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 "This plat represents property which has Surveyor is not responsible for locations of been platted without a Groundwater Underground utilities. Contact 811 for locations Certification as prescribed in the Texas of all underground utilities/gas lines before CR 1009 Local Government Code, Section 232.0032. digging, trenching, excavation or building. Buyer is advised to question the seller as SITE to the groundwater availability." NO VIABLE SEWER LINES LOCATED WITHIN 1/8 OF MILE OF SITE WASTEWATER: BY PRIVATE SEPTIC SYSTEMS NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE @ 15' LOCATION OF JOHNSON COUNTY RURAL WATER EASEMENT VOLUME 996, PAGE 416 ADMINISTRATION FLOOD INSURANCE RATE MAP COUNTY ROAD No. 1011 COMMUNITY PANEL NUMBER: 48251 C 0175 J
EFFECTIVE DATE: DECEMBER 04, 2012
PORTIONS OF THIS PROPERTY DOES LIE WITHIN A
A 100—YEAR FLOOD HAZARD AREA.
XONE "A"; 1% ANNUAL CHANCE OF FLOOD
ZONE "X"; OUTSIDE 100—YEAR FLOOD HAZARD AREA -N 89°44'46"E 300.00 60.00 120.00 120.00 SITE MAP NTS @LOCATION 30' HALLWOOD GATHERING INC. EASEMENT VOLUME 3044, PAGE 105 CR 1010 ZONE"X" STATE OF TEXAS COUNTY OF JOHNSON WHEREAS, LEONARD L. HUDGINS, JR. (Doc No. 2019-32756), being the sole owner of 12.62 acres situated in and being a portion of the J. L. DILLARD SURVEY, ABSTRACT No. 220, Johnson County, Texas and being more particularly described by metes and bounds as follows: LOT 1 LOT 2 1.0 ACRE 43560 Sq Feet 1.0 ACRE COMMENCING from a spike found in County Road No. 1011 at the northeast corner of a 56.56 acres tract of land described by deed to Gregory Lance and Darren Lance recorded in Doc No. 2019-14864, Official Records, 43560 Sq Feet Johnson County, Texas and the northwest corner of a tract of land described by deed to John G. Graves Trustee recorded in Volume 1474, Page 134, Official Records, Johnson County, Texas; THENCE S 89°44'46" W, with said County Road No. 1011, 1035.30 feet to a nail set in said County Road No. 1011 for the POINT OF THENCE S 00°00'29" E, 1852.79 feet to an iron rod set (iron rods set are ½" with cap Harlan 2074) in the south line of said 56.56 acre tract and the north line of the remainder of a tract of land described by deed to Lesly D'Anne Ramsey Charanza recorded in Book 3908, Page 850, Official Records, Johnson County, Texas; FLOODPLAIN THENCE with the common line of said tracts the following courses and distances; N 84'59'50" W, 296.72 feet to a post;
N 00°21'51" W, 710.67 feet to a post;
N 00°00'29" W, at 1093.93 feet passing a fence post in the south line of said County Road No. 1011 and in all 1114.93 feet to a nail in said County Road 120.00' S 89°44'46"W 240.00' ZONE"X" THENCE N 89°44'46" E, with said County Road No. 1011, 300.00 feet to the POINT OF BEGINNING and containing 12.62 acres (550,130 square feet) of land of which 0.21 acres lie in said County Road No. 1011. ZONE"A" NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT, LEONARD L. HUDGINS, JR., being the owner of the above described tract of land, do hereby adopt this plat designating the herein described property as 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 and hereby dedicate to ZONE"X" the public use, without reservation, the streets, easements, right-of-way's and any other public area shown BLOCK 1 LESLEY D'ANNE RAMSEY CHARANZA BOOK 3908, PAGE 850 Leonard L. Hudgins, Jr. SWORN AND SUBSCRIBED BEFORE ME BY _____ THIS THE _____ DAY OF __ NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: CERTIFICATE OF DIRECTOR OF PUBLIC WORKS Lots 1, 2, and 3, BLOCK 1 Hudgins Acres, Cleburne, Texas LOT 3 I hereby certify that all requirements of the "Subdivision Ordinance" (i.e., Ch. 154 of the code of ordinances of the 10.42 Acres 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 454009 Sq. Feet 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. Leonard Hudgins, Jr. Director of Public Works 817-718-3127 324 Tinker Trail Date Burleson, TX 76028 City Manager 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 Plat Recorded in Volume/Cabinet ___ 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 County Clerk, Johnson County, Texas ZONE"A" Date STATE OF TEXAS)
COUNTY OF PARKER) 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 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. 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. 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 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. MINOR PLAT ZONE"X" 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. 220 296.72' Johnson County, Texas N 84°59'50"W ZONE"A' 570.73' SCALE: 1" = 100IARLAN LAND SURVEYING, INC. LESLEY D'ANNE RAMSEY CHARANZA 106 EUREKA STREET **BOOK 3908, PAGE 850** @ 100-YEAR FLOOD LINE WEATHERFORD, TX 76086 300 METRO(817)596-9700-(817)599-0880 1/2" IRON ROD UNLESS NOTED FAX: METRO(817) 341-2833 FIRM# 10088500 1/2" IRON ROD (HARLAN, 2074 "CAP") GRAPHIC SCALE - FEET