

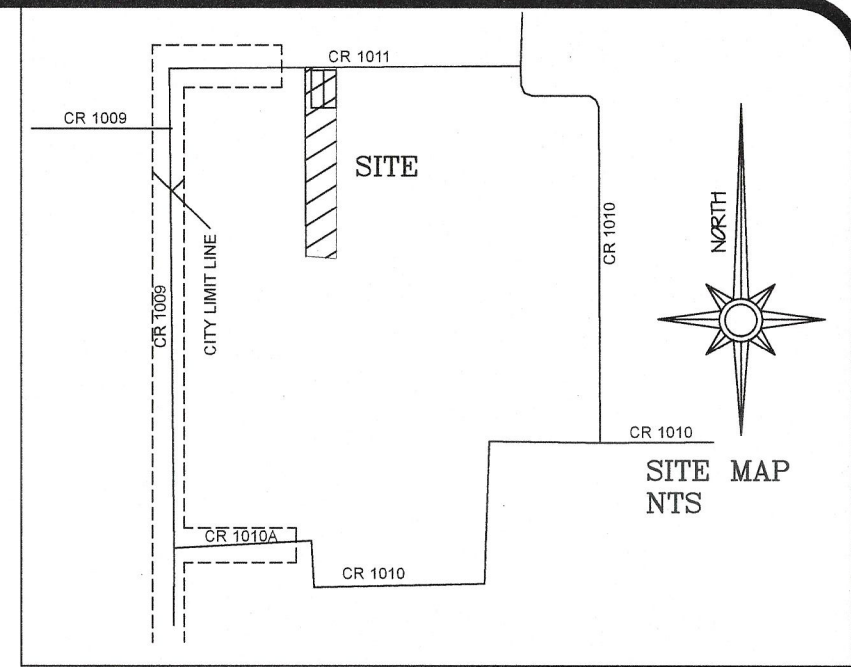
NOTE: ON SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FINISHED GROUND LEVEL GRADE ADJOINING BUILDING AND DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS

NO VIABLE SEWER LINES LOCATED WITHIN 1/8 OF MILE OF SITE  
WASTEWATER: BY PRIVATE SEPTIC SYSTEMS

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48251 C 0175 J. EFFECTIVE DATE: DECEMBER 04, 2012. PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; 1% ANNUAL CHANCE OF FLOOD. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA



COUNTY ROAD No. 1011

N 89°44'46"E 300.00'

POB

60.00' 120.00' 120.00'

@ LOCATION 30' HALLWOOD GATHERING INC. EASEMENT VOLUME 3044, PAGE 105

ZONE "X"

LOT 2  
1.0 ACRE  
43560 Sq Feet

LOT 1  
1.0 ACRE  
43560 Sq Feet

1114.93'

120.00' 120.00' 240.00'

FLOODPLAIN

ZONE "X"

ZONE "A"

ZONE "X"

BLOCK 1

LOT 3  
10.42 Acres  
454009 Sq. Feet

FLOODPLAIN

OWNER/DEVELOPER:  
Leonard Hudgins, Jr.  
817-718-3127  
324 Tinker Trail  
Burleson, TX 76028

GREGORY LANCE, et al.  
DOC# 2019-14864

STATE OF TEXAS )  
COUNTY OF PARKER )

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY, NOT TO BE FILED  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074

NOVEMBER 19, 2019

PRIVATE SEWAGE FACILITY NOTES:  
On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of the City of Cleburne, Johnson County, Texas for Private Sewage Facilities are complied with. Inspections and/or acceptance of a private sewage facility by the City of Cleburne 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.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS  
Lots 1, 2, and 3, BLOCK 1  
Hudgins Acres, Cleburne, Texas

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 date of the Director of Public Works and the City Engineer, required for Final Plat approval, have been complied with for the above referenced Subdivision. Void unless recorded in the plat records of Johnson County, Texas within five (5) years of the date of approval.

Director of Public Works

Date

City Manager

Date

Plat Recorded in Volume/Cabinet \_\_\_\_\_, Page \_\_\_\_\_, Slide \_\_\_\_\_

County Clerk, Johnson County, Texas

Deputy

Date

DRAINAGE NOTES:

1. 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 ALONG OR ACROSS SAID LOTS.
2. THE CITY OF CLEBURNE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT NOTES:  
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its 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.

MINOR PLAT  
LOTS 1, 2 AND 3, BLOCK 1  
HUDGINS ACRES  
AN ADDITION TO THE ETJ OF THE CITY OF CLEBURNE  
JOHNSON COUNTY, TEXAS  
Being 12.62 acres situated in and being a portion of the  
J. L. Dillard Survey, Abstract No. 220  
Johnson County, Texas

LESLEY D'ANNE RAMSEY CHARANZA  
BOOK 3908, PAGE 850

APPROVED

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

100 0 100 200 300  
GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

SCALE: 1" = 100'