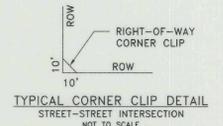
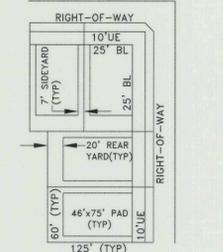


CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	31.00'	S75°48'19"E	43.84'	48.69'
C2	13°04'02"	300.00'	S37°20'19"E	45.51'	45.61'
C3	13°04'02"	300.00'	S37°20'19"E	68.27'	68.42'
C4	13°04'02"	300.00'	S37°20'19"E	68.27'	68.42'
C5	90°00'00"	31.00'	S75°48'19"E	43.84'	48.69'
C6	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	N59°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"E	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'

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

LOT	BLOCK	AREA
34X	1	0.074 ACRE
1X	5	0.084 ACRE
TOTAL		0.158 ACRE



- LEGEND**
- S.F. SQUARE FEET
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - AE ACCESS EASEMENT
 - WE 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 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF886) AND ARLINGTON RRP2 CORS ARP (PID-DF587), 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 THE SOUTHWEST CORNER 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 SOUTHWEST LINE OF SAID 100.333 ACRE TRACT, THE SOUTHWEST 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 99 DEGREES 49 MINUTES 25 SECONDS WEST, CONTINUING ALONG SAID SOUTHWEST 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 SOUTHWEST CORNER OF A CALLED 2.00 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 601 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 10 MINUTES 58 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 100.333 ACRE TRACT, PASSING AT A DISTANCE OF 150.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MCPHERSON TRACT AND THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO NANCY E. RAGO AND PAUL RAGO, AS RECORDED IN VOLUME 9006, PAGE 338, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONTINUING ALONG SAID SOUTHWEST LINE, PASSING AT A DISTANCE OF 149.99 FEET TO 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 625, PAGE 598, 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. 2012-20792, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 688.89 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 70.920 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 70.920 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 692, 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 622.41 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RECER FOX" FOUND FOR THE SOUTHWEST 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 09 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 2.09 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 138.50 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 A CONDUCTED 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: 7/13/20



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

BELCLAIRE-PHASE III
 VOL. 11, PG. 943, SLIDE K
 O.P.R.J.C.T.

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 193.279 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 CORS ARP (PID-DF886) AND ARLINGTON RRP2 CORS ARP (PID-DF587), 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-STREET 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.

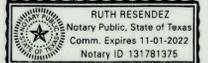
BY: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP,
 AND ITS AUTHORIZED AGENT
Benjamin Clark
 BENJAMIN CLARK
 ASSISTANT VICE PRESIDENT

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
 ADDITION: 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.

Ruth Resendez
 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
Robert Ashkan
 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: 189-2090
 DRAWER: B SLIDE
 BECKY IVEY, JOHNSON COUNTY CLERK
 BY: *Janet 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)