

PROPERTY DESCRIPTION

BEING A 0.008 ACRE PORTION OF LOT 2, AND A 6.112 ACRE PORTION OF LOT 3, BLOCK 267, ORIGINAL CLEBURNE, AN ADDITION TO JOHNSON COUNTY, TEXAS, (O.P.R.C.T.), CONVEYED TO RODNEY GATTIS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-00283, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID GATTIS TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO ST. PAUL CHRISTIAN METHODIST, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 241, PAGE 585, O.P.R.C.T., IN THE SOUTH LINE OF ROYAL ST., A 60' RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE SOUTH LINE OF SAID ROYAL ST., N 75°51'32" E, A DISTANCE OF 50.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID GATTIS TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JOSE ORTIZ, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2013-07353, O.P.R.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GATTIS TRACT, AND WITH SAID ORTIZ TRACT, S 14°08'28" E, A DISTANCE OF 104.97 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID GATTIS TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO CLEMIE GRIFFIN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 334, PAGE 503, O.P.R.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GATTIS TRACT, AND WITH SAID GRIFFIN TRACT, AND WITH THE COMMON LINE BETWEEN SAID GATTIS TRACT, RECORDED IN VOLUME 267, PAGE 120, O.P.R.C.T., CONSECUTIVELY, S 75°51'32" W, A DISTANCE OF 50.00 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID GATTIS TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID GATTIS TRACT, AND WITH SAID METHODIST TRACT, N 14°08'28" W, A DISTANCE OF 104.97 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.120 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON APRIL 21, 2019.

- FLOOD STATEMENT:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482510283, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "SHADED A/F" (AREAS DETERMINED TO BE WITHIN 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. 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.
 6. ENCROACHMENTS IN THE FLOODWAY PROHIBITED.
 7. MINIMUM SETBACK LINE TO BE OBTAINED FROM THE CITY OF CLEBURNE.
 8. WATER SERVICE TO THIS SUBJECT TRACT, WILL BE PROVIDED BY THE CITY OF CLEBURNE.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT RODNEY GATTIS, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3R, BLOCK 267, ORIGINAL CLEBURNE, AN ADDITION TO THE CITY OF CLEBURNE, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

RODNEY GATTIS DATE 11/18/2019

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 RODNEY GATTIS, 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 THE 18th DAY OF NOV. 2019.

NOTARY PUBLIC
LINDA HIGHT
Notary Public, State of Texas
Comm. Expires 09-05-2021
Notary ID 7047929

PLAT RECORDED IN
VOLUME 11, PAGE 918, SUB E 154
DATE 11-18-19

County Clerk, JOHNSON COUNTY, TEXAS
Deputy
SHELBY J. HOFFMAN



APPROVED BY THE CITY COUNCIL OF CLEBURNE ON 9-24-19

MAJOR 10/16/19

DATE 10/16/19
CITY SECRETARY

P&Z SIGNATURE BLOCK:

APPROVED BY THE CITY OF CLEBURNE PLANNING AND ZONING COMMISSION ON 9-24-19

CHAIRMAN 10/16/19
DATE

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

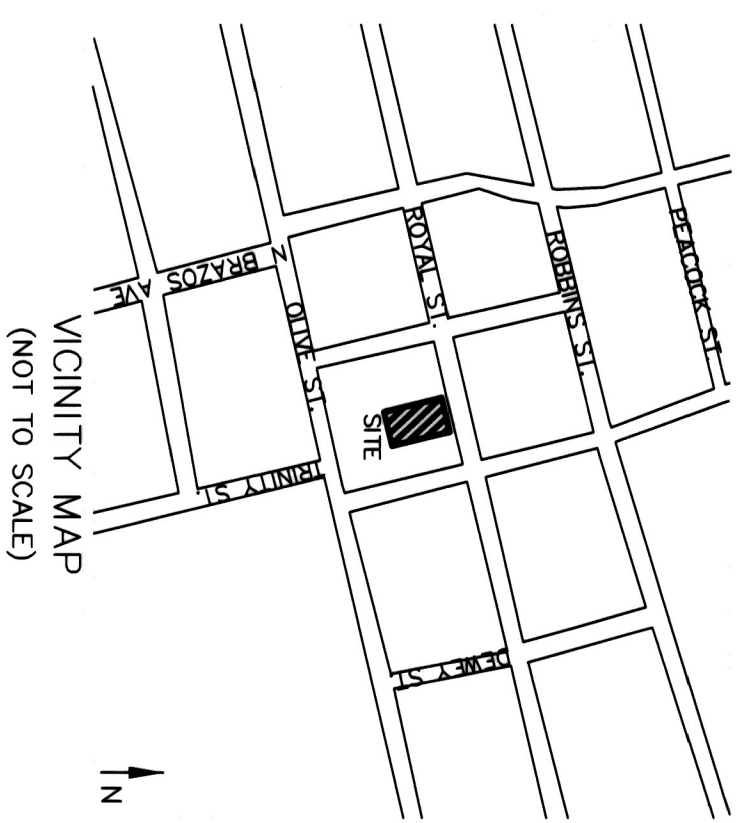
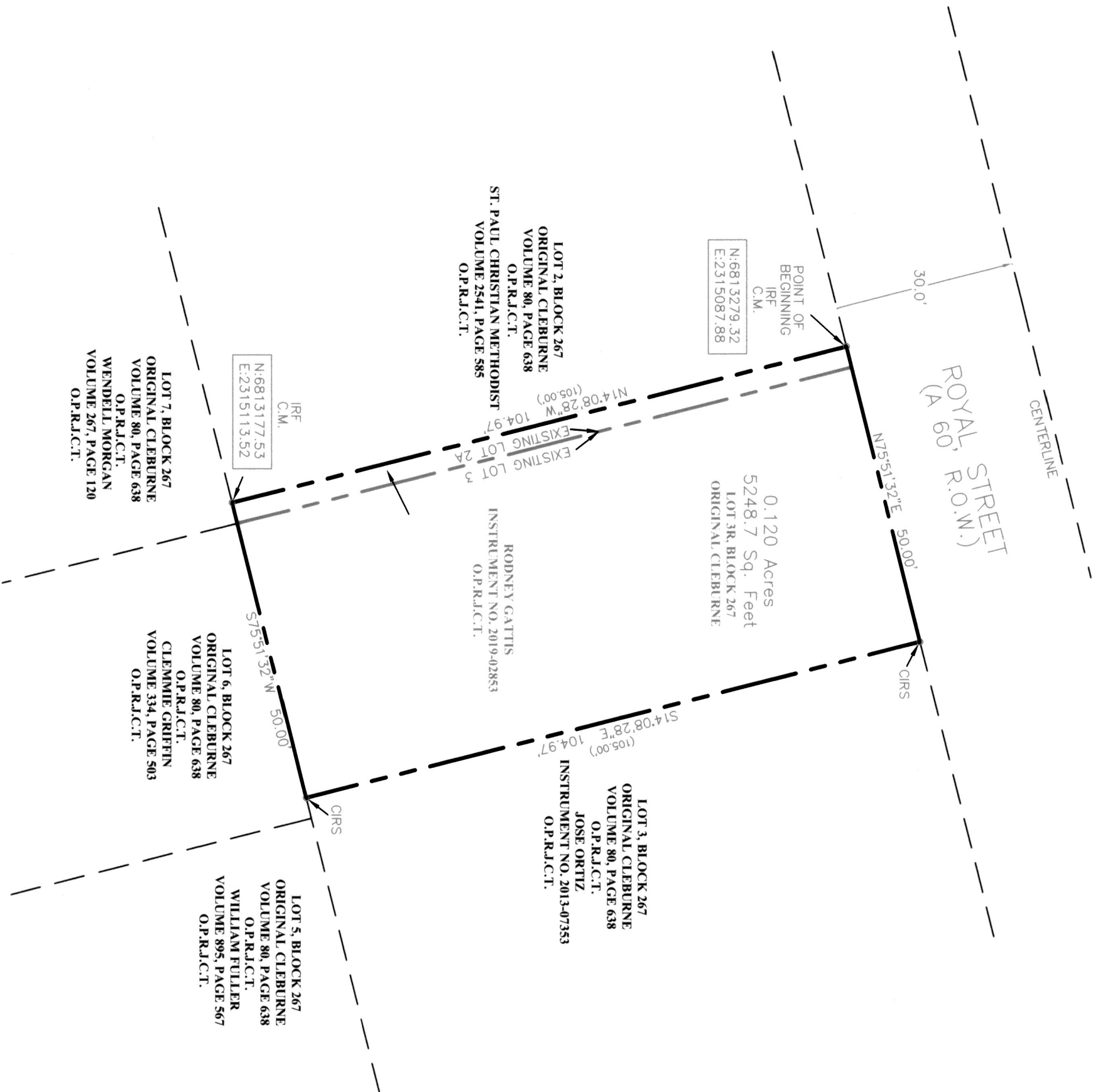
FILING A PLAT:

- 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 OR CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER AND IS FILED FOR RECORDS WITH JOHNSON COUNTY, 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.



LEGEND

- | | |
|--------|-------------------------|
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| C.M. | STAMPED "GSI SURVEYING" |
| () | CONTROLLING MONUMENT |
| () | DENOTES RECORD DATA |
| R.O.W. | RIGHT-OF-WAY |
| OHE | OVERHEAD ELECTRIC |
| PP | POWER POLE |



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 COMPLETED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

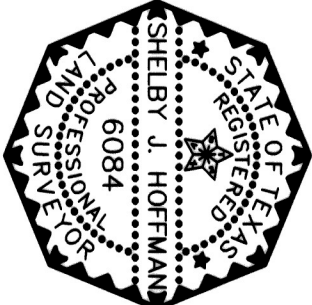
DIRECTOR OF PUBLIC WORKS
DATE 10-15-19

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS.

ADDITION: LOT 3R, BLOCK 267
ORIGINAL CLEBURNE

LOCATION DESCRIPTION: 506 ROYAL ST., CLEBURNE, TEXAS

OWNER:
RODNEY GATTIS
3320 FM 731
BURLESON, TEXAS



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

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBP.LS FIRM NO. 10184400, SHELBY@GSI-SURVEY.COM

Scale: 1"=20'	Date: 5/1/19	DWG: 2019152-RE PLAT
Drawn: OF	Checked: SJH	Job: 2019-152