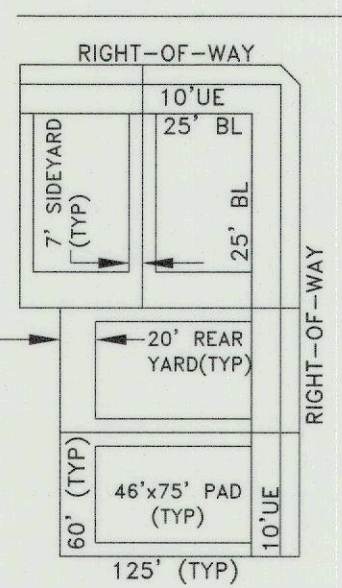


CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	31.00'	S75°48'19"E	43.84'	48.69'
C2	13°04'02"	300.00'	S37°20'19"E	45.51'	68.42'
C3	13°04'02"	300.00'	S37°20'19"E	68.27'	68.42'
C4	13°04'02"	300.00'	S37°20'19"E	68.27'	68.42'
C5	90°00'00"	31.00'	S75°48'19"E	43.84'	48.69'
C6	163°44'54"	50.00'	S75°48'19"E	99.00'	142.90'
C7	163°44'54"	50.00'	S75°48'19"E	99.00'	142.90'

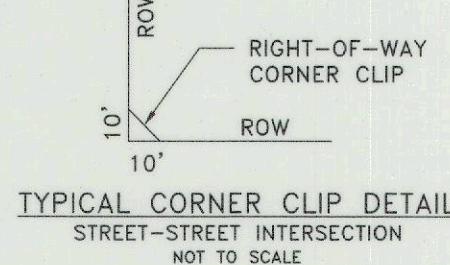
LINE	BEARING	DISTANCE
L1	S14°11'41"W	14.14'
L2	S41°09'54"E	73.20'
L3	S59°11'41"E	2.09'
L4	N46°07'40"E	19.68'
L5	S75°48'19"E	33.25'
L6	S14°11'41"W	14.14'
L7	S59°11'41"W	10.00'
L8	N75°48'19"W	14.14'
L9	S75°48'19"E	14.14'
L10	N14°11'41"E	14.14'
L11	S75°48'19"W	14.14'
L12	N14°11'41"E	14.14'
L13	S75°48'19"E	14.14'
L14	N75°48'19"W	14.14'
L15	S14°11'41"W	14.14'
L16	N75°48'19"W	14.14'
L17	S02°49'04"W	13.72'
L18	S87°33'28"E	14.46'
L19	N75°48'19"W	14.14'

LOT TABULATION TABLE			
BLOCK	LOT	HOA LOT	HOA LOT
1	30 RESIDENTIAL LOTS	1	HOA LOT
2	12 RESIDENTIAL LOTS	1	HOA LOT
3	14 RESIDENTIAL LOTS	1	HOA LOT
4	12 RESIDENTIAL LOTS	1	HOA LOT
5	2 RESIDENTIAL LOTS	1	HOA LOT
6	2 RESIDENTIAL LOTS	1	HOA LOT
TOTAL	84 RESIDENTIAL LOTS	2	HOA LOTS

PRIVATE HOA OWNED AND MAINTAINED OPEN SPACE			
LOT	BLOCK	AREA	
34X	1	0.074 ACRE	
1X	5	0.084 ACRE	
TOTAL		0.158 ACRE	

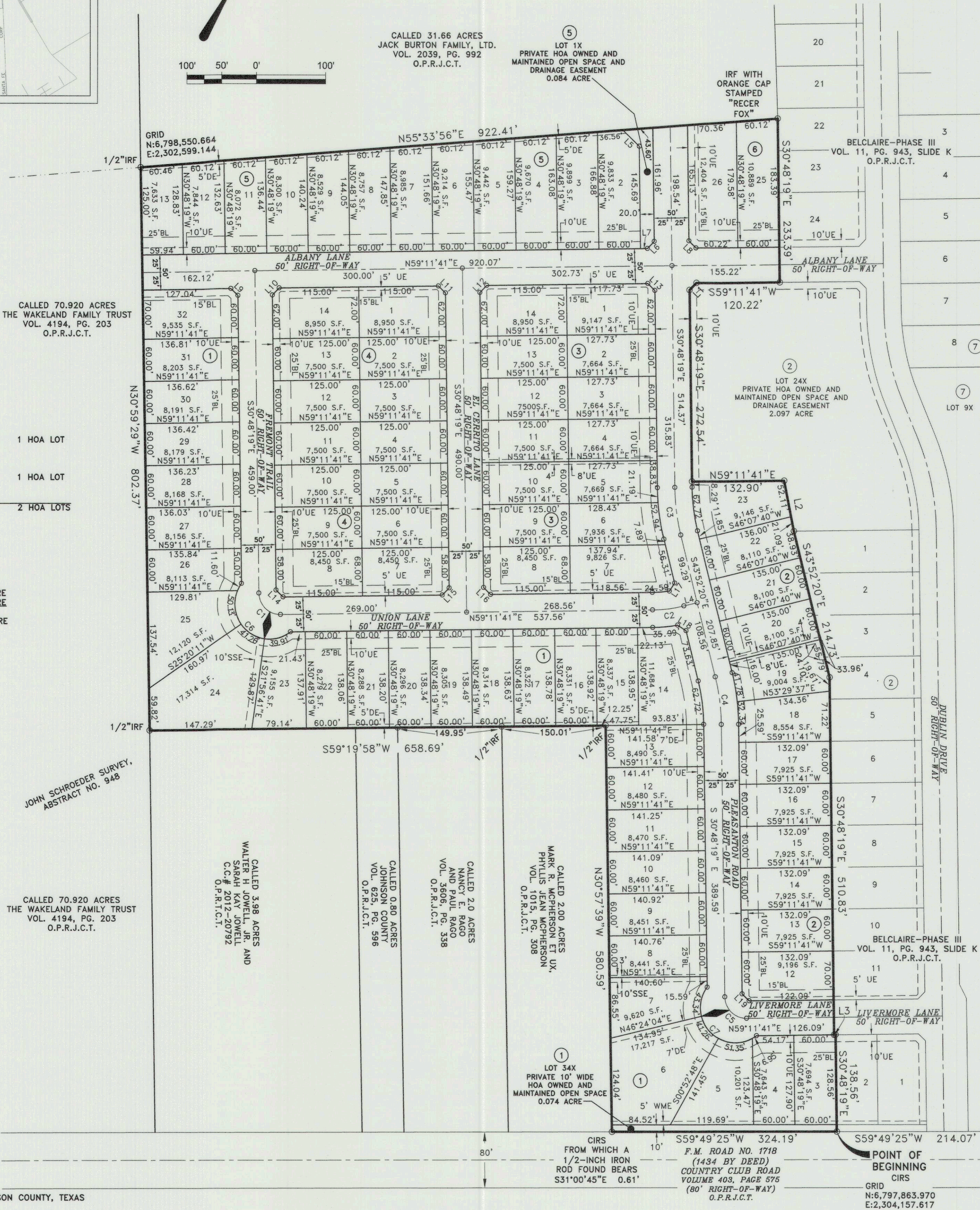


TYPICAL LOT DIAGRAM
NOT TO SCALE



TYPICAL CORNER CLIP DETAIL
STREET-STREET INTERSECTION
NOT TO SCALE

LEGEND	
S.F.	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS 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
IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET
CIRF	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
	STREET NAME CHANGE



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF JOHNSON)

WHEREAS D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A 21.355 ACRE TRACT OF LAND SITUATED IN THE JOHN SCHROEDER SURVEY, ABSTRACT NO. 948, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A 100.333 ACRE TRACT CONVEYED TO D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-15417, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID 21.355 ACRE TRACT, WITH REFERENCE BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORRS ARP (PID-DF886) AND ARLINGTON RRP2 CORRS ARP (PID-DF887), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "4513" FOUND FOR THE SOUTHEAST CORNER OF SAID 100.333 ACRE TRACT, THE SOUTHEAST CORNER OF BELCLAIRE-PHASE III, AN ADDITION TO THE CITY OF CLEBURNE, AS RECORDED IN VOLUME 11, PAGE 943, SLIDE K, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.00 ACRE TRACT CONVEYED TO CLEBURNE INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 2444, PAGE 121, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434 (COUNTRY CLUB ROAD), AN 80 FOOT RIGHT-OF-WAY, AS RECORDED IN VOLUME 403, PAGE 575, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 59 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 100.333 ACRE TRACT, THE SOUTHEAST LINE OF SAID BELCLAIRE-PHASE III AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434, A DISTANCE OF 214.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE POINT OF BEGINNING;

THENCE, SOUTH 59 DEGREES 49 MINUTES 25 SECONDS WEST, CONTINUING ALONG SAID SOUTHEAST LINE OF 100.333 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434, A DISTANCE OF 324.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID 100.333 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO MARK R. MCPHERSON ET UX, PHYLLIS JEAN MCPHERSON, AS RECORDED IN VOLUME 1015, PAGE 308, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 31 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 0.61 FEET;

THENCE, NORTH 30 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 100.333 ACRE TRACT AND THE NORTHEAST LINE OF SAID MCPHERSON TRACT, A DISTANCE OF 580.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 59 DEGREES 19 MINUTES 58 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 100.333 ACRE TRACT, PASSING AT A DISTANCE OF 150.01 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MCPHERSON TRACT AND THE NORTHEAST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO MARK R. MCPHERSON ET UX, PHYLLIS JEAN MCPHERSON, AS RECORDED IN VOLUME 1015, PAGE 308, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONTINUING ALONG SAID SOUTHWEST LINE, PASSING AT A DISTANCE OF 149.95 FEET THE NORTHWEST CORNER OF SAID RAGO TRACT AND THE NORTHEAST CORNER OF A CALLED 0.80 ACRE TRACT OF LAND CONVEYED TO JOHNSON COUNTY, AS RECORDED IN VOLUME 1025, PAGE 596, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONTINUING ALONG SAID SOUTHWEST LINE, THE NORTHWEST LINE OF SAID 0.80 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 3.98 ACRE TRACT CONVEYED TO WALTER H. JOWELL, JR. AND SARAH KAY JOWELL, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-20762, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 888.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 100.333 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.98 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF A CALLED 70.820 ACRE TRACT CONVEYED TO THE WAKELAND FAMILY TRUST, AS RECORDED IN VOLUME 4194, PAGE 203, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, NORTH 30 DEGREES 59 MINUTES 29 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 100.333 ACRE TRACT AND THE NORTHEAST LINE OF SAID 70.820 ACRE TRACT, A DISTANCE OF 802.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 100.333 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 31.86 ACRE TRACT OF LAND CONVEYED TO JACK BURTON FAMILY, LTD., AS RECORDED IN VOLUME 2039, PAGE 962, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, NORTH 55 DEGREES 33 MINUTES 56 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 100.333 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 31.86 ACRE TRACT, A DISTANCE OF 922.41 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "REC'D FOX" FOUND FOR A SOUTHEAST CORNER OF SAID 31.86 ACRE TRACT, SAID POINT BEING ON THE SOUTHWEST LINE OF AFORESAID BELCLAIRE-PHASE III;

THENCE, OVER AND ACROSS SAID 100.333 ACRE TRACT AND ALONG SAID SOUTHWEST LINE OF BELCLAIRE-PHASE III, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 233.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

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

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

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

SOUTH 41 DEGREES 08 MINUTES 54 SECONDS EAST, A DISTANCE OF 73.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

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

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

NORTH 59 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 2.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

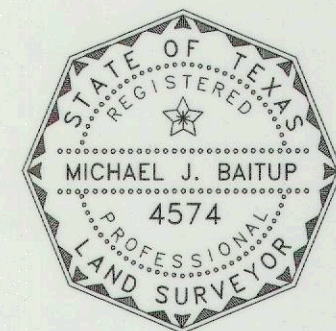
SOUTH 30 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 138.56 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 930.224 SQUARE FEET OR 21.355 ACRES OF LAND.

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

DATE: 7/13/2020



60.00 ACRES
CLEBURNE INDEPENDENT
SCHOOL DISTRICT
VOL. 2444 PG. 121
O.P.R.J.C.T.

POINT OF
COMMENCING
1/2 INCH IRON ROD
WITH YELLOW PLASTIC CAP
STAMPED "4513" FOUND

FROM WHICH A
1/2-INCH IRON
ROD FOUND BEARS
S31°00'45"E 0.61'
F.M. ROAD NO. 1718
(1434 BY DEED)
COUNTRY CLUB ROAD
VOL. 403, PAGE 575
(80' RIGHT-OF-WAY)
O.P.R.J.C.T.

GRID
N:6,797,863.970
E:2,304,157.617

GENERAL NOTES:

- PROPERTY IS LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS.
- PROPERTY SHALL BE SERVED BY THE CITY OF CLEBURNE WATER AND SEWER.
- (EXISTING ZONING) "SF-4"
- THIS PLAT CONTAINS A TOTAL OF 0.158 ACRES OF PRIVATE OPEN SPACES TO BE OWNED & MAINTAINED BY HOA.
- 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.
- SIDEYARDS ADJACENT TO A STREET TO BE 15' MINIMUM.
- THIS PLAT CONTAINS A TOTAL OF 193.222 SQUARE FEET OR 4.437 ACRES OF RIGHT-OF-WAY DEDICATIONS FOR PUBLIC STREETS
- ALL STREET INTERSECTIONS ARE 90°(+/- 5').
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORRS ARP (PID-DF886) AND ARLINGTON RRP2 CORRS ARP (PID-DF887), COORDINATE VALUES SHOWN ARE GRID.
- SUBJECT TRACT IS LOCATED IN "ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48251C02851, REVISED ON DECEMBER 4, 2012.
- 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 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET UNLESS OTHERWISE NOTED.

TO BE KNOWN AS:

LOTS 3-32 & 34X, BLOCK 1, LOTS 12-23, BLOCK 2,
LOTS 1-14, BLOCK 3, LOTS 1-14, BLOCK 4, LOTS 2-13 & 1X, BLOCK 5;
& LOTS 25 & 26, BLOCK 6

BELCLAIRE-PHASE IV

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 14th DAY OF July, A.D. 2020.

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

Benjamin Clark
BENJAMIN CLARK
ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Tarrant

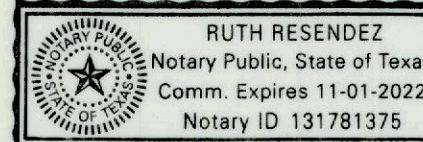
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENJAMIN CLARK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF July, 2020.

Ruth Resendez
RUTH RESENDEZ
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TEXAS ID NO: 131781375

MY COMMISSION EXPIRES: 11-1-22



CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

LOCATION: BELCLAIRE-PHASE IV

LOCATION DESCRIPTION: NORTH OF COUNTRY CLUB ROAD, WEST OF LOWELL SMITH MIDDLE SCHOOL

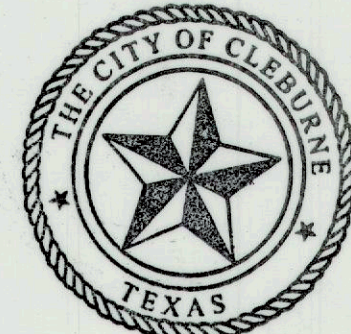
I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE" (I.E., CH. 154 OF THE CODE OF ORDINANCES OF THE CITY) CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUIRED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR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

Jeff Peterson
DIRECTOR OF PUBLIC WORKS
7-27-2020
DATE

APPROVED BY THE CITY COUNCIL OF CLEBURNE, TEXAS

ON OCTOBER 22, 2019

Jeff Peterson
MAYOR
CITY SECRETARY



APPROVED BY THE CITY COUNCIL OF CLEBURNE PLANNING AND ZONING COMMISSION

ON OCTOBER 14, 2019

Alfred M. Hahn
CHAIRMAN
7/27/2020
DATE

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

PLAT FILED 07/13/2020
INSTRUMENT: 139-2090
DRAWER: B SLIDE
BECKY IVEY, JOHNSON COUNTY CLERK
BY: *James Bailey* DEPUTY CLERK

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

A FINAL PLAT OF BELCLAIRE-PHASE IV

OUT OF THE
JOHN SCHROEDER SURVEY, ABSTRACT NO. 948
IN THE
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
21.355 ACRES / 84 RESIDENTIAL LOTS
2 HOA LOTS (0.158 ACRE)

Date: JULY 2020 JOB NO. 0018

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)