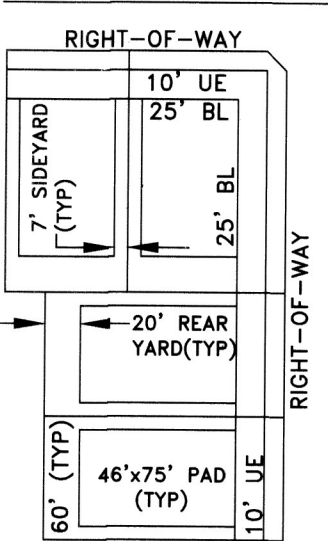
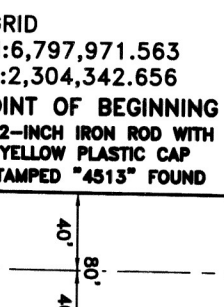


PRIVATE HOA OWNED AND MAINTAINED OPEN SPACE			
LOT	BLOCK	AREA	
33X	1	0.029	AC.
24X	2	2.097	AC.
9X	7	1.309	AC.
14X	9	0.043	AC.
19X	9	0.310	AC.
1X	10	0.913	AC.
TOTAL		4.701	AC.



LINE	BEARING	DISTANCE
L1	S59°11'41"W	2.09'
L2	N41°09'54"E	73.20'
L3	N14°11'41"E	14.14'
L4	S34°48'19"E	14.14'
L5	S37°48'19"E	50.77'
L6	S16°58'19"E	8.17'
L7	S14°11'41"W	14.14'
L8	S75°48'19"E	14.14'
L9	N14°11'41"E	14.14'
L10	N14°11'41"E	14.14'
L11	S14°11'41"W	14.14'
L12	N75°48'19"W	14.14'
L13	S14°11'41"W	14.14'
L14	S14°11'41"W	14.14'
L15	N75°48'19"E	14.14'
L16	S14°11'41"W	14.14'
L17	S75°48'19"E	14.14'
L18	S57°22'12"E	22.36'
L19	N75°29'27"W	14.22'
L20	S14°30'27"W	14.06'
L21	S14°30'27"W	10.07'
L22	S39°57'52"E	38.69'
L23	N60°47'34"E	77.71'
L24	N30°48'19"W	15.01'
L25	S60°47'34"W	65.21'
L26	S39°57'52"E	38.06'
L27	S30°48'19"W	15.01'
L28	N52°14'00"W	63.21'

AC.	ACRE
S.F.	SQUARE FEET
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
(CM)	CONTROLLING MONUMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
IRF	1/2 INCH IRON ROD FOUND, UNLESS OTHERWISE NOTED
PK SET	PK NAIL WITH SHINER SET
CIRS	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
	STAMPED "LJA SURVEYING" SET
CIRF	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED
	"JACOBS" FOUND
	STREET NAME CHANGE



TYPICAL LOT DIAGRAM

RIGHT-OF-WAY
CORNER CLIP

10'

10'

TYPICAL CORNER CLIP DETAIL

OUT OF THE
ANDREW PETERS SURVEY, ABSTRACT NO. 975
AND THE JOHN SCHROEDER SURVEY, ABSTRACT NO. 948
IN THE
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
31.325 ACRES / 110 RESIDENTIAL LOTS
6 HOA LOTS (4.701 ACRES)

ENGINEER/SURVEYOR:

LJA Surveying, Inc. 
6060 North Central Expressway Phone 469.621.0710
Suite 440
Dallas, Texas 75206 T.B.P.L.S. Firm No. 10194465

OWNER/DEVELOPER: D.R. HORTON-TEXAS, LTD
6751 NORTH FREEWAY
FORT WORTH, TEXAS 7613
(817-230-0800)

- GENERAL NOTES:**

1. PROPERTY IS LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS.
2. PROPERTY SHALL BE SERVED BY THE CITY OF CLEBURNE WATER AND SEWER.
3. (EXISTING ZONING) "SF-4"
4. THIS PLAT CONTAINS A TOTAL OF 4.701 ACRES OF PRIVATE OPEN SPACES TO BE OWNED & MAINTAINED BY HOA.
5. ROW CORNER CLIP OF A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET MEASURED ALONG THE PROPERTY LINE IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
6. SIDEYARDS ADJACENT TO A STREET TO BE 15' MINIMUM.
7. THIS PLAT CONTAINS A TOTAL OF 269,979 SQUARE FEET OR 6.556 ACRES OF RIGHT-OF-WAY DEDICATIONS FOR PUBLIC STREETS
8. ALL STREET INTERSECTIONS ARE 90°(+/- 5°).
9. NO RESIDENTIAL DRIVEWAYS ALLOWED ONTO COUNTRY CLUB ROAD (FM # 1718)
10. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011 EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DEUTCH CO. (P-89986) AND ARLINGTON RRP2 COR'S ARP (PID-F53587), COORDINATE VALUES SHOWN ARE GRID.
11. SUBJECT TRACT IS LOCATED IN "ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48251C02851, REVISED ON DECEMBER 4, 2012.
12. 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 OR DRAINAGE. ALL DRAINAGE SHALL BE CONVEYED BY SUBSURFACE STRUTS OR DRAINAGE EASEMENTS.
13. ALL CORNERS ARE 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE
STATE OF TEXAS)
COUNTY OF JOHNSON)

WHEREAS D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A 31.325 ACRE TRACT OF LAND SITUATED IN THE ANDREW PETERS SURVEY, ABSTRACT NO. 975, AND THE JOHN SCHROEDER SURVEY, ABSTRACT NO. 948, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A 100.333 ACRE TRACT CONVEYED TO D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2018-15417, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID 31.325 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "4513" FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 1434 (COUNTRY CLUB ROAD), AN 80 FOOT RIGHT-OF-WAY, AS RECORDED IN VOLUME 403, PAGE 575, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE COMMON SOUTHEAST CORNER OF SAID 100.333 ACRE TRACT, AND THE SOUTHWEST CORNER OF A CALLED 60.00 ACRE TRACT OF LAND CONVEYED TO CLEBURNE INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 2444, PAGE 121, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 59 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE COMMON LINE OF SAID 100.333 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 214.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER OF SAID 100.333 ACRE TRACT BEARS, SOUTH 59 DEGREES 49 MINUTES 25 SECONDS WEST, A DISTANCE OF 324.19 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 31 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.61 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 100.333 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 138.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 2.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 510.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 214.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 73.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 132.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 272.54 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 59 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 120.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 30 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 233.39 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RECER FOX" FOUND FOR THE COMMON CORNER OF SAID 100.333 ACRE TRACT, AND A CALLED 31.66 ACRE TRACT OF LAND CONVEYED TO JACK BURTON, AS RECORDED IN VOLUME 525, PAGE 107, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 100.333 ACRE TRACT AND SAID CALLED 31.66 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 31 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 747.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 31 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 731.24 FEET TO 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RECER FOX" FOUND FOR THE NORTHWEST CORNER OF SAID 100.333 ACRE TRACT, ALSO BEING THE COMMON CORNER OF SAID 31.66 ACRE TRACT, AND A TRACT OF LAND CONVEYED TO JACK BURTON FAMILY, LTD, AS RECORDED IN BOOK 2039, PAGE 992 AND BOOK 2040, PAGE 1, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, NORTH 59 DEGREES 21 MINUTES 18 SECONDS EAST, DEPARTING SAID NORTHWEST CORNER, ALONG THE COMMON LINE OF SAID 100.333 ACRE TRACT AND SAID JACK BURTON FAMILY, LTD TRACT, A DISTANCE OF 1,057.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 100.333 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF BELCLAIRE-PHASE II, AN ADDITION TO THE CITY OF CLEBURNE, AS RECORDED IN VOLUME 11, PAGE 735, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 100.333 ACRE TRACT AND SAID BELCLAIRE-PHASE II, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 122.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT ON THE EAST LINE OF SAID 100.333 ACRE TRACT AND A COMMON NORTH CORNER OF BELCLAIRE-PHASE I, AN ADDITION TO THE CITY OF CLEBURNE, AS RECORDED IN VOLUME 11, PAGE 734, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT ALSO BEING ON THE WEST LINE OF SAID BELCLAIRE-PHASE II;

THENCE, ALONG THE COMMON LINES OF SAID 100.333 ACRE TRACT AND SAID BELCLAIRE-PHASE I, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 309.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,170.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID BELCLAIRE-PHASE I AND A COMMON SOUTHEAST CORNER OF SAID 100.333 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF AFORESAID 60.00 ACRE TACT;

THENCE, ALONG THE COMMON LINES OF SAID 100.333 ACRE AND 60.00 ACRE TRACTS, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 47 MINUTES 34 SECONDS WEST, A DISTANCE OF 275.51 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND (DAMAGED) FOR CORNER;

SOUTH 29 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,579.81 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 31.325 ACRES OF LAND.

TO BE KNOWN AS:

LOTS 1-2 & 33X, BLOCK 1; LOTS 1-11 & 24X, BLOCK 2;
LOTS 1-24, BLOCK 8; LOTS 1-8 & 9X, BLOCK 7;
LOTS 1-36, BLOCK 8; LOTS 1-13, 14X, 15-18 & 19X, BLOCK 9
AND LOTS 1X, 2-13, BLOCK 10

BELCLAIRE-PHASE III

AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 13 DAY OF December, A.D. 2019.

BY: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP,
AND ITS AUTHORIZED AGENT

BENJAMIN CLARK
ASSISTANT VICE PRESIDENT

STATE OF TEXAS \$
COUNTY OF Tarrant \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENJAMIN CLARK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF December, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TEXAS ID NO.: 136023623

MY COMMISSION EXPIRES: 11-27-2022



SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN JANUARY, 2017, AND THAT ALL CORNERS ARE AS SHOWN.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

DATE: 12-10-19



CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: BELCLAIRE-PHASE III

LOCATION DESCRIPTION: WEST OF NOLAN RIVER ROAD, NORTH OF LOWELL SMITH MIDDLE SCHOOL

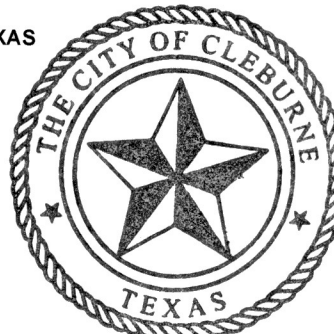
I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE" [I.E., CH. 154 OF THE CODE OF ORDINANCES OF THE CITY] CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUIRED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS
1-6-2020
DATE

APPROVED BY THE CITY COUNCIL OF CLEBURNE, TEXAS

ON APRIL 23, 2019

MAYOR
CITY SECRETARY



APPROVED BY THE CITY COUNCIL OF CLEBURNE PLANNING AND ZONING COMMISSION

ON APRIL 8, 2019

CHAIRMAN
DATE

THIS PLAT APPROVED SUBJECTS TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CLEBURNE, TEXAS.

A
FINAL PLAT
OF
BELCLAIRE-PHASE III
OUT OF THE
ANDREW PETERS SURVEY, ABSTRACT NO. 975
AND THE JOHN SCHROEDER SURVEY, ABSTRACT NO. 948
IN THE
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
31.325 ACRES / 110 RESIDENTIAL LOTS
6 HOA LOTS (4.701 ACRES)
Date: DECEMBER 2019 JOB NO. 0018

ENGINEER/SURVEYOR:

LJA Surveying, Inc.
6060 North Central Expressway Suite 440
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

OWNER/DEVELOPER: D.R. HORTON-TEXAS, LTD
6751 NORTH FREEWAY
FORT WORTH, TEXAS 7613
(817-230-0800)

PLAT RECORDED IN VOLUME 11, PAGE 949, SLIDE, K
DATE 1-10-2020
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY

VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE CITY COUNCIL.