

50.00' N75*48'19"W

JACK BURTON FAMILY, LTD

BOOK 2039, PAGE 992

O.P.R.J.C.T.

N59°21'18"E 400.81

125.00

N59°11'41"E

N59°11'41"E

125.00

5

6

15

13

12

7,500 S.F.

7,500 S.F.

L1 S30°48'19"E 5.00' L2 N14*11'41"E 14.14 L3 N75°48'19"W L4 S14°11'41"W 14.14' L5 N75°48'19"W 14.14' L6 S14°11'41"W 14.14' L7 N75°48'19"W 14.14' L8 N75°48'19"W 14.14' L9 S14°11'41"W 14.14' L10 S75°48'19"E 14.14'

8,700 S.F.

N59°11'41"E

7,500 S.F.

7,500 S.F.

13

7,500 S.F.

10' WIDE EASEMENT TEXAS UTILITIES

ELECTRIC COMPANY

O.P.R.J.C.T. TEXAS POWER & LIGHT COMPANY

(8 POLES AND 2 GUYS) VOLUME 442, PAGE 43

O.P.R.J.C.T.

ABANDONED IN

C.C.# 2019-2570 & C.C.# 2019-257

VOLUME 1615, PAGE 373 -

125.00

125.00

16) 125.00'

5

10' WIDE EASEMENT TEXAS UTILITIES

ELECTRIC COMPANY

O.P.R.J.C.T.

VOLUME 1615, PAGE 373

(8 POLES AND 2 GUYS) VOLUME 442, PAGE 43

O.P.R.J.C.T.

ABANDONED IN

C.C.# 2019-2570

& C.C.# 2019-2571

O.P.R.J.C.T.

60.00, 40

N59°11'41"E

15

7,500 S.F.

N59°11'41"E

7,500 S.F. 8

4

7,500 S.F

PROPOSED PHASE I

100.333 ACRES

DOCUMENT NO. 2018-15417 O.P.R.J.C.T.

D.R. HORTON-TEXAS, LTD.,

N59°11'41"E

13

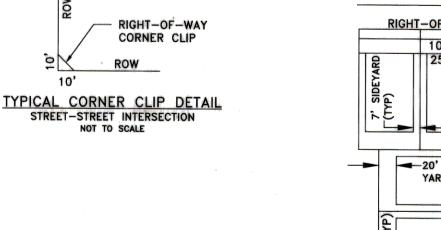
12

11

APPROXIMATE SURVEY LINE

7,500 S.F.

TEXAS POWER & LIGHT COMPANY --



CALLED 3.210 ACRES

VOLUME 529, PAGE 816

14,178 S.F.

125.25'

126.01' N59°11'41"E

8,017 S.F.

125.00

230.00

10' UE-

10' UE DEDICATED TO THE CITY OF-

CLEBURNE TO BE RECORDED BY

SEPARATE INSTRUMENT AS RECORDED IN

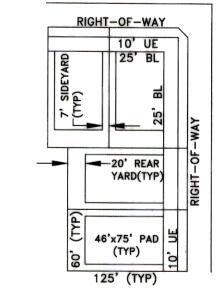
O.P.R.J.C.T.

CALLED 60.00 ACRES
CLEBURNE INDEPENDENT SCHOOL DISTRICT

BOOK 2444, PAGE 121 O.P.R.J.C.T.

INSTRUMENT NO. 2018-25198

(DIRECTIONAL CONTROL LINE) N59°19'18"E 729.20'



TYPICAL LOT DIAGRAM

POINT OF

N:6,801,445.256

E:2,304,464.515

-10' UE DEDICATED TO THE CITY OF

CLEBURNE TO BE RECORDED BY

SEPARATE INSTRUMENT AS RECORDED IN

INSTRUMENT NO. 2018-25198

ROBERT E. HAMMOND AND RHONDA J.

HAMMOND, HUSBAND AND WIFE BOOK 738, PAGE 166

O.P.R.J.C.T.

10' WIDE EASEMENT

TEXAS UTILITIES

ELECTRIC COMPANY

O.P.R.J.C.T.

VOLUME 1615, PAGE 373

TEXAS POWER & LIGHT COMPANY

(8 POLES AND 2 GUYS)

ABANDONED II

C.C.# 2019-2570

& C.C.# 2019-2571

O.P.R.J.C.T.

TOMMY OWENS AND JANIS OWENS BOOK 576, PAGE 517

O.P.R.J.C.T.

DUANE M. BODLE DOC. NO. 2017-11470 O.P.R.J.C.T.

GREGORY STEPHAN WILSON ET UX, JANE BRECKETT WILSON BOOK 1587, PAGE 301

O.P.R.J.C.T.

10' PRIVATE HOA OWNED

SPACE 0.125 AC.

N:6,800,977.309

E:2,304,743.524

VOLUME 442, PAGE 43

O.P.R.J.C.T.

BEGINNING

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.
- (EXISTING ZONING) "SF-4"
- 4. THIS PLAT CONTAINS A TOTAL OF 0.125 ACRES OF PRIVATE OPEN SPACES TO BE OWNED & MAINTAINED BY HOA.
- 5. ROW CORNER CLIP A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT 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 159,872 SQUARE FEET OR 3.670 ACRES OF RIGHT-OF-WAY DEDICATIONS FOR PUBLIC STREETS
- ALL STREET INTERSECTIONS ARE 90°(+/- 5°).
- 9. NO RESIDENTIAL DRIVEWAYS ALLOWED ONTO S NOLAN RIVER ROAD.
- 10. BEARING BASIS 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), COORDINATES VALUES SHOWN ARE GRID.
- 11. SUBJECT TRACT IS LOCATED IN "ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48251C0285J, 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 FINISH GROUND LEVEL GRADE ADJOINING BUILDING AND DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
- 13. ALL CORNERS ARE 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.

PRIVATE HOA OWNED AND MAINTAINED OPEN SPACE DESIGNATION LOT BLOCK AREA 25X 19 0.125 AC.

TOTAL 0.125 AC.

	LOT TABULATION TABLE	
BLOCK 11	6 RESIDENTIAL LOTS	
BLOCK 12	12 RESIDENTIAL LOTS	
BLOCK 14	12 RESIDENTIAL LOTS	
BLOCK 16	12 RESIDENTIAL LOTS	
BLOCK 19	22 RESIDENTIAL LOTS	1 HOA
TOTAL	64 RESIDENTIAL LOTS	1 HOA

LEGEND

ACRE SQUARE FEET UTILITY EASEMENT ACCESS EASEMENT WATER EASEMENT DRAINAGE EASEMENT SANITARY SEWER EASEMENT BUILDING LINE HOA HOME OWNERS ASSOCIATION (CM) CONTROLLING MONUMENT O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS 1/2 INCH IRON ROD FOUND, UNLESS OTHERWISE NOTED PK NAIL WITH SHINER SET 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET STREET NAME CHANGE

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: BELCLAIRE-PHASE II

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

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 1.25.19

CITY SECRETARY

APPROVED BY THE CITY COUNCIL OF CLEBURNE ON: 06/26/18

100.333 ACRES

D.R. HORTON-TEXAS, LTD.,

DOCUMENT NO. 2018-15417

O.P.R.J.C.T.

FLOOD ZONE X

REMAINDER

UTILITY EASEMENT

CITY OF CLEBURNE

VOLUME 3121, PAGE 452

O.P.R.J.C.T.

PERMANENT PUBLIC

ZONED

N59°11'41"E

115.00'

02/25/2019

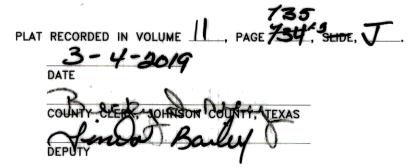
THIS PLAT APPROVED SUBJECTS TO ALL PLATTING ORDINACES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CLEBURNE, TEXAS.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4574





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

COUNTY OF JOHNSON WHEREAS D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, IS THI TRACT OF LAND SITUATED IN THE ANDREW PETERS SURVEY, ABSTRACT NO. SCHROEDER SURVEY, ABSTRACT NO. 948, CITY OF CLEBURNE, JOHNSON COI PORTION OF A 100.333 ACRE TRACT CONVEYED TO D.R. HORTON-TEXAS, LT PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2018-15417, OFFICIAL PUB COUNTY, TEXAS. SAID 15.478 ACRE TRACT, WITH REFERENCE BEARING OF STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY M

SECONDS EAST, A DISTANCE OF 848.80 FEET;

STATE OF TEXAS

BEGINNING AT A PK NAIL WITH SHINER SET IN ASPHALT OF NOLAN RIVER R RIGHT-OF-WAY), AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF ACRE TRACT AND SAID PRESCRIPTIVE RIGHT-OF-WAY, A DISTANCE OF 544.8 SHINER SET IN ASPHALT OF NOLAN RIVER ROAD FOR CORNER FROM WHICH IN ASPHALT OF NOLAN RIVER ROAD SET FOR CORNER BEARS SOUTH 30 DE

THENCE, DEPARTING SAID EAST LINE AND SAID RIGHT-OF-WAY, OVER AND TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 2 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET F SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 5 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET F SOUTH 59 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" NORTH 30 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 4 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET F NORTH 59 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 1 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET F IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET F LINE OF AFORESAID 100.333 ACRE TRACT AND THE SOUTHERLY LINE OF JACK BURTON FAMILY, LTD AS RECORDED IN BOOK 2039, PAGE 992, A OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, NORTH 59 DEGREES 21 MINUTES 18 SECONDS EAST, ALONG THE C 100.333 ACRE TRACT AND JACK BURTON FAMILY, LTD TRACT, A DISTANCE OF INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET CORNER OF A CALLED 3.210 ACRE TRACT CONVEYED TO JACK BURTON AS PAGE 816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

3.210 ACRE TRACT, A DISTANCE OF 729.20 FEET TO THE POINT OF BEGINN CALCULATED AREA OF 674,221 SQUARE FEET OR 15.478 ACRES OF LAND.

THENCE, NORTH 59 DEGREES 19 MINUTES 18 SECONDS EAST, ALONG SAID

TO BE KNOWN AS: LOTS 1-6, BLOCK 11; LOTS 1-6 & 11-16, LOTS 1-6 & 11-16, BLOCK 14; LOTS 1-6 & 11-16, & 25X, BLOCK 19

BELCLAIRE-PHASE II

AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AN

EXECUTED THIS 11 DAY OF FEBRUARY

BY: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERS BENJAMIN CLARK

ASSISTANT VICE PRESIDENT

STATE OF TEXAS COUNTY OF Tayyant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PE BENJAMIN CLARK KNOWN TO ME TO BE THE PERSON WHOSE THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME TI SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXP GIVEN UNDER MY HAND AND SEAL THIS 117, day of 17

MY COMMISSION EXPIRES:

FINAL PLAT

BELCLAIRE-PHAS OUT OF THE ANDREW PETERS SURVEY, ABSTRA

Date: JANUARY 2019 JOB N

CITY OF CLEBURNE, JOHNSON CO

15.478 ACRES / 64 RESIDE

1 HOA LOT (0.125 A)

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway

Suite 440 Dallas, Texas 75206

OWNER/DEVELOPER: D.R. HORTON-TEXAS, LT 6751 NORTH FREEWAY FORT WORTH, TEXAS 761

(817-230-0800)

T.B.P.L.S

FEBRUARY 2019