

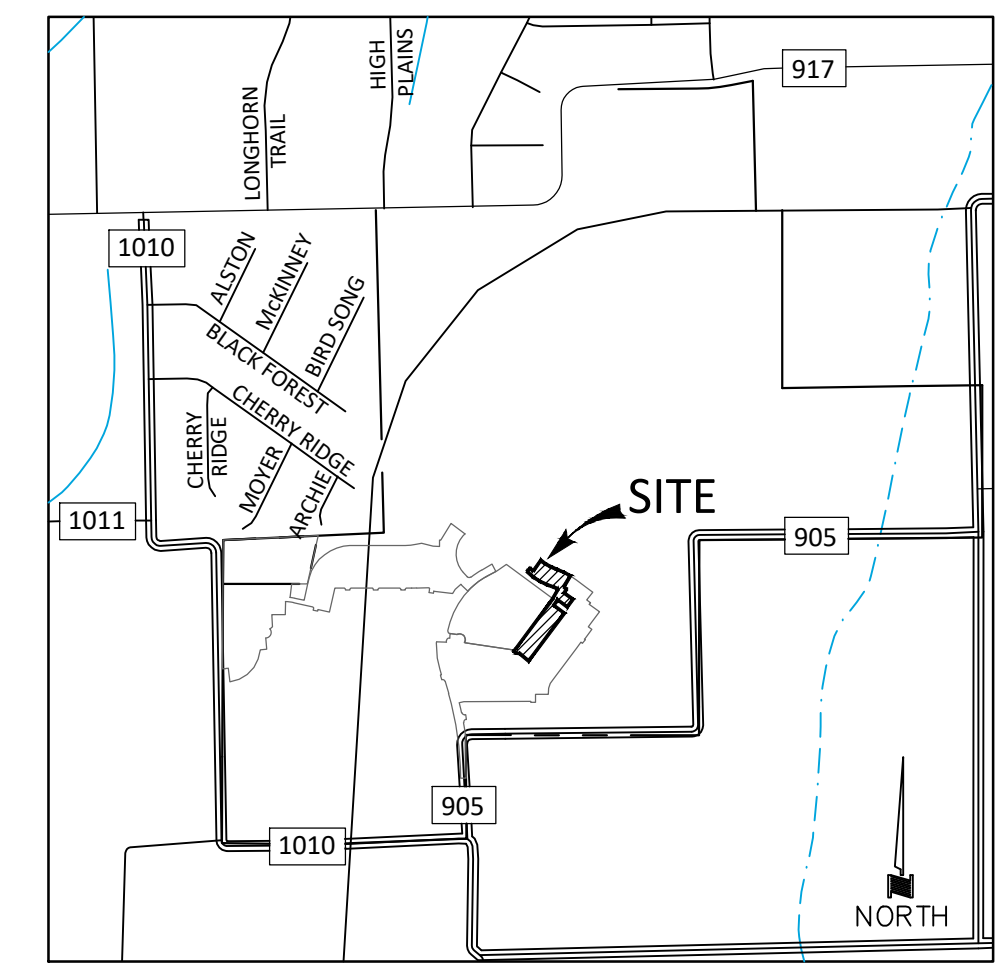


NOTES:

- PROPERTY IS LOCATED IN THE CITY OF CLEBURNE E.T.J., AND THE CITY OF BURLESON E.T.J., JOHNSON COUNTY, TEXAS.
- PROPERTY SHALL BE SERVED BY THE JOHNSON COUNTY SUD FOR WATER AND THE JOSHUA FARMS MUD NO. 2 FOR SEWER.
- ALL STREET INTERSECTIONS ARE 90° (±5°).
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.
- ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FLOWLINE OF ADJACENT SWALE AND SHALL BE DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
- ALL CORNERS ARE 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JVC" UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS THE FURTHEST FROM THE INTERSECTION.
- 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 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 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 JOHNSON COUNTY 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, 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 OPERATE 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0175J DATED 12/4/12, THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD ZONES.
- THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN OR OTHER PUBLIC PURPOSES.

Line	Length	Direction
L1	13.70	N16° 07' 31"W
L2	76.03	N89° 25' 03"W
L3	50.00	N45° 12' 21"E
L4	68.77	S53° 05' 37"E
L5	67.03	S61° 41' 40"E
L6	83.53	S61° 35' 17"E
L7	50.00	S36° 42' 36"W
L8	23.40	S30° 38' 15"W
L9	55.51	N45° 21' 29"W
L10	76.03	S69° 25' 03"E
L11	16.41	N77° 30' 25"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	38.07	274.97	007°55'58"	38.04	N40° 40' 34"E
C2	55.78	483.52	006°36'36"	55.75	N33° 22' 36"E
C3	48.35	474.97	005°49'56"	48.33	N66° 30' 06"W
C4	264.30	615.00	024°37'25"	262.27	N57° 06' 21"W
C5	47.27	565.00	004°47'36"	47.25	S47° 11' 27"E
C6	42.51	525.00	004°38'22"	42.50	S55° 36' 35"E
C7	51.98	525.00	005°40'22"	51.96	S33° 28' 26"W
C8	10.31	325.00	001°49'06"	10.31	S41° 05' 00"W
C9	16.41	25.40	037°00'17"	16.12	S23° 21' 03"W
C10	41.53	300.00	007°55'54"	41.50	N40° 40' 34"E
C11	52.99	500.00	006°04'21"	52.97	N33° 40' 26"E
C12	253.56	590.00	024°37'25"	251.61	S57° 06' 21"E
C13	133.81	500.00	015°20'03"	133.42	N61° 45' 02"W
C14	13.33	475.00	001°36'29"	13.33	N54° 05' 38"W
C15	3.66	525.00	000°24'00"	3.66	N36° 30' 37"E

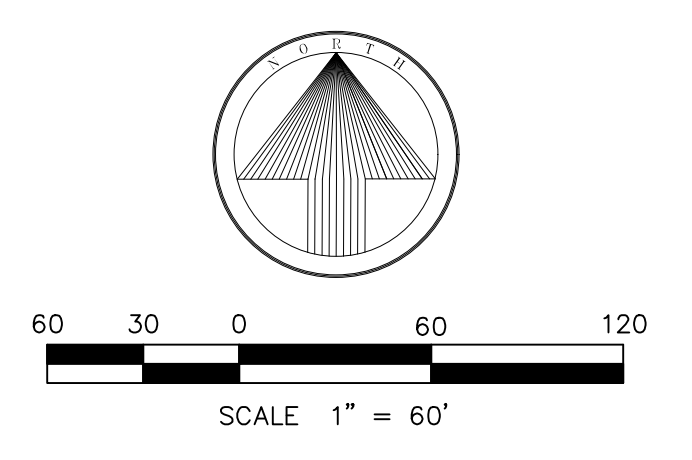


VICINITY MAP
NOT TO SCALE

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
- ⊙ 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
CL Center Line
<CM> Control Monument
DE Drainage Easement
Esmt Easement
L1 Line No.
C1 Curve No.
SF Square Feet
UE Utility Easement
WLE Water Line Easement
C.R.J.C.T. = County Records of Johnson County, Texas



POINT OF BEGINNING

N: 6846194.94
E: 2292404.77

Approved by the Planning and Zoning Commission of Burleson, Texas
This the _____ day of _____, 20_____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

**FINAL PLAT
SILO MILLS
PHASE 1C**
LOTS 1-5, BLOCK 2
LOTS 9-19, BLOCK W
15 SINGLE FAMILY LOTS &
5.193 ACRES
OUT OF THE
A.J. TUCKER SURVEY, ABSTRACT NO. 833
CITY OF CLEBURNE ETJ,
CITY OF BURLESON ETJ,
JOHNSON COUNTY, TEXAS
PROPOSED ZONING: PD

November 3, 2022
SHEET 1 OF 2

Owner/Applicant:
Silo Mills Investment V, LLC
202 Clariden Ranch Road
Southlake, Texas 76092
Phone: -214-577-1431
Contact: Bret Pedigo

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Ryan.Renolds@johnsonvolk.com
TBPELS FIRM NO. 10194033

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