LEGEND

CM CONTROLLING MONUMENT
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
U.E. = UTILITY EASEMENT (BY THIS PLAT)
DE = DRAINAGE EASEMENT (BY THIS PLAT)
1/2" IRON ROD FOUND (BY-LINE)
POINT FOR CORNER
1/2" IRON ROD SET (BY-LINE)
GAS PIPELINE SIGN
ASPHALT
DRAINAGE EASEMENT BY THIS PLAT
APPROXIMATE LOCATION OF UNDERGROUND GAS PIPELINE

PLAT RECORDED IN

YEAR 2024 INSTRUMENT # 114

DRAWER _____ SLIDE F-007

DATE 6/17/2024

April Long
County Clerk, Johnson County, Texas

Deputy

DIRECTOR CERTIFICATION

Addition: Cleburne Acres Phase Two
Location Description: TBD County Road 1224, 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 data required for Final Plat approval, have been complied with for the above referenced subdivision.

Director of Public Works

6-12-2024
Date

D. Castillo
Director of Community Development

6-10-24
Date

Certification of Planning and Zoning Commission

WHEREAS the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this 22 day of April, 2024, to recommend approval this Plat.

Chairman, Planning and Zoning Commission

This plat approved, subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

Certification of City Council

WHEREAS the City Council of the City of Cleburne, Texas voted affirmatively on this 14 day of May, 2024 to approve this Plat.

Mayor, City of Cleburne

Attest: City Secretary

This plat approved, subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Tina Ballard, Registered Public Surveyor, Texas Registration No. 6746, hereby certify that this correctly represents a survey made under my supervision on July 18, 2023. The subdivision boundary corners are marked with iron pins.

Tina Ballard
Registered Professional Land Surveyor
State of Texas No. 6746

6/4/2024
DATE

STATE OF TEXAS REGISTERED TINA BALLARD 6746 PROFESSIONAL LAND SURVEYOR

Texas811 Know what's below. Call before you dig.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°53'08"W	14.70'
L2	N77°20'25"W	34.97'
L3	S45°05'24"W	28.14'
L4	S47°59'41"W	26.51'
L5	S20°51'04"W	19.71'
L6	S03°04'01"W	21.19'
L7	S39°04'10"E	21.17'
L8	S80°00'45"E	22.33'
L9	N29°04'11"E	16.88'
L10	S59°19'20"E	13.87'
L11	S22°36'22"E	17.39'
L12	S38°32'20"E	51.77'
L13	S54°14'13"E	47.41'
L14	S46°17'10"E	57.68'
L15	S50°27'59"E	65.37'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.01'	22.90'	60°05'08"	S68°14'01"E	22.93'

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Cleburne will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right, but not the responsibility, to enter the property for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Cleburne shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Utility Easements

Any public utility, including the City of Cleburne, shall have the right, but not the responsibility, to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon 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.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations & mechanical equipment shall be a minimum of three (3) feet above the base flood elevation (BFE) as determined by the latest FIRM approved by FEMA.

OSSF

Each lot will be serviced by a private septic system. All private sewage facilities (OSSF) must be designed by a professional engineer or registered sanitarian based upon a site analysis performed on the subject lot and all necessary permits obtained before starting construction of a private sewage facility. Proper drainage must be provided throughout the subdivision to eliminate surface water saturation of areas where private sewage facilities are to be used.

Recorded Covenants and Restrictions

This plat does not attempt to amend or remove recorded covenants or restrictions.

Void unless recorded in the plat records of Johnson County within five (5) years of the date of approval of the City of Cleburne.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
4) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
5) ETJ LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
6) THIS PROPERTY IS SUBJECT TO AN UTILITY EASEMENT AND RIGHT-OF-WAY TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT AS DESCRIBED IN FILE NO. 2018-15538, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AN EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE RECORDED IN VOL. 2515, PG. 193 O.P.R.J.C.T. AND AN EASEMENT TO UNITED ELECTRIC COOPERATIVE SERVICES, INC. RECORDED IN VOL. 2818, PG. 335 O.P.R.J.C.T.
7) THIS PROPERTY WILL BE SERVICED BY JCSUD FOR WATER.
8) ALL RIGHT OF WAY DEDICATIONS SHOWN HEREON ARE FOR PUBLIC USE.
9) PROPERTIES LOCATED WITHIN 100' OF THE FLOODPLAIN WILL REQUIRE A MINIMUM FINISH FLOOR (MFF) ON THE FINAL PLAT. THE MFF MUST BE 3' ABOVE THE BASE FLOOD ELEVATION IN ACCORDANCE WITH JOHNSON COUNTY REGULATIONS.
10) LOTS WITH FLOODPLAIN EXISTING WITHIN THE LOT BOUNDARIES WILL REQUIRE FORMBOARD SURVEYS AND ELEVATION CERTIFICATES DURING THE CONSTRUCTION PROCESS, IN ORDER TO VERIFY THE MFF.

FLOOD STATEMENT:
THE PHASE TWO PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48251C0300J, DATED 12/04/2012. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

0 100 200

OWNER'S CERTIFICATE

WHEREAS, Laurence Martin, a representative for Palomarez Martin Ranch, LLC, is the owner of a tract of land situated in the ETJ of the City of Cleburne, Johnson County, Texas, and being more particularly described as follows:

Being a 5.28 acre tract or parcel of land situated in the Jackson County School Land Survey, Abstract No. 436, Johnson County, Texas, and being part of the remainder of that certain called 106.03 acre tract of land conveyed from Randy Yarbrough, et ux, to Palomarez Martin Ranch, LLC, by Warranty Deed with Vendor's Lien, as recorded in File #2021-32831, Official Public Records, Johnson County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point at a South corner of the remainder of said 106.03 acre tract, at the West corner of Cleburne Acres, Phase One, as recorded in File #2023-134, Plat Records, Johnson County, Texas, and in County Road No. 1224, from which a 60D nail found bears South 31 degrees 12 minutes 50 seconds East, a distance of 1,790.24 feet;

THENCE North 31 degrees 12 minutes 50 seconds West, with the Southwest line of said 106.03 acre tract and generally along County Road No. 1224, a distance of 582.58 feet to a point for corner at the West corner of said 106.03 acre tract and being on the Southeast right of way line of Farm to Market Highway No. 1434, from which a 1/2" iron rod found bears South 58 degrees 10 minutes 01 seconds West, a distance of 1,388.38 feet;

THENCE North 58 degrees 10 minutes 01 seconds East, with the Northwest line of said 106.03 acre tract and with the Southeast right of way line of Farm to Market Highway No. 1434, passing at 30.00 feet a 1/2" iron rod found set capped (By-Line), continuing for a total distance of 393.02 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a 1/2" iron rod found with an orange cap stamped (5614) at the North corner of said 106.03 acre tract bears North 58 degrees 10 minutes 01 seconds East, a distance of 1,766.98 feet;

THENCE South 31 degrees 12 minutes 50 seconds East, over and across said 106.03 acre tract, a distance of 586.83 feet to a 1/2" iron rod found capped (By-Line) at an ell corner of the remainder of said 106.03 acre tract and at the North corner of said Cleburne Acres, Phase One;

THENCE South 58 degrees 47 minutes 10 seconds West, with a Southeast line of the remainder of said 106.03 acre tract and with the Northwest line of Cleburne Acres, Phase One, passing at 363.00 feet a 1/2" iron rod found capped (By-Line) for reference, continuing for a total distance of 393.00 feet to the POINT OF BEGINNING and CONTAINING 5.28 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Laurence Martin, a representative for Palomarez Martin Ranch, LLC, does hereby adopt this plat designation the herein above described property as CLEBURNE ACRES PHASE TWO, an addition to the ETJ of the City of Cleburne, Johnson County, Texas, and dedicates to the public use forever, without reservation, the streets, alleys, rights-of-way, school sites, and any other public areas shown hereon.

Witness, my hand, this the 7 day of June, 2024.

By: _____
Laurence Martin, a representative for Palomarez Martin Ranch, LLC

SUBSCRIBED TO AND SWORN BEFORE ME, that Laurence Martin, a representative for Palomarez Martin Ranch, LLC, personally appeared before me, a Notary Public in and for the State of Texas, this the 7 day of June, 2024.

Deborah Davis
Notary Public

DEBORAH DAVIS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 06/16/27
NOTARY ID 713623-5

FINAL PLAT
CLEBURNE ACRES
PHASE TWO
LOTS 7-10, BLOCK 1
5.28 ACRES
An addition to the ETJ of City of Cleburne,
Johnson County, Texas
Jackson County School Land Survey,
Abstract No. 436

CASE NO. PC24-013

OWNER/DEVELOPER - Lawrence Martin
8905 Briarcrest Dr, Rowlett, Texas 75089
PHONE NUMBER: 972-955-5301

PROJECT NAME:
CLEBURNE ACRES
PHASE TWO
ADDRESS:
COUNTY ROAD 1224
CLEBURNE, TX
ACREAGE: 5.28
PREPARED: 06/03/2024
BY-LINE JOB NO: 2023-1771
SCALE: 1" = 100'
TECHNICIAN: AMN

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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