

Notes

This subdivision is located within the ETJ of Cleburne, Texas.

2. The proposed usage of the area shown on plat is for single family residential use.

Notes on Private Sewage Facility

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.

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.

- 4. Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger of interfere with the construction or maintenance, or efficacy of it's respective systems in any of the easements shown on the plat, and any public utility including Johnson County, 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.
- All property corners are 5/8 inch iron rods with cap stamped "RPLS 5696" set unless otherwise noted.
- 6. 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 & 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.
- 7. 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.
- 8. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- 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
- 10. VOID UNLESS RECORDED IN THE DEED RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY CITY COUNCIL.

#### Right-of-Way Note

The property currently has physical access to County Road 1115 which is assumed to be a prescriptive right-of-way to Johnson County. Even though no official dedication documents exist for County Road 1115, the surveyor assumes there will be no future denial of access to the existing roadways.

## LEGAL DESCRIPTION

WHEREAS Monte Johnson and Teresa Johnson are the sole owners of a 2.988 acre tract of land situated in the Jackson County School Land Survey, Abstract Number 435, Johnson County, Texas, and being all of Lots 3 and 4, Venturi Estates, an addition to Johnson County, Texas, according to the plat recorded in Volume 9, Page 38, Plat Records, Johnson County, Texas, and being all of that certain tract of land described by deed to Monte Johnson and Teresa Johnson, recorded in County Clerk's File Number 2019-12294, Deed Records, Johnson County, Texas, and being more particularly described by metes and

BEGINNING at a 1/2" capped iron rod found stamped "ROCKIN CT" at the easternmost corner of said Lot 4, same being the southernmost corner of Lot 5, said Venturi Estates, and being on the northwest line of that certain tract of land described by deed to Eddie Godfrey, recorded in Volume 1556, Page 405, Deed Records, Johnson County, Texas;

THENCE South 59 Degrees 44 Minutes 00 Seconds West, along the southeast line of said Lots 4 and 3, being common with the northwest line of said Godfrey tract, at a distance of 194.17 feet, passing a 1/2" iron rod found for reference, and continuing in all 299.94 feet, to a 1/2" capped iron rod found stamped "ROCKIN CT" at the southernmost corner of said Lot 3, same being the easternmost corner of Lot 2, said Venturi Estates, from which a 1/2" iron rod found at the southernmost corner of said Lot 2 bears South 59 Degrees 56 Minutes 29 Seconds West, a distance of 150.15 feet;

THENCE North 30 Degrees 48 Minutes 02 Seconds West, departing said common line and along the southwest line of said Lot 3, being common with the northeast line of said Lot 2, a distance of 434.03 feet, to a 1/2" iron rod found at the westernmost corner of said Lot 3, same being the northernmost corner of said Lot 2, and being in the approximate centerline of County Road 1115, a prescriptive right-of-way, from which a 1/2" iron rod found bears for reference South 59 Degrees 40 Minutes 42 Seconds West, a distance of 300.07 feet;

THENCE North 59 Degrees 44 Minutes 10 Seconds East, departing said common line and along the northwest line of said Lots 3 and 4, a distance of 299.95 feet, to a 1/2" iron rod found at the northernmost corner of said Lot 4, same being the westernmost corner of Lot 5, said Venturi Estates, from which a BOLT FOUND at the northernmost corner of said Venturi Estates bears North 59 Degrees 43 Minutes 42 Seconds East, a distance of 1179.95 feet:

THENCE South 30 Degrees 47 Minutes 58 Seconds East, departing said northwest line and along the northeast line of said Lot 4, being common with the southwest line of said Lot 5, a distance of 434.01 feet, to the POINT OF BEGINNING, and containing 2.988 acres or 130,178 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Monte Johnson and Teresa Johnson, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 3R, BLOCK 1, VENTURI ESTATES, being a replat of Lots 3 and 4, Venturi Estates, an addition to the EJT of the City of Cleburne, Johnson County, and thy other public area shown hereon. Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways,

SWORN AND SUBSCRIBED BEFORE ME BY MONTE James

THIS THE 23 DAY OF AUGUST, 20 19 **BRANDON TAYLOR** Notary ID #129779471 My Commission Expires April 9, 2022

SWORN AND SUBSCRIBED BEFORE ME BY TERESA JOHNSON

THIS THE 23 DAY OF AUGUST 20 19

BRANDON TAYLOR Notary ID #129779471 My Commission Expires April 9, 2022 NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 4 9 2

Filing Block \_, Page 860, Side K Plat recorded in Volume

Justie Rhuler

## Surveyor's Certification

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 May 27, 2019. All subdivision and lot corners are marked with iron pins.

Executed this the 22nd day of August, in the year of our Lord 2019

Registered Professional Land Surveyor Texas Registration No. 5696

JEREMY LUKE DEAL

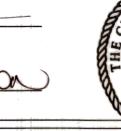
REPLAT OF LOT 3R, BLOCK 1 VENTURI ESTATES

BEING 2.782 acres of land. And being a replat of Lots 3 and 4, Venturi Estates, an addition to the ETJ of the City of Cleburne, Johnson County, Texas, according to the plat recorded in Volume 9, Page 38, Plat Records, Johnson County, Texas. Case No.: PC19-031

## Approval Block

APPROVED BY THE CITY COUNCIL OF CLEBURNE, TEXAS, on \_\_\_\_\_ day

of SEPTEMBER 2019.



# Approval Block

APPROVED BY THE CITY OF CLEBURNE PLANNING AND ZONING 

Derch Weathers

2644619

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

Date: July 9, 2019 Project Number: 190179 Revised Date: July 25, 2019 Revision Notes: Addressed Comments Sheet 1 of 1

3 Lake Forest Court "Thou shalt not remove thy neighbor's landmark" Deut. 19:14 TBPLS Firm Registration # 10158200 Conroe, Tx 77384

Monte Johnson

Teresa Johnson

REALSEARCH OF TEXAS, LLC

Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org

SCALE: 1"= 50' Johnson County will not be responsible for any damage, personal injury or

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

loss of life or property occasioned by flooding or flood conditions.