

JOHNSON COUNTY COMMISSIONERS COURT

MAR 28 2022



Becky Ivey, County Clerk
Johnson County Texas
By MA Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

COUNTY OF JOHNSON

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§
§

ORDER #2022-18

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

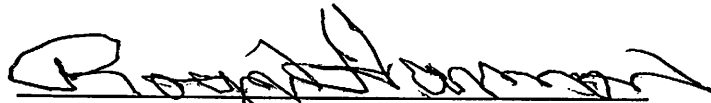
WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Ranches at Buffalo Ridge**, Lots 1-16, Block 1, and Lots 1-12, Block 2, in Precinct #1 and clarify that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 28th day of March 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **The Ranches at Buffalo Ridge**, Lots 1-16, Block 1, and Lots 1-12, Block 2, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 28TH DAY OF MARCH 2022.



Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



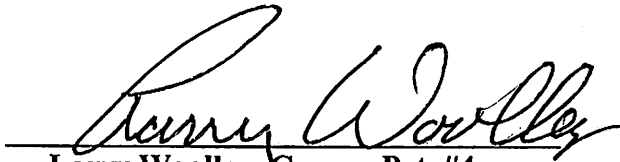
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



Mike White, Comm. Pct. #3


Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST:


Becky Ivey, County Clerk



VICINITY MAP
N.T.S.

LOT TABLE				LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	2.000	87,120	1	2	2.010	87,572
2	1	2.000	87,120	2	2	2.010	87,572
3	1	2.000	87,120	3	2	2.010	87,572
4	1	2.000	87,120	4	2	2.010	87,572
5	1	2.000	87,120	5	2	2.010	87,572
6	1	2.000	87,120	6	2	2.010	87,572
7	1	2.001	87,171	7	2	2.010	87,572
8	1	2.002	87,228	8	2	2.010	87,572
9	1	2.001	87,182	9	2	2.010	87,572
10	1	2.004	87,211	10	2	2.010	87,572
11	1	2.018	87,887	11	2	2.010	87,572
12	1	2.018	87,887	12	2	2.010	87,565
13	1	2.018	87,887				
14	1	2.018	87,887				
15	1	2.018	87,887				
16	1	2.018	87,887				

BLOCK 1		
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
1	916.8	920.0

M.R. BOURGEOIS
AND DAVID BOURGEOIS
CALLED 32.19 ACRES
VOLUME 2141, PAGE 680,
D.R.J.C.T.

MINIMUM FINISH FLOOR ELEVATION SHOWN HEREON IS BASED ON A CALCULATION MADE BY SOPHISTICATED METHOD. THE HIGH ELEVATION ALONG THE FLOOD ZONE LINE IS 916.8. ACCORD 3 FOR FUTURE ROAD TO GET THE MINIMUM FINISH FLOOR ELEVATION (SEE FLOOD STATEMENT NOTE 2)

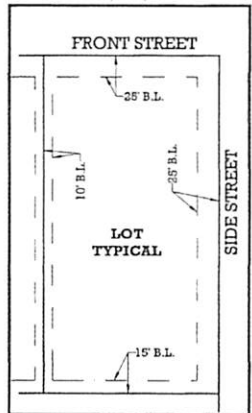


W.R. MASSEY
CALLED 0.244 ACRE
VOLUME 3460, PAGE 208,
D.R.J.C.T.

LASK, LTD.
CALLED 3857.4 ACRES
VOLUME 5700, PAGE 97,
D.R.J.C.T.

JOHN L. ROOF ET UX AND
HELEN E. ROOF
CALLED 84.46 ACRES
VOLUME 1188, PAGE 187,
D.R.J.C.T.

TYPICAL BUILDING LINE DETAIL
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S.)



NO.	BEARING	LENGTH
L1	S75°51'53"E	14.81
L2	N14°08'07"E	14.81
L3	S14°08'07"W	35.36

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	36.00	56.55	S78°51'53"E	50.91
C2	90°00'00"	36.00	56.55	S14°08'07"E	50.91
C3	63°31'48"	60.00	56.06	S25°54'00"W	54.04
C4	92°38'57"	60.00	97.02	N81°00'38"W	86.79
C5	63°48'16"	60.00	66.83	N02°46'31"W	63.43
C6	68°38'14"	60.00	71.86	N86°32'46"W	67.56
C7	89°30'38"	60.00	100.02	N25°31'41"E	88.83
C8	45°51'07"	60.00	48.02	S83°47'26"E	46.74

BENCHMARK			
NO.	NORTHING	EASTING	ELEVATION
1	6810812.9990	2264741.3830	925.71
2	6809256.9780	2262757.7020	985.35



DETAIL "A"
(SCALE: 1"=2')



DETAIL "B"
(SCALE: 1"=40')

LEGEND

ABBREVIATIONS

OWNER

FINAL PLAT

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- - - EASEMENT
- BUILDING SET BACK LINE
- R.O.W. DEDICATION
- IRON ROD FOUND (IF AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- FENCE POST FOUND (AS NOTED)
- IRON ROD FOUND
- CALCULATED CORNER

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
R.P.R.J.C.T. = REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
IRF = IRON ROD FOUND
J.C.S.U.D. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT
M.N. F.F. = MINIMUM FINISH FLOOR

LZ DEVELOPMENT CLEBURNE LLC
225 MARTIN DRIVE
GRANBURY, TEXAS 76049
(817) 844-4883

**LOTS 1-16 BLOCK 1, LOTS 1-12 BLOCK 2
THE RANCHES AT BUFFALO RIDGE
AN ADDITION TO JOHNSON COUNTY, TX
DAVID CARLISLE SURVEY, ABSTRACT NO. 151
64.129 ACRES**



FILE: FP_LANZARA_CR1226_20220311
DRAFT: BT
SHEET: 1 OF 2
CHECK: SED
DATE: 3/11/2022

REVISION
0

DUTIES OF DEVELOPER/ PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. 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 ANY ADJACENT OR DOWNTHEAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$10,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND 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 EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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 AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

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 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, REPAIR, MAINTENANCE, 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.

WATER:

PRIVATE WATER WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT:

15' UTILITY EASEMENT ALONG FRONT LOT LINE

15' UTILITY EASEMENT ALONG BACK LOT LINE

5' FROM LOT LINE ALONG SIDE LOT LINES (UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

50' FROM FRONT LOT LINES (STATE HWY AND FM.)

25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)

10' FROM LOT LINES ON SIDES

15' FROM LOT LINE ON REAR

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARING, DISTANCES, ACRESAGES AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21014828-28, ISSUED NOVEMBER 8, 2021. SCHEDULE B EXCEPTIONS ARE AS SHOWN AND/OR NOTED BELOW:
EASEMENT TO WEST FRAMER WATER SUPPLY CORPORATION, RECORDING DATE OF NOVEMBER 26, 1999, RECORDED IN VOLUME 531, PAGE 471 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, UNABLE TO LOCATE BY DESCRIPTION. SUBJECT PROPERTY IS INCLUDED IN THE PROPERTY REFERRED TO IN THE EASEMENT.
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 4821C0275E, REVISED APRIL 5, 2016, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A" AND ZONE "X".

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COMPLIED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. MINIMUM FINISH FLOOR ELEVATION SHOWN HEREON IS BASED ON A CALCULATION MADE BY EMPLOYED METHOD THE HIGH ELEVATION ALONG THE FLOOD ZONE LINE IS 816.6, ADDING 3' FOR FREEBOARD TO GET THE MINIMUM FINISH FLOOR ELEVATION 820.0. NO DETAILED FLOOD STUDY HAS BEEN PERFORMED. VERTICAL DATUM IS NAVD83.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DEET OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

PRIVATE SEWAGE FACILITY

1. ON-GATE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. 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 ODOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. 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.

STATE OF TEXAS

COUNTY OF JOHNSON

BEING A TRACT OF LAND SITUATED IN THE DAVID CARLISLE SURVEY, ABSTRACT NO. 151, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 64.34 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 45302, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) (C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 4.5 INCH METAL FENCE POST FOUND AT THE SOUTHWEST CORNER OF SAID 64.34 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 64.46 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1186, PAGE 187, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.) (C.T.), ON THE NORTHEAST LINE OF A CALLED 3857.4 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 3700, PAGE 97, DEED RECORDS OF JOHNSON COUNTY, TEXAS.

THENCE N 30°18'57" W, WITH THE SOUTHWEST LINE OF SAID 64.34 ACRE TRACT AND THE NORTHEAST LINE OF SAID 3857.4 ACRE TRACT, A DISTANCE OF 1060.23 FEET TO THE NORTHWEST CORNER OF SAID 64.34 ACRE TRACT, ALSO LOCATED AT THE SOUTHWEST CORNER OF A CALLED 0.244 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 3460, PAGE 208, DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE N 59°08'07" E, WITH THE NORTHWEST LINE OF SAID 64.34 ACRE TRACT, THE SOUTHWEST LINE OF SAID 0.244 ACRE TRACT AND THE SOUTHWEST LINE OF A CALLED 32.19 ACRE TRACT DESCRIBED IN A DEED RECORDED VOLUME 2141, PAGE 680 D R J.C.T., PASSING AT A DISTANCE OF 0.49 FEET, A 4.5 INCH METAL FENCE POST FOUND, CONTINUING IN ALL 2634.83 FEET TO THE NORTHEAST CORNER OF SAID 64.34 ACRE TRACT IN COUNTY ROAD 1226 FROM WHICH A 3/8" INCH IRON ROD FOUND BEARS S 59°08'07" W, A DISTANCE OF 25.38 FEET;

THENCE S 30°18'25" E, WITH THE NORTHEAST LINE OF SAID 64.34 ACRE TRACT, GENERALLY ALONG SAID COUNTY ROAD 1226 A DISTANCE OF 1060.23 FEET TO THE SOUTHWEST CORNER OF SAID 64.34 ACRE TRACT.

THENCE S 59°08'07" W, WITH THE SOUTHWEST LINE OF SAID 64.34 ACRE TRACT AND THE NORTHWEST LINE OF SAID 64.46 ACRE TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC", CONTINUING IN ALL 2634.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 64.129 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LZ DEVELOPMENT CLEBURNE, LLC IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1-16, BLOCK 1 AND LOT 1-12, BLOCK 2 OF THE RANCHES AT BUFFALO RIDGE, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: Jason Lanza DATE: 3/11/22
NAME: JASON LANZARA
TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY: Jason Lanza
THIS THE 11 DAY OF MARCH, 2022



APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE _____ DAY OF _____, 2022.

COUNTY JUDGE _____

PLAT RECORDED IN: _____

INSTRUMENT NO. _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 17, 2021.

S. Erik Dumas 3/11/22
S. ERIK DUMAS, R.P.L.S. NO. 5371

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>SUBJECT PROPERTY LINE</p> <p>ADJOINER LINE</p> <p>EASEMENT</p> <p>BUILDING SET BACK LINE</p> <p>R.O.W. DEDICATION</p>	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>R.F.R.J.C.T. = REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS</p> <p>XXXXX = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>IRF = IRON ROD FOUND</p> <p>J.C.S.U.D. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT</p> <p>MIN. F.F. = MINIMUM FINISH FLOOR</p> <p>● IRON ROD FOUND (IRF) (AS NOTED)</p> <p>○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>○ FENCE POST FOUND (AS NOTED)</p> <p>○ CALCULATED CORNER</p>	<p>LZ DEVELOPMENT CLEBURNE LLC 225 MARTIN DRIVE GRANBURY, TEXAS 76049 (817) 944-4883</p> <p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY</p>	<p>LOTS 1-16 BLOCK 1, LOTS 1-12 BLOCK 2 THE RANCHES AT BUFFALO RIDGE AN ADDITION TO JOHNSON COUNTY, TX DAVID CARLISLE SURVEY, ABSTRACT NO. 151 64.129 ACRES</p> <p>FILE: FP_LANZARA_CR1226_20220311</p> <p>DRAFT: BT</p> <p>SHEET: 2 OF 2</p> <p>CHECK: SED</p> <p>DATE: 3/11/2022</p> <p>REVISION</p> <p>0</p>