

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. 48251C0305 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.
- WATER WILL BE PROVIDED BY JCSUD.

PRIVATE SEWAGE FACILITY NOTES:

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

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.

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.

KNOW ALL MEN BY THESE PRESENTS:

JAMES ROBERT SCOGIN AND RUTH H. SCOGIN DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, THOMPSON'S HARDSHIP ACRES, AN ADDITION LOCATED IN THE E.T.J. OF 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.

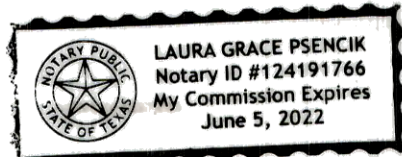
IN WITNESS WHEREOF THIS DEDICATION WAS EXECUTED THIS THE 24th DAY OF July, 2019.

BY: James Robert Scogin  
JAMES ROBERT SCOGIN  
BY: Ruth H. Scogin  
RUTH H. SCOGIN

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF July, 2019 BY JAMES ROBERT SCOGIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF July, 2019.

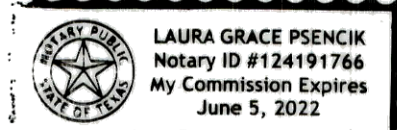
Laura Grace Psenick  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF July, 2019 BY RUTH H. SCOGIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF July, 2019.

Laura Grace Psenick  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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/WWPERM/CONSTRUCT.HTML/FORMS

PLAT RECORDED IN

VOLUME 11, PAGE 837, SLIDE C-114  
8-12-19

DATE

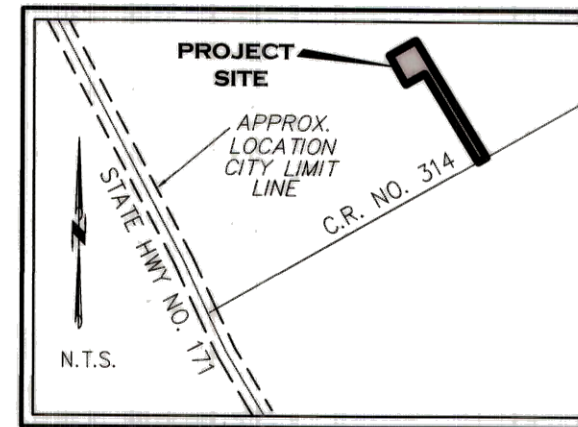
Becky D. Wiley  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

Linda Bailey  
DEPUTY

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

LEGEND

IRF IRON ROD FOUND  
IRS IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"  
CIRF CAPPED IRON ROD FOUND  
(C.M.) CONTROLLING MONUMENT  
U.E. UTILITY EASEMENT  
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS  
JOHNSON COUNTY TEXAS  
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY TEXAS



VICINITY MAP  
(NOT TO SCALE)

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE ROBERT EARL SURVEY, ABSTRACT NO. 259, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 21.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-6763, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF SAID 21.00 ACRE TRACT, BEING BEING IN THE SOUTH LINE OF A CALLED 29.832 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3715, PAGE 916, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 21.00 ACRE TRACT, BEARS S 60°03'08" W, A DISTANCE OF 353.60 FEET;

THENCE, N 60°03'08" E, WITH THE COMMON LINE BETWEEN SAID 21.00 ACRE TRACT AND SAID 29.832 ACRE TRACT, A DISTANCE OF 195.01 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE NORTHWEST CORNER OF A CALLED 5.010 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-33773, O.P.R.J.C.T.;

THENCE, S 31°17'20" E, WITH THE WEST LINE OF SAID 5.010 ACRE TRACT, AT A DISTANCE OF 846.88 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 871.29 FEET TO A COTTON SPINDLE FOUND IN THE NORTH EDGE OF COUNTY ROAD NO. 314 FOR THE SOUTHWEST CORNER OF SAID 5.010 ACRE;

THENCE S 59°43'25" W WITH THE SOUTH LINE OF SAID 21.00 ACRE TRACT AND WITH THE NORTH EDGE OF SAID COUNTY ROAD NO. 314, A DISTANCE OF 60.01 FEET TO A POINT FROM WHICH A COTTON SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID 21.00 ACRE TRACT, BEARS S 59°43'25" W, A DISTANCE OF 488.53 FEET;

THENCE, CROSSING SAID 21.00 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 31°17'20" W, AT A DISTANCE OF 24.51 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 662.87 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 60°03'08" W, A DISTANCE OF 134.99 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

THENCE, N 31°17'20" W, A DISTANCE OF 208.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.847 ACRES OF LAND.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOT 1, BLOCK 1, THOMPSON'S HARDSHIP ACRES

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.

[Signature]  
DIRECTOR OF PUBLIC WORKS  
8-1-19  
DATE

APPROVED BY THE CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
ON JULY 8, 2019  
[Signature]  
CHAIRMAN

08-02-19  
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 JULY 23, 2019  
[Signature]  
MAYOR

8-6-19  
DATE

[Signature]  
CITY SECRETARY  
08-07-19  
DATE

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 22, 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.

Robert L. Young  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400



TPS NO. 10122700



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-556-3440  
FAX: 817-556-3545  
www.transtexasurveying.com

Scale: 1"=100' Date: 06/24/19 DWG: 20150084-FINAL PLAT  
Drawn: LGP Checked: RY Job: 20150084

LOT 1, BLOCK 1  
THOMPSON'S HARDSHIP ACRES  
AN ADDITION TO THE E.T.J.  
OF THE CITY OF CLEBURNE  
BEING 1.847 ACRES OF LAND LOCATED IN THE  
ROBERT EARL SURVEY, ABSTRACT NO. 259,  
JOHNSON COUNTY, TEXAS.

OWNER:  
JAMES AND RUTH SCOGIN  
916 CR 314  
CLEBURNE, TEXAS 76031  
PHONE: 817-875-5041