

NOTES:

4

NAD 83.

ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGTH (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" 6. UNLESS OTHERWISE NOTED. DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO

7. 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 8.

EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS 9. 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.

10. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. 11. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS. 12. 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. 13. 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.

14. 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. 15. 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. 16. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0175J DATED 12/4/12, THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD ZONES.

PURPOSES.

Line Table						
Line	Length	Direction				
L1	13.70	N16° 07' 3				
L2	76.03	N69°25'0				
L3	50.00	N45° 12' 2				
L4	68.77	S53° 05' 3				
L5	67.03	S61° 41' 4				
L6	83.53	S61° 35' 1				
L7	50.00	S36° 42' 3				
L8	23.40	S30° 38' 1				
L9	55.51	N45°21'2				
L10	76.03	S69°25'(
L11	16.41	N77° 30' 2				

Ву; ____ City Secretary

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

1. 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 MMD NO. 2 FOR SEWER.

ALL STREET INTERSECTIONS ARE 90° (±5°). BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202,

17. THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN OR OTHER PUBLIC

	Curve Table				
Cur #		h Radius	Delta	Chord Length	Chord Bearin
C	1 38.0	7 274.97	007•55'58"	38.04	N40° 40' 34"E
C			006•36'36"	55.75	N33° 22' 36"E
C.	3 48.3	5 474.97	005•49'56"	48.33	N66° 30' 06"W
C.	4 264.3	615.00	024•37'25"	262.27	N57°06'21"W
C	5 47.2	7 565.00	004•47'36"	47.25	S47° 11' 27"E
C	6 42.5	1 525.00	004•38'22"	42.50	S55° 36' 35"E
C.	7 51.98	3 525.00	005•40'22"	51.96	S33° 28' 26"W
С	B 10.3	1 325.00	001°49'06"	10.31	S41° 05' 00"W
C	9 16.4	1 25.40	037°00'17"	16.12	S23° 21' 03"W
C1		_	007*55'54"	41.50	N40° 40' 34"E
C1		_	006°04'21"	52.97	N33° 40' 26"E
		_			
C1	2 253.5	6 590.00	024•37'25"	251.61	S57°06'21"E
C1	3 133.8	31 500.00	015*20'03"	133.42	N61° 45' 02"W
C1	4 13.3	3 475.00	001*36'29"	13.33	N54°05'38"W
C1	5 3.66	525.00	000*24'00"	3.66	N36° 30' 37"E

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

Ву: ____ Chair of Planning and Zoning Commission

> 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



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)
۲	1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
Ę	Center Line
<cm></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



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'S CERTIFICATION & DEDICATION: 5/8 inch iron rod with a red plastic cap stamped "PELOTON" found for corner at the beginning of a curve to the left having a central angle of 06 degrees 36 minutes 36 seconds, a radius of 483.52 feet and a chord bearing and STATE OF TEXAS distance of North 33 degrees 22 minutes 36 seconds East, 55.75 feet; COUNTY OF COLLIN THENCE Northeasterly, continuing with said southeast line and with said curve to the left, an arc distance of 55.78 feet to the POINT OF BEGINNING and containing 5.193 acres of land, more or less. BEING a tract of land situated in the A.J. TUCKER SURVEY, ABSTRACT NO. 833. City of Burleson ETJ and City of Cleburne ETJ, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment II LLC, as recorded in Document No. 2019-2780, Deed Records, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment III LLC, as recorded in Document No. 2019-2782, Deed Records, NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Johnson County, Texas and being more particularly described as follows: That SILO MILLS INVESTMENT III, LLC., does hereby bind themselves and their heirs, assignees and successors of BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped "PELOTON" found for the northeast corner of title this plat designating the hereinabove described property as SILO MILLS - PHASE 1C.1, an addition to the that tract of land described in Deed to Godley Independent School District, as recorded in Document No. City of Cleburne, City of Burleson and Johnson County and does hereby dedicate to the use of the public 2021-29781. Deed Records. Johnson County. Texas: forever any streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of aarbaae THENCE North 30 degrees 38 minutes 15 seconds East, a distance of 110.35 feet to a 1/2 inch iron rod with a collection agencies and all utilities desiring to use or using same. Any public utility shall have the right to yellow plastic cap stamped "JVC" set for corner; remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements that in any way endanger or interfere with construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to THENCE North 16 degrees 07 minutes 31 seconds West, a distance of 13.70 feet to a 1/2 inch iron rod with a and from and upon the said easement strips for purpose of constructing, reconstructing, inspecting, patrolling, yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a without the necessity at any time of procuring the permission of anyone. Additionally, SILO MILLS INVESTMENT III, central angle of 05 degrees 49 minutes 56 seconds, a radius of 474.97 feet and a chord bearing and distance of LLC., certifies that it is the sole owner of the dedicated property and that no other's interest is attached to North 66 degrees 30 minutes 06 seconds West, 48.33 feet; this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the THENCE Northwesterly, with said curve to the left, an arc distance of 48.35 feet to a 1/2 inch iron rod with a subdivision described herein, it agrees to the following: yellow plastic cap stamped "JVC" set for corner; • Every owner of fee simple title to every individual lot within the subdivision shall be a member of the THENCE North 69 degrees 25 minutes 03 seconds West, a distance of 76.03 feet to a 1/2 inch iron rod with a homeowners' association: yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of • The homeowners' association shall have the authority to collect membership fees: 24 degrees 37 minutes 25 seconds, a radius of 615.00 feet and a chord bearing and distance of North 57 degrees • As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for 06 minutes 21 seconds West, 262.27 feet; the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys. • The homeowners' association shall grant the City the right of access to any areas to abate any nuisances THENCE Northwesterly, with said curve to the right, an arc distance of 264.30 feet to a 5/8 inch iron rod with a on such areas and attach a lien upon each individual lot for the prorated cost of abatement. red plastic cap stamped "PELOTON" found for corner; • The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demand, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with THENCE North 45 degrees 12 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a the Citv's maintenance of common areas. yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a • The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of central angle of 04 degrees 47 minutes 36 seconds, a radius of 565.00 feet and a chord bearing and distance of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement South 47 degrees 11 minutes 27 seconds East, 47.25 feet; with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights—of way. THENCE Southeasterly, with said curve to the left, an arc distance of 47.27 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner; This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Cleburne, Burleson, and Johnson Texas. THENCE North 34 degrees 55 minutes 56 seconds East, a distance of 145.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; SILO MILLS INVESTMENT V. LLC. THENCE South 53 degrees 05 minutes 37 seconds East, a distance of 68.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; BY: _____ THENCE South 61 degrees 41 minutes 40 seconds East, a distance of 67.03 feet to a 1/2 inch iron rod with a NAME: _____ yellow plastic cap stamped "JVC" set for corner; STATE OF TEXAS 8 THENCE South 67 degrees 15 minutes 13 seconds East, a distance of 70.36 feet to a 1/2 inch iron rod with a COUNTY OF COLLIN § yellow plastic cap stamped "JVC" set for corner; THENCE South 68 degrees 05 minutes 09 seconds East, a distance of 78.52 feet to a 1/2 inch iron rod with a Before me, the undersigned authority, a Notary Public in and of the State of Texas, on this day personally appeared SILO MILLS INVESTMENT V, LLC., known to me to be the person whose name is subscribed to the yellow plastic cap stamped "JVC" set for corner; foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated. THENCE South 61 degrees 35 minutes 17 seconds East, a distance of 83.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; Given under my hand and seal of office, this ____ day of _____, 20___, 20___. THENCE South 31 degrees 44 minutes 10 seconds West, a distance of 143.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 04 degrees 38 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of South 55 degrees 36 minutes 35 seconds East, 42.50 feet; _____ Notary public in and for the State of Texas My Commission Expires THENCE Southeasterly, with said curve to the right, an arc distance of 42.51 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner: THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner: THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 118.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner: THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 102.50 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner: THENCE North 53 degrees 17 minutes 24 seconds West, a distance of 132.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner: THENCE South 30 degrees 38 minutes 15 seconds West, a distance of 23.40 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 05 degrees 40 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of South 33 degrees 28 minutes 26 seconds West, 51.96 feet; THENCE Southwesterly, with said curve to the right, an arc distance of 51.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 143.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 652.53 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner: THENCE North 49 degrees 49 minutes 33 seconds West, a distance of 143.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 49 minutes 06 seconds, a radius of 325.00 feet and a chord bearing and distance of South 41 degrees 05 minutes 00 seconds West, 10.31 feet; THENCE Southwesterly, with said curve to the right, an arc distance of 10.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angel of 37 degrees 00 minutes 17 seconds, a radius of 25.40 feet and a chord bearing and distance of South 23 degrees 21 minutes 03 seconds West, 16.12 feet; THENCE Southerly, with said curve to the left, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner; THENCE North 45 degrees 21 minutes 29 seconds West, a distance of 55.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 55 minutes 54 seconds, a radius of 275.00 feet and a chord bearing and distance of North 40 degrees 40 minutes 34 seconds East, 38.04 feet; THENCE Northeasterly, with said curve to the left, an arc distance of 38.07 feet to a 5/8 inch iron rod with a red plastic cap stamped "PELOTON" found in the southeast line of the above-mentioned Godley Independent School District tract; THENCE North 36 degrees 42 minutes 36 seconds East, with said southeast line, a distance of 620.54 feet to a

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Burleson and City of Cleburne Planning and Zoning Commissions.

RYAN S. REYNOLDS, R.P.L.S. Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS § COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ______, known to me to be the person whose name is subscribed to the 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, this ____ day of _____, 20___,

Notary public for and in the State of Texas

My commission expires: _____

Johnson County recording information:

Plat Filed,	20
Slide , Vol.,	Pg
Johnson County Plat R	ecords
Ву:	

County Clerk

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
SE	HACIENDA PARKWAY	RESIDENTIAL	0.532
NW	WINNOW LANE	RESIDENTIAL	0.174

Certificate of Director of Public Works

Addition: Silo Mills

Location Description: Along C.R. 1010 in the ETJ of the City of Cleburne and the ETJ of the City of Burleson, Johnson County, Texas.

I hearby certify that all requirements of the "Subdivision Ordinance" concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Final Plat approval, have been complied for the above reference subdivision.

Director of Public Works

Date

Planning and Zoning Commission Approval:

WHEREAS, the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this _____ day of _____, 20__, to approve this plat.

Chair, Planning and Zoning Commission

City Council Approval:

WHEREAS, the City Council of the City of Cleburne, Texas voted affirmatively on this _____ day of _____, 20__, to approve this plat.

Mayor, City of Cleburne

Attest: 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 2 OF 2

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

