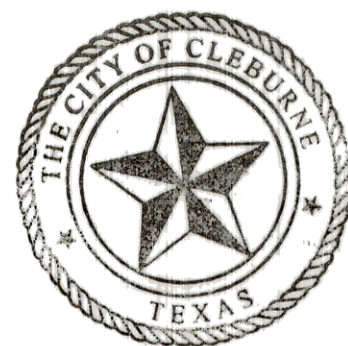
APPROVED BY CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION ON
THE 22nd DAY OF April, 2019.

Thomas Kovacs
CHAIRMAN

05/23/2019
DATE

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

APPROVED BY CITY COUNCIL OF
CLEBURNE ON THE 14th DAY OF May,
2019.



APPROVED BY CITY COUNCIL OF
CLEBURNE ON THE 14th DAY OF May,
2019.

MAYOR
May 30, 2019
DATE
Shelly Doty
CITY SECRETARY
May 30, 2019
DATE

PLAT RECORDED IN

VOLUME 11, PAGE 793, SLIDE E-85

DATE 5-31-19

Becky D. New
COUNTY CLERK, JOHNSON COUNTY, TEXAS

Linda Bailey
DEPUTY

**FINAL PLAT OF
WEST LAKE ESTATES
LOTS 1-10, BLOCK 1**

**AN ADDITION TO THE EXTRA-TERRITORIAL
JURISDICTION OF THE CITY OF CLEBURNE,
JOHNSON COUNTY, TEXAS
SITUATED IN THE JACKSON COUNTY SCHOOL
LAND SURVEY, ABSTRACT NO. 435, BEING A
62.130 ACRE PORTION OF A TRACT OF LAND,
RECORDED IN 2017-10796, OFFICIAL PUBLIC
RECORDS, JOHNSON COUNTY, TEXAS**

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON NOVEMBER 27, 2017 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

5/15/19

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

