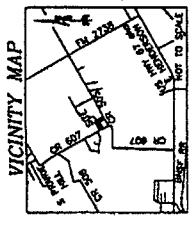




NOTE: All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.

Scale: 1"=100'  
 Job No. 01717  
 Drawn by: JTB/one  
 Date drawn: 3/26/17  
 Approved by: JTB  
 Date Approved: 3/26/17



**LEGEND**  
 --- 30' ROW from center of road on F.M. and State  
 --- 15' from lot line on rear  
 --- 15' from lot line on sides  
 --- 15' from lot line in front and back  
 --- 5' from lot line on the sides

**UTILITY EMPOWERMENT**  
 Designation of the proposed usage is Single Family Residential

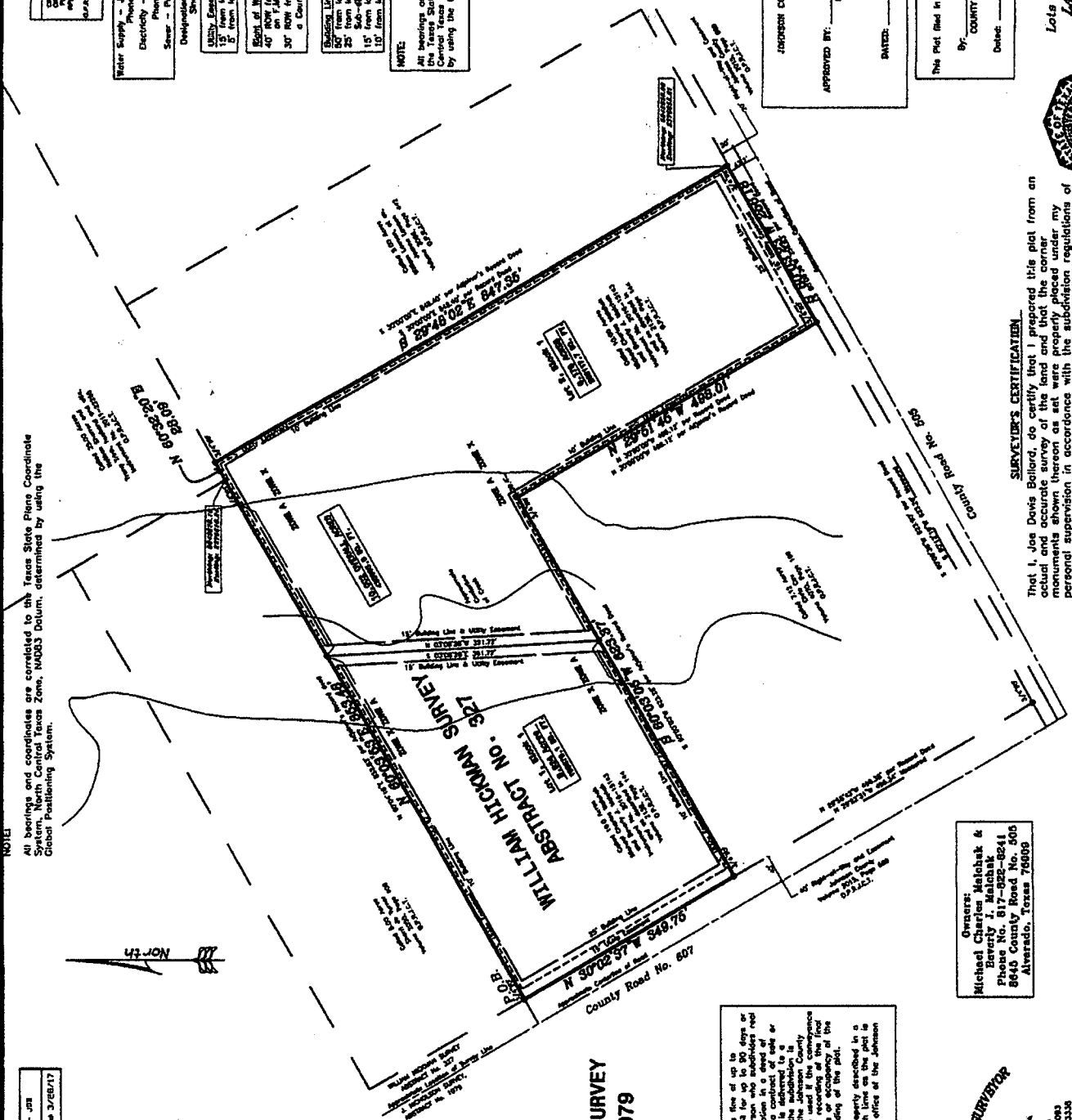
**Water Supply** - Johnson County Special Utility District  
 Phone: 817-765-3200

**Electricity** - United Cooperative Service  
 Phone: 817-556-4000

**Sewer** - Private Individual Septic Systems

**BLDG. LINES**  
 50' from lot line (State Hwy & F.M.)  
 25' from lot line (County Road)  
 15' from lot line on rear  
 15' from lot line on sides

**NOTE**  
 All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.



**JAMES NICHOLSON SURVEY  
 ABSTRACT No. 1079**

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 both, for a person who, for a purpose other than a contract for sale or other ancillary contract to convey that is authorized by a deed, mortgage, or other instrument recorded with the Johnson County Clerk, however, said description may be used if the conveyance is made by a person who is not shown as an occupant of the real property conveyed before the recording of the plat.

A purchaser may not use an occupancy properly described in a plat or report of a subdivision with such limits as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

**Owners:**  
 Michael Charles Melchak &  
 Beverly J. Melchak  
 Phone No. 817-561-8241  
 8840 County Road No. 606  
 Alvarado, Texas 76009



**BRYAN D. CREECH SURVEYOR**  
 P.O. Box 635  
 Rio Vista, TX 76083  
 Phone 817-373-3335  
 Website: bryan@bryandcreech.com  
 Email: bryan@bryandcreech.com  
 From License Number 10110000

**SURVEYOR'S CERTIFICATION**  
 That I, Joe Davis Bolard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

*Joe Davis Bolard*  
 COUNTY REGISTERED LAND SURVEYOR  
 COMMISSION NUMBER 10110000



This is of  
**Lots 1 and 2, Block 1  
 LATHAM'S LAND**  
 An Addition to Johnson County, Texas,  
 Being Warranted Subdivided in the  
 Abstract No. 327  
 Johnson County, Texas.

JOHNSON COUNTY COMMISSIONERS COURT  
 APPROVED BY: \_\_\_\_\_ COUNTY JUDGE  
 DATED: \_\_\_\_\_

This Plat filed in Volume \_\_\_\_\_ Page \_\_\_\_\_ Slide \_\_\_\_\_  
 By: \_\_\_\_\_ COUNTY CLERK  
 Date: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS That Mr. Michael Charles Melchuk and Beverly J. Melchuk, are the owners of the following described property to-wit:

Being all of that certain tract or parcel of land situated in the WILLIAM MCQUAN SURVEY, ABSTRACT NO. 4805/97, in the County of Johnson, State of Texas, as shown on the plat of said survey, recorded in the Public Records of Johnson County, Texas, in the volume of the Public Records of Johnson County, Texas, as described in Volume 2132, Page 144, both of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" inch iron rod found for the most westerly northeast corner of said 10.0 acre tract, and being an iron rod found for the most westerly northeast corner of said 10.0 acre tract, by the line recorded in Volume 2018, Page 688, of the Official Public Records of Johnson County, Texas;

THENCE North 90 degrees 03 minutes 32 seconds East, along the northwestern line of said 10.0 acre tract, 100.00 feet, to a 3/4" inch iron rod found for the most westerly northeast corner of said 10.0 acre tract, and being an iron rod found for the most westerly northeast corner of said 10.0 acre tract, by the line recorded in Volume 2068, Page 442, of the Official Public Records of Johnson County, Texas;

THENCE North 60 degrees 32 minutes 20 seconds East, along the common line between said 10.0 acre tract and said 35.00 acre tract, a distance of 26.89 feet, to a 3/4" inch iron rod found for the northeast corner of said 10.0 acre tract, and being an iron rod found for the northeast corner of said 10.0 acre tract, by the line recorded in Volume 2068, Page 442, of the Official Public Records of Johnson County, Texas;

THENCE South 30 degrees 48 minutes 02 seconds East, along the common line between said 10.0 acre tract and said 35.00 acre tract, a distance of 847.35 feet, to a 3/4" inch iron rod found for the most westerly southeast corner of said 10.0 acre tract, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas;

THENCE South 60 degrees 03 minutes 32 seconds West, along the most westerly northwestern line of said 10.0 acre tract, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, a distance of 254.19 feet, to a 3/4" inch iron rod found for the most westerly southeast corner of said 10.0 acre tract, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas;

THENCE along the common line between said 10.0 acre tract and said 7.12 acre tract, North 28 degrees 31 minutes 05 seconds East, a distance of 623.37 feet, to a 3/4" inch iron rod found for the most westerly southeast corner of said 10.0 acre tract, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas;

THENCE North 30 degrees 02 minutes 37 seconds West, along the most westerly northwestern line of said 10.0 acre tract, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas, and being an iron rod found for the most westerly southeast corner of said 10.0 acre tract, by the line recorded in Volume 2012, Page 688, of the Official Public Records of Johnson County, Texas, under the supervision of Joe Davis Ballard, RPLS No. 5614.

**EXHIBIT A**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Flood No. 4805/97, Flood No. 223, Suite 1, Map Revised December 4, 2012, a portion of the property appears to be located in Zone X (Areas subject to flooding from the Gulf of Mexico, including, but not limited to, storm surge). The Surveyor will not accept the responsibility for the accuracy of said map, nor will the Surveyor accept the responsibility for the local surface drainage affecting the property shown herein.

The above referenced FEMA Flood Insurance Rate Map is for use in establishing the "FIRM". It does not represent any other subject to flood insurance, particularly from local sources of water, which could be increased by waves, currents, wind, or other factors or conditions which are not shown on the subject property which are not shown or addressed as part of the "FIRM".

Should the flow of water or construction improvements in the drainage easements, and rising or obstruction of the roadway is prohibited.

The existing creeks or drainage channels traversing along or across the 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.

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

Johnson County will not be responsible for any damage, personal injury or loss of life or property experienced by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, etc., or buildings, which obstruct the flow of water through drainage easements.

OWNER:  
Michael Charles Melchuk &  
Beverly J. Melchuk  
P.O. Box 605  
Altavado, Texas 78009

Scale: 1"=100' Drawn by: JDB/MS Approved by: JDB  
Job No. 01717 Date drawn: 2/28/17 Date Approved: 2/28/17



P.O. Box 618  
Altavado, Texas 78009  
Phone: 817-373-3338  
Mobile: 817-373-3338  
Email: jeff@jeffballard.com  
jeffballard.com  
10116000  
Firm License Number  
SURVEYING THE NEW SOUTH

**Notice of Discontinuance/Consent to Close**

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

Under no circumstances shall Johnson County be held liable for any damage, personal injury or loss of life or property experienced by flooding or flood conditions.

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

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, etc., or buildings, which obstruct the flow of water through drainage easements.

Johnson County will not be responsible for any damage, personal injury or loss of life or property experienced by flooding or flood conditions.

Johnson County will not be responsible for any damage, personal injury or loss of life or property experienced by flooding or flood conditions.

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**Private Sewer Facilities**

On-site sewage facilities performance cannot be guaranteed even though all provisions of the rules of Johnson County, Texas for Private Sewer Facilities are complied with.

Inspection and/or acceptance of a private sewage facility by the Public Works Department does not constitute any warranty by the County, State and Federal representatives and does not release the owner of the property from compliance with County, State and Federal regulations, codes and standards, including, but not limited to, the rules of the Public Works Department, which are subject to change without notice.

The use of the facility must comply with applicable codes and standards, including, but not limited to, the rules of the Public Works Department, which are subject to change without notice.

A property developer and constructed private sewage facility system, installed in suitable soil, can be responsible for the amount of water that is required to dispose of it. It is not intended, and will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

**WARRANTY**

Any public utility, including Johnson County, shall have the right to move and keep record of all or part of any building, fence, trees, shrubs, other growths, or improvements which in any way encroach or interfere with the utility's lines, pipes, conduits, or other facilities. Johnson County shall have the right of all forms of trespass and egress to and from said easements for the purpose of construction, reconstruction, installation, maintenance, repair, or replacement of any part of its respective systems without the necessity of any form of procuring the permission of anyone.

**SURVEYOR'S CERTIFICATION**

I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.



JOE DAVIS BALLARD  
SURVEYOR  
COUNTY OF JOHNSON, TEXAS

NOW THEREFORE KNOW TO ALL MEN BY THESE PRESENTS That Michael Charles Melchuk and Beverly J. Melchuk, Owners of the above described tract of land, do hereby adopt this plat designating the herein described property to-wit:

Lots 1 and 2, Block 1, LATHAM'S LAND  
in addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public use therein herein.

Executed this 11th day of February 2017.  
*Michael Charles Melchuk*  
Michael Charles Melchuk

THE STATE OF TEXAS  
Before me, *Beverly J. Melchuk*, Notary Public in and for the State of Texas on this day personally appeared Michael Charles Melchuk, 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.

Witness my hand and seal of office this 11th day of February A.D. 2017.  
*Beverly J. Melchuk*  
Notary Public  
State of Texas

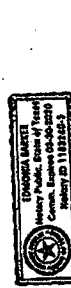
Executed this 11th day of February 2017.  
*Beverly J. Melchuk*  
Notary Public  
State of Texas

Executed this 11th day of February 2017.  
*Beverly J. Melchuk*  
Notary Public  
State of Texas

THE STATE OF TEXAS  
Before me, *Joe Davis Ballard*, Notary Public in and for the State of Texas on this day personally appeared *Michael Charles Melchuk* and *Beverly J. Melchuk*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 11th day of February A.D. 2017.  
*Joe Davis Ballard*  
Notary Public  
State of Texas

Executed this 11th day of February 2017.  
*Joe Davis Ballard*  
Notary Public  
State of Texas



INDEX:  
1. This Surveyor was not contacted to prepare a title search or an abstract of title and this survey plat does not constitute such.  
2. This Surveyor takes no responsibility for the accuracy and/or location of any monuments shown above or mentioned upon. This Surveyor has reviewed easements(s) as depicted on referenced instrument(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) depicted(s) described in referenced instrument(s). Ground evidence may be used to establish the location of underground easements. This Surveyor can only show monuments as found on the ground.

3. All monuments are capped (diameter 3/8" to 1/2" inch rods set unless otherwise noted).

4. This subdivision or any part thereof is not located within the ETL of any town or city.

This Plat filed in Volume \_\_\_\_\_ Page \_\_\_\_\_ Block \_\_\_\_\_  
By: \_\_\_\_\_  
COUNTY CLERK  
Onbehalf: \_\_\_\_\_

new plat of  
LATHAM'S LAND  
in addition to Johnson County, Texas,  
being 10.001 acre situated in the  
Block 1, LATHAM'S LAND,  
Johnson County, Texas.