

NOTES:

1) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - With Base Flood Elevation (BFE)

Special Flood Hazard Area, Zone "AE" Regulatory Floodway

Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 4825IC0100J, dated December 4, 2012; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) All corners are Set 1/2" Capped Iron Rods (TEXAS SURVEYING, INC.), unless otherwise noted.

4) NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance, and is subject to penalties imposed by law.

JOHNSON COUNTY/MANSFIELD ETJ NOTES:

- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 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 courses along or across the 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, persona injury or loss of life or property occasioned by flooding or flood conditions.
- On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson county, Texas for Private sewage Facilities are complied with.
- Inspection 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, 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, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operation the private sewage facility in a satisfactory manner.
- 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, 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.

LINE	BEARING	DISTANCE
LI	S 74°29'32" E	20.98'



Approved by the City of Mansfield

20____
Approved by: P & Z Commission Chairman

20____
Attest: Planning & Zoning Secretary

Filed for record _____, 20__

Plat recorded in:

Instrument# _____

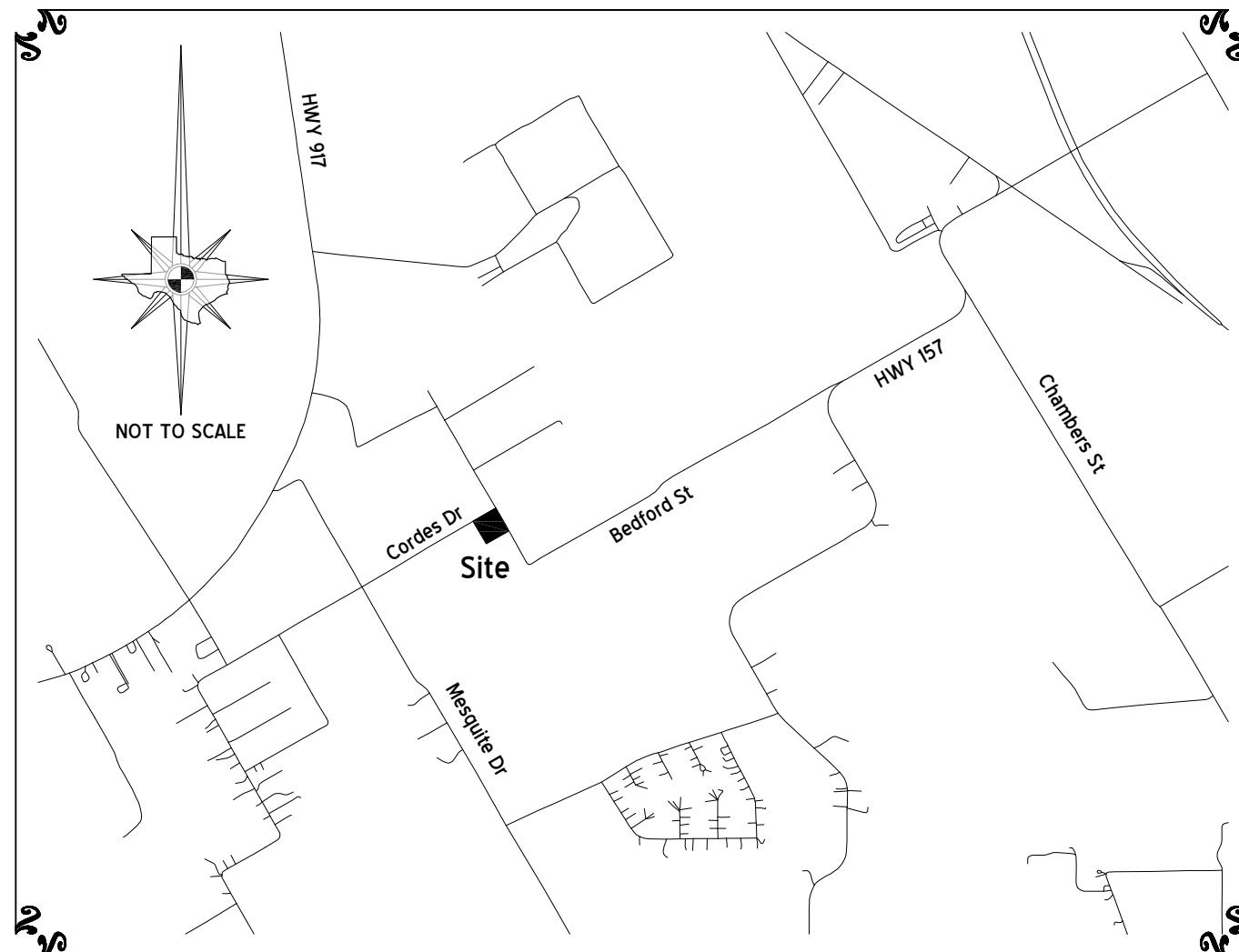
Drawer _____ Slide _____

County Clerk, Johnson County, Texas

Deputy Clerk

AFTER RECORDING, RETURN TO:

City of Mansfield
1200 E Broad St
Mansfield, TX 76063



STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Erick Saenz and Mayra Saenz, Being the owners of a 3.003 acres tract of land out of the A. HOWELL SURVEY, ABSTRACT No. 416, Johnson County, Texas; being all of that certain tract conveyed to Saenz in Doc# 2019-14522, Real Property Records, Johnson County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a point in Howell Drive and in the southwest line of that called 55.61 acres tract described in Doc# 2014-25753, for the easterly and beginning corner of this tract. WHENCE the southeast corner of said A. HOWELL SURVEY is called by deed to bear N 29°35'00" W 1245.7 feet.

THENCE S 60°09'05" W at 24.05 feet pass a found 1/2" capped iron rod at the northeast corner of Lot 3, Block 1, BLUEBONNET PARK ESTATES, as recorded in Doc# 2020-101, in all 353.33 feet to a found 1/2" iron rod at the southeast corner of that called 0.54 acre tract described in Doc# 2015-25237, for the southerly corner of this tract.

THENCE N 30°07'50" W along the east line of said 0.54 acre tract at 339.93 feet pass a found 1/2" capped iron rod, in all 365.08 feet to a point in Cordes Drive, for the westerly corner of this tract.

THENCE N 59°52'10" E 361.50 feet along said Cordes Drive to a point at the intersection of said Cordes Drive and said Howell Drive, for the northerly corner of this tract.

THENCE S 28°51'14" E 366.91 feet along said Howell Drive to the POINT OF BEGINNING.

Surveyors Certificate

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Kyle Rucker, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: December 2020 - JN201251-P

Now therefore know all men by these presents:

That, Erick Saenz and Mayra Saenz, Being the sole owner of the above described parcel, acting by and through the undersigned, does hereby adopt the herein above described property as Lots 1-2, Block 1, Saenz Estates, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness, my hand, this the _____ day of _____, 2021.
By: _____

Owner/Trustee

Owner/Trustee

State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2021.

Notary public in and for the State of Texas

State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2021.

Notary public in and for the State of Texas

FINAL PLAT
Lots 1 - 2, Block 1
Saenz Estates

3.003 Acres out of the A. Howell Survey,
Abstract No. 416, Johnson County, Texas.
2 Lots
May 2021

SD#21-014

SURVEYOR:
Kyle Rucker, R.P.L.S.
104 S. Walnut ST.
Weatherford, TX 76086
817-594-0400
kyle@txsurveying.com

OWNER/DEVELOPER:
Erick Saenz and Mayra Saenz
18101 Bellegrove Road
Burleson, TX 76028
ramirez.mayra91@yahoo.com

