



GENERAL NOTES:

1. According to surveyor's interpretation of information under the following Flood Insurance Program (FIP) Flood Insurance Rate Map (FIRM), Community Flood No. 480220000, dated August 1, 2000, the property appears to be within Zone "A" defined as "Areas determined to be outside the 100 annual chance floodplain" and is subject to the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced FIRM map is for use in understanding the FIRM. It does not necessarily show all areas subject to flooding, particularly from local sources of water such as ponds, creeks, or waterways, or from surface drainage systems or other surface or subsurface operations existing on or near the subject property which are not shown or addressed on the FIRM.
3. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4300). All distances shown herein are surface measurements.
4. No construction or development within this subdivision map shall be undertaken until all local, state, and federal requirements have been satisfied and the construction plans have been approved by the Director of Development.
5. Building setbacks shall be 25' as indicated in Section 5.447 of the Hood County Development and Compliance Rules and Regulations.
6. Streets within the development shall be private streets.
7. No structure within this subdivision shall be designed such that it is connected to an individual water supply or to a State-approved community water system, and shall be connected to a public water system or to an approved wastewater system that has been approved and operated by the local County Health Department. Due to the fact that the local health department is not a governmental entity, the local health department is not subject to the provisions of the Texas Health Code, Chapter 171, Subchapter C, Section 171.001, which requires the local health department to maintain a minimum of 100 feet of separation between the water supply and the wastewater treatment plant. The local health department is not subject to the provisions of the Texas Health Code, Chapter 171, Subchapter C, Section 171.001, which requires the local health department to maintain a minimum of 100 feet of separation between the water supply and the wastewater treatment plant.
8. Since there is no central water supply with this development, a pond shall be constructed on Block 1, Lot 7 that will provide water for fire protection for Hood County Subdivision Regulations. Since there is not an adequate water supply line in the area, an engineering study will be provided to calculate the additional volume needed for the pond to meet Hood County Fire Protection Regulations.
9. No on or person shown on this plat may be held liable for any damage or injury caused by other persons prior to the filing of this plat with Hood County. Such responsibility of said persons may be subject to suit and the awarding of damages and/or damages.
10. Maintenance of drainage facilities shall be the responsibility of the property owner or property owner's Association.
11. No streets shall be accepted by the County until all drainage structures, including storm sewers, are constructed and approved by the County Health Department. The County Health Department shall be responsible for the design, construction, and maintenance of the streets and all drainage structures within the County Health Department.
12. There shall be a total of 12 lots and 1 lot that is a private street. (3 - 2 acres, 0 - 5 acres).
13. This development is located within the Hood County school district.
14. Flood Hazard Zone 1862 way shall be in accordance with the Flood Hazard and Utility Easement.
15. All owners will be held liable for any damage or injury caused by other persons prior to the filing of this plat with Hood County. Such responsibility of said persons may be subject to suit and the awarding of damages and/or damages.
16. No on or person shown on this plat may be held liable for any damage or injury caused by other persons prior to the filing of this plat with Hood County. Such responsibility of said persons may be subject to suit and the awarding of damages and/or damages.
17. Flood Hazard Zone 1862 way is 2,000 linear feet and will be 15' Asphalt Concrete Pavement with 12' Top Soil (Type 6, Grade 2) and 12' stabilized subgrade.
18. If sewage disposal is by means of private sewage facilities, private sewage facilities must be designed and built in accordance with the Texas Commission on Environmental Quality (TCEQ). Construction standards for private sewage facilities and plans for private sewage facilities shall comply with the TCEQ standards for private sewage facilities. Design shall be based on the results of a site inspection performed on each lot at the time the permit for the private sewage facility is issued for through Hood County Environmental Health.
19. Private sewage facility performance cannot be guaranteed, even though in compliance with the local county rules for private sewage facilities are complied with.
20. Inspection and/or acceptance of a private sewage facility by Hood County shall require only that the facility meets the technical requirements and does not violate the property owner's responsibility to comply with County, State and Federal Regulations.
21. Private sewage facilities, storage and/or disposal of sewage sludge, must be designed by the property owner at the property owner's expense. If the owner's operation of the facility results in unsanitary conditions or if the facility, at any time, does not comply with governmental regulations, the property owner shall be responsible for the design, construction, and maintenance of the facility. If the facility is not properly maintained and controlled, therefore, it shall be the property owner's responsibility to maintain and operate the private sewage facility in a satisfactory manner.
22. If a property owner is not properly maintained and controlled, therefore, it shall be the property owner's responsibility to maintain and operate the private sewage facility in a satisfactory manner.
23. If a property owner is not properly maintained and controlled, therefore, it shall be the property owner's responsibility to maintain and operate the private sewage facility in a satisfactory manner.
24. Buildings to be built on lots which are lower than the road or roads on which they front and/or shall be constructed to be built in such way that the above Flood Hazard Elevation is at least 1 foot above the proposed grade of the area adjacent to the building. This is to ensure the risk of damage to buildings that may be caused by storm water drainage.
25. The construction, design or destruction of the drainage or drainage easement is prohibited.
26. Road County will not accept private roads for maintenance under the County Road System unless they meet county standards in effect on the date that acceptance is requested.
27. In approving this plat by the Commissioners Court of Hood County, Texas, it is understood that the building of all roads, and other public improvements, and any easements or covenants necessary to be constructed or placed in the responsibility of the Developer of the tract of land covered by this plat in accordance with the terms and specifications provided by the Commissioners Court of Hood County, Texas. Said Commissioners Court reserves no obligation to build or maintain any of the roads, or other public improvements shown on this plat, or to construct or maintain any of the easements or drainage easements in compliance therewith. Hood County will assume no responsibility for drainage work, stormwater management, drainage, or easements in the subdivision, other than those which the dedicated right of way at such time, if any, the roads are accepted for county maintenance.
28. It is the responsibility of the Developer, not the County, to ensure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the planning and development of this property.
29. The existing creeks or drainage channels traversing along or across the subdivision all remain as open channels and will be maintained by the individual property owners of the lot or lots that are divided by or adjacent to the drainage channels along or across the lots or by the easements easements. Hood County or its officers are not responsible for any damage, personal injury or loss of life or property caused by flooding or flooding conditions.
30. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
31. The above Flood Hazard Elevation shall be in accordance with the Flood Hazard Elevation shown on the Flood Hazard and Utility Easement, the FIRM, State, or Federal Regulations, and/or other sources of information.
32. The Flood Hazard Elevation, LULU has been granted a conditional nonexclusive license to access and view all records and information contained in the Flood Hazard and Utility Easement, the FIRM, State, or Federal Regulations, and/or other sources of information, for the purpose of preparing this plat. The Flood Hazard Elevation, LULU has been granted a conditional nonexclusive license to access and view all records and information contained in the Flood Hazard and Utility Easement, the FIRM, State, or Federal Regulations, and/or other sources of information, for the purpose of preparing this plat.

LEGAL DESCRIPTION

Of a 49,518 acre tract of land out of the J.F. Girard Survey, Abstract No. 194, and the C. Shipman Survey, Abstract No. 520, both in Hood County, Texas; being all of a certain 0.295 acre tract described in Document No. 2012-090392 and part of a certain 50,000 acre tract described in Document No. 2019-0009127, both in the Official Records of Hood County, Texas; and being further described by notes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 50,000 acre tract and in the east line of said J.F. Girard Survey and in the west line of a certain 260,080 acre tract described in Document No. 2014-000945 of said Official Records and in the west line of said C. Shipman Survey for the most northerly northeast and beginning corner of this tract. Whence a found 5/8" iron rod with cap (BROOKS BAKER) at the southeast corner of said C. Shipman Survey, the same being the southeast corner of said 260,080 acre tract, bears S. 00 deg. 36 min. 33 sec. E. 524.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.295 acre tract for the most easterly northeast corner of this tract.

Thence S. 00 deg. 36 min. 33 sec. E. 524.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 0.295 acre tract for a corner of this tract.

Thence S. 89 deg. 23 min. 27 sec. W. 24.49 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 0.295 acre tract and in the west line of said 260,080 acre tract and in the east line of said 50,000 acre tract and at the northeast corner of a certain 0.777 acre tract described in Document No. 2012-090392 of said Official Records for a corner of this tract.

Thence S. 86 deg. 01 min. 56 sec. W. 598.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 0.777 acre tract for an all corner of this tract.

Thence S. 25 deg. 20 min. 26 sec. E. 34.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly southeast corner of said 0.777 acre tract for a corner of this tract.

Thence southeasterly along the arc of a 95 deg. 20 min. 35 sec. curve to the right with a radius of 60.00 feet, a central angle of 61 deg. 32 min. 33 sec., a chord of S. 64 deg. 34 min. 14 sec. E. 61.39 feet and an arc length of 64.45 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most southerly southwest corner of said 0.777 acre tract for an all corner of this tract.

Thence N. 86 deg. 01 min. 56 sec. E. 523.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 0.777 acre tract and in the east line of said 50,000 acre tract and in the west line of said 260,080 acre tract for a corner of this tract.

Thence S. 00 deg. 36 min. 33 sec. E. 857.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said J.F. Girard Survey for the southeast corner of this and said 50,000 acre tract.

Thence N. 89 deg. 23 min. 27 sec. W. 1031.20 feet to a 4" steel post for a corner of this and said 50,000 acre tract.

Thence N. 89 deg. 20 min. 25 sec. W. 114.47 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most southerly southeast corner of this and said 50,000 acre tract.

Thence N. 00 deg. 36 min. 33 sec. W. 1263.88 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for an all corner of this and said 50,000 acre tract.

Thence N. 89 deg. 51 min. 25 sec. W. 1478.47 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of F.M. Highway No. 1543 for the most westerly southwest corner of this and said 50,000 acre tract.

Thence N. 00 deg. 06 min. 53 sec. W. 277.00 feet along the east right of way line of said F.M. Highway No. 1543 to a found 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this and said 50,000 acre tract.

Thence S. 89 deg. 51 min. 25 sec. E. 2621.66 feet to the place of beginning.

LEGEND	
—	BOUNDARY OF SUBDIVISION
—	LOT LINE
—	TRACT LINE
—	SURVEY LINE
—	BUILDING LINE
—	DRAINAGE & UTILITY EASEMENT
—	DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
1	N 00°36'33" E	105.50'
2	N 89°51'25" E	24.49'
3	N 89°51'25" E	24.49'
4	N 89°51'25" E	24.49'
5	N 89°51'25" E	24.49'
6	N 89°51'25" E	24.49'
7	N 89°51'25" E	24.49'
8	N 89°51'25" E	24.49'
9	N 89°51'25" E	24.49'
10	N 89°51'25" E	24.49'
11	N 89°51'25" E	24.49'
12	N 89°51'25" E	24.49'
13	N 89°51'25" E	24.49'
14	N 89°51'25" E	24.49'
15	N 89°51'25" E	24.49'
16	N 89°51'25" E	24.49'
17	N 89°51'25" E	24.49'
18	N 89°51'25" E	24.49'
19	N 89°51'25" E	24.49'
20	N 89°51'25" E	24.49'

BEARING	ANGLE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
N 00°36'33" E	60.00'	61.32'±	S 64°34'14" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'
N 89°51'25" E	60.00'	61.32'±	S 89°51'25" E	61.39'	64.45'

FILED
AUG 11 2023
Hood County, Texas
P-940

VICINITY MAP
(NOT TO SCALE)

OWNER
1862 RANCH, LLC
THOMAS J. JENSEN
10400 LIPAN HIGHWAY
LIPAN, TX 76662
817-564-3958

ENGINEER
JARED STREIBEL - HCE, INC.
FIRM #F-21173
2540 E BORAD STREET
STE 120-251
MANFIELO, TX 76663
(254) 485-8101

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76667
940-325-4841

FINAL PLAT
1862 RANCH
LOTS 1-11, BLOCK 1
LOT 1, BLOCK 2
BEING A SUBDIVISION OF 49,518
ACRES OUT OF THE J.F. GIRARD
SURVEY, ABSTRACT NO. 194, AND
THE C. SHIPMAN SURVEY,
ABSTRACT NO. 520, BOTH IN HOOD
COUNTY, TEXAS
PLAT DATE: JULY 20, 2023

FINAL PLAT
1862 RANCH
LOTS 1-11, BLOCK 1
LOT 1, BLOCK 2
BEING A SUBDIVISION OF 49,518
ACRES OUT OF THE J.F. GIRARD
SURVEY, ABSTRACT NO. 194, AND
THE C. SHIPMAN SURVEY,
ABSTRACT NO. 520, BOTH IN HOOD
COUNTY, TEXAS
PLAT DATE: JULY 20, 2023