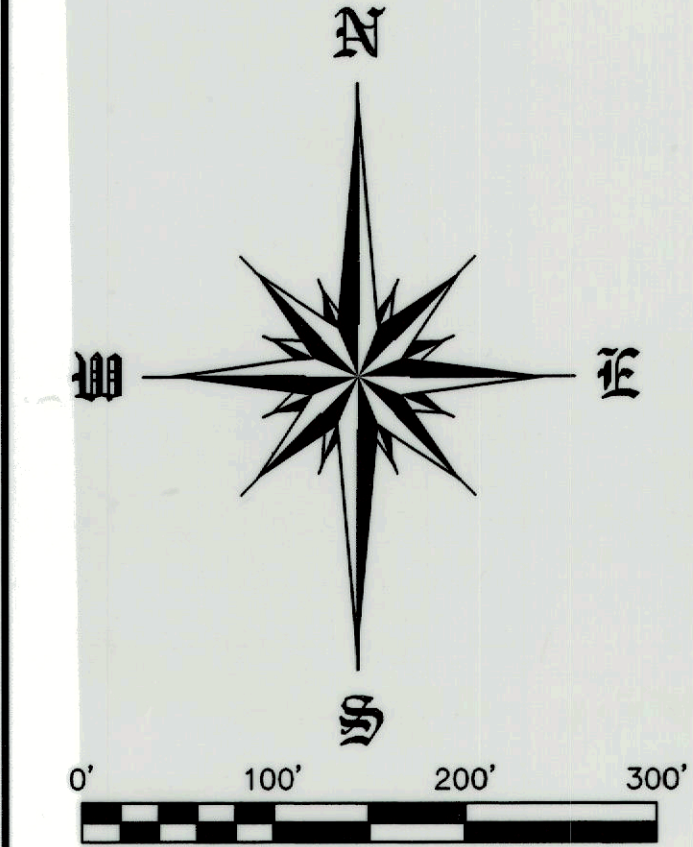


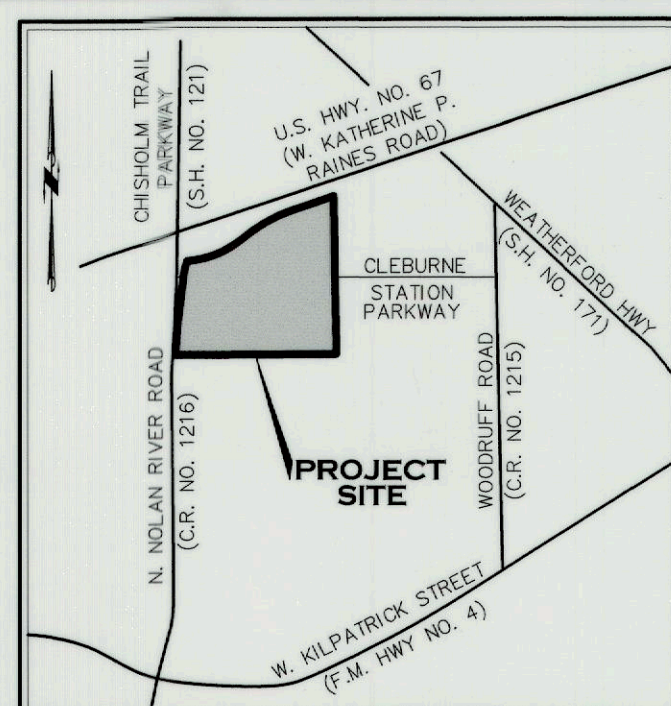
5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS NOTED OTHERWISE
IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
IRON ROD FOUND
CAPPED IRON ROD FOUND
CONTROLLING MONUMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
PLAT RECORDS JOHNSON COUNTY TEXAS
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS



NOTE: THE FEDERAL CLEAN WATER ACT REQUIRES THAT ALL SITES CONDUCTING SOIL DISTURBING ACTIVITIES GREATER THAN ONE ACRE IN SIZE MUST COMPLY WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PERMIT REQUIREMENTS OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT FOR CONSTRUCTION ACTIVITIES (TPDES GENERAL PERMIT TFR 150000). TO COMPLY WITH THE TERMS OF THE PERMIT THE RESPONSIBLE PARTY MUST HAVE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IN PLACE 48 HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITY SUCH AS CLEARING, GRADING, OR CONSTRUCTION ACTIVITIES. THE SWPPP MUST INCLUDE CONSTRUCTION OF AN ON-SITE DETENTION BASIN TO CAPTURE STORM WATER RUN OFF DURING ALL PHASES OF EARTH MOVING AND BUILD OUT UNLESS THE RESPONSIBLE PARTY CAN SHOW THAT THE SITE MEETS PERMIT EXCEPTION REQUIREMENTS. A NOTICE OF INTENT FOR THE TPDES PERMIT MUST BE FILED WITH TCEQ AND POSTED ON SITE. IN ADDITION A COPY OF THE NOTICE AND PAYMENT TO TCEQ FOR THE PERMIT MUST BE PROVIDED TO THE CITY OF CLEBURNE 48 HOURS PRIOR TO EARTH DISTURBING ACTIVITIES. FOR MORE INFORMATION ABOUT THE TPDES PERMIT REQUIREMENTS GO TO THE TCEQ WEB PAGE AT: WWW.TCEQ.STATE.TX.US/PERMITTING/WATERPERM/WWPERM/CONSTRUCTION/FORNO

ZIMMERER REAL PROPERTIES, LLP,
CALLED 5.0 ACRES
INSTRUMENT NO. 2013-18900
O.P.R.J.C.T.

ZIMMERER REAL PROPERTIES, LLP,
CALLED 2.37 ACRES
INSTRUMENT NO. 2017-2363
O.P.R.J.C.T.



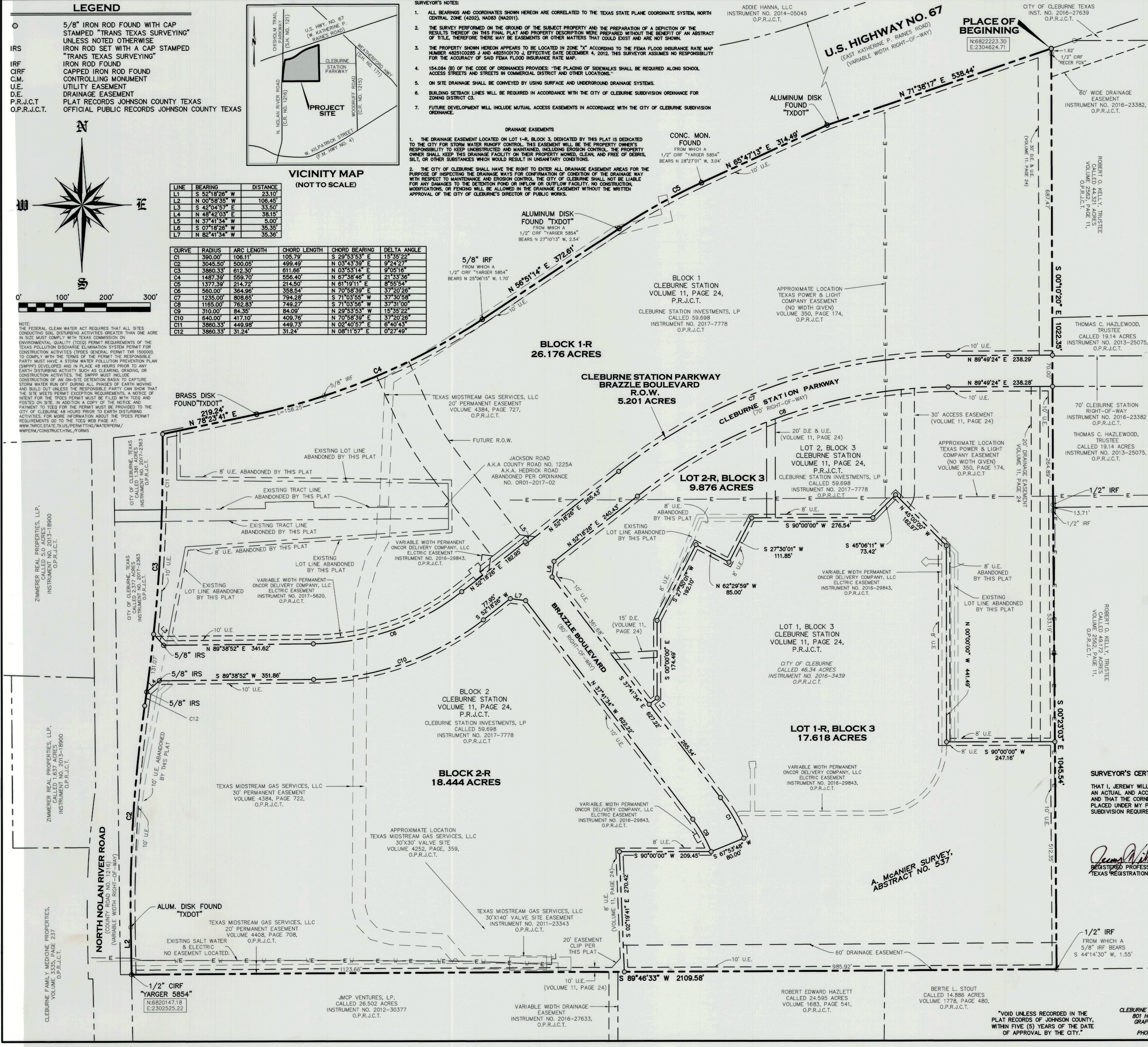
VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 52°18'26" W	23.10'
L2	N 00°58'53" W	108.48'
L3	S 42°04'57" E	33.50'
L4	N 48°42'03" E	38.15'
L5	N 37°41'34" W	5.00'
L6	S 07°18'26" W	35.35'
L7	N 82°41'34" W	35.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	390.00'	106.11'	105.79'	S 29°53'53" E	15°35'22"
C2	3045.50'	500.05'	499.49'	N 03°43'39" E	9°24'27"
C3	3860.33'	612.30'	611.66'	N 03°53'14" E	9°05'16"
C4	1487.39'	559.70'	556.40'	N 67°38'46" E	21°33'36"
C5	1377.39'	214.72'	214.50'	N 61°19'11" E	8°55'54"
C6	560.00'	364.96'	358.54'	N 70°58'39" E	37°20'26"
C7	1235.00'	808.65'	794.28'	S 71°03'55" W	37°30'58"
C8	1165.00'	762.83'	749.27'	S 71°03'56" W	37°31'00"
C9	310.00'	84.35'	84.09'	N 29°53'53" W	15°35'22"
C10	640.00'	417.10'	409.76'	N 70°58'39" E	37°20'26"
C11	3860.33'	449.98'	449.73'	N 02°40'57" E	8°40'43"
C12	3860.33'	31.24'	31.24'	N 08°11'57" E	0°27'49"

- SURVEYOR'S NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0285 J. EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
 - 154.086 (B) OF THE CODE OF ORDINANCES PROVIDES: "THE PLACING OF SIDEWALKS SHALL BE REQUIRED ALONG SCHOOL ACCESS STREETS AND STREETS IN COMMERCIAL DISTRICT AND OTHER LOCATIONS."
 - ON SITE DRAINAGE SHALL BE CONVEYED BY USING SURFACE AND UNDERGROUND DRAINAGE SYSTEMS.
 - BUILDING SETBACK LINES WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF CLEBURNE SUBDIVISION ORDINANCE FOR ZONING DISTRICT C3.
 - FUTURE DEVELOPMENT WILL INCLUDE MUTUAL ACCESS EASEMENTS IN ACCORDANCE WITH THE CITY OF CLEBURNE SUBDIVISION ORDINANCE.

- DRAINAGE EASEMENTS
- THE DRAINAGE EASEMENT LOCATED ON LOT 1-R, BLOCK 3, DEDICATED BY THIS PLAT IS DEDICATED TO THE CITY FOR STORM WATER RUNOFF CONTROL. THIS EASEMENT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNER SHALL KEEP THIS DRAINAGE FACILITY ON THEIR PROPERTY MOVED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
 - THE CITY OF CLEBURNE SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENT AREAS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF CONDITION OF THE DRAINAGE WAY WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF CLEBURNE SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DRAINAGE POND OR INFLOW OR OUTFLOW FACILITY. NO CONSTRUCTION, MODIFICATIONS, OR FENCING WILL BE ALLOWED IN THE DRAINAGE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF CLEBURNE'S DIRECTOR OF PUBLIC WORKS.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE A. MCANIER SURVEY, ABSTRACT NO. 537, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 56.698 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-7778, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.) AND BEING PART OF A CALLED 48.34 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-3439, O.P.R.J.C.T., AND ALL BEING ALL OF CLEBURNE STATION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 24, PLAT RECORDS, JOHNSON COUNTY TEXAS, (P.R.J.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 1, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 AND IN THE WEST LINE OF A CALLED 44.321 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2582, PAGE 11, O.P.R.J.C.T.;

THENCE, S 00°10'20" E, AT A DISTANCE OF 1.62 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RECER & FOX", CONTINUING IN ALL A TOTAL DISTANCE OF 1022.35 FEET TO A 1/2" IRON ROD FOUND;

THENCE, S 00°23'03" E, A DISTANCE OF 1045.54 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT OF SAID LOT 1, BLOCK 3, AND IN THE NORTH LINE OF A CALLED 14.886 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1778, PAGE 480, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD FOUND BEARS S 44°14'30" W, A DISTANCE OF 1.55 FEET;

THENCE, S 89°46'33" W, WITH THE SOUTH LINE OF SAID CLEBURNE STATION, A DISTANCE OF 2109.58 FEET TO A 1/2" IRON ROD STAMPED "YARGER 5854" FOUND IN THE EAST LINE OF NORTH NOLAN RIVER ROAD AND WITH THE WEST LINE OF SAID 56.698 ACRE TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH NOLAN RIVER ROAD AND WITH THE WEST LINE OF SAID 56.698 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 00°58'35" W, A DISTANCE OF 106.45 FEET, TO AN ALUMINUM DISK FOUND MARKED "TXDOT" AT THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3045.50 FEET, A CHORD BEARING OF N 03°43'39" E, A DISTANCE OF 499.49 FEET AND AN ARC LENGTH OF 500.05 FEET TO A 5/8" IRON ROD FOUND FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "YARGER 5854" BEARS N 25°08'15" W, A DISTANCE OF 1.70 FEET;

N 56°51'14" E, A DISTANCE OF 372.61 FEET TO AN ALUMINUM DISK STAMPED "TXDOT" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "YARGER 5854" BEARS N 27°10'13" W, A DISTANCE OF 2.54 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1377.39 FEET, A CHORD BEARING OF N 61°19'11" E, A DISTANCE OF 214.50 FEET AND AN ARC LENGTH OF 214.72 FEET TO CONCRETE MONUMENT FOUND, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "YARGER 5854" BEARS N 28°27'01" W, A DISTANCE OF 3.04 FEET;

N 65°47'13" E, A DISTANCE OF 314.49 FEET TO AN ALUMINUM DISK STAMPED "TXDOT" FOUND;

THENCE, N 71°38'17" E, A DISTANCE OF 538.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 77.315 ACRES OF LAND.

KNOW ALL MEN BY THESE PRESENTS:

THAT DARYN EUDALY, MANAGER OF NEW ERA COMPANIES, LLC, THE MANAGER OF CLEBURNE STATION INVESTMENTS, GP, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS BLOCK 1-R, BLOCK 2-R, BLOCK 3, LOTS 1-R & 2-R, CLEBURNE STATION AN ADDITION LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

IN WITNESS WHEREOF THIS DEDICATION WAS EXECUTED THIS THE 2ND DAY OF APRIL, 2019.

CLEBURNE STATION INVESTMENTS, LP,
A TEXAS LIMITED PARTNERSHIP

BY: CLEBURNE STATION INVESTMENTS, GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: NEW ERA COMPANIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: DARYN EUDALY
PRINTED NAME: DARYN EUDALY
ITS: MANAGER

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2ND DAY OF APRIL, 2019
BY: DARYN EUDALY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Dan H. Rogers

KNOW ALL MEN BY THESE PRESENTS:

THAT DARYN EUDALY, CITY MANAGER OF CITY OF CLEBURNE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS BLOCK 1-R, BLOCK 2-R, BLOCK 3, LOTS 1-R & 2-R, CLEBURNE STATION AN ADDITION LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION OF THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

IN WITNESS WHEREOF THIS DEDICATION WAS EXECUTED THIS THE 2ND DAY OF APRIL, 2019.

CITY OF CLEBURNE
BY: Steve Blalock

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18TH DAY OF JUNE, 2019
BY: Steve Blalock

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Connie Galbraith

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDING PLAT IS TO RELOCATE EXISTING LINES, REMOVE/ABANDON EXISTING LOT LINES AND EASEMENTS, ETC.

AMENDING PLAT
SHOWING

BLOCKS 1-R, 2-R &
LOTS 1-R & 2-R, BLOCK 3
CLEBURNE STATION

AN ADDITION TO THE
THE CITY OF CLEBURNE, JOHNSON COUNTY,
TEXAS, BEING AN AMENDING PLAT OF BLOCKS 1
AND 2, LOTS 1 AND 2, BLOCK 3,
CLEBURNE STATION
ACCORDING TO THE PLAT RECORDED
IN VOLUME 11, PAGE 24,
PLAT RECORDS, JOHNSON COUNTY, TEXAS.

PLAT RECORDED IN
VOLUME 11 PAGE 24 SHEET K
DATE 4-5-19

DATE 3/18/19
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6462

OWNERS:
CLEBURNE STATION INVESTMENTS, LP
801 HANOVER DR. STE 650
GRAPEVINE, TEXAS 76051
PHONE: 469-283-1909

OWNERS:
CITY OF CLEBURNE
10 N. ROBINSON STREET
CLEBURNE, TEXAS 76031
PHONE: 817-645-0900

Scale: 1"=100' Date: 03/15/19 DWG: 20160028-REVISED PLAT
Drawn: LGP Checked: JW Job: 20160028