

STATE OF TEXAS }  
COUNTY OF JOHNSON }

WHEREAS MARTHA MIRANDA AND SARA MORENO, are the sole owner's of a 0.167 acre tract of land situated in the CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 124, in the City of Cleburne, Johnson County, Texas, being a portion of Lot 4, Block 240, Original Cleburne, an addition in the City of Cleburne, Johnson County, Texas (no recording found), being that same tract of land described in a deed to Martha Miranda and Sara Moreno, et vir, Recorded in Document Number 2019-19175, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set the common corner of said Miranda tract, and a tract of land in a deed to Homes MX2, LLC, recorded in Document Number 2019-15169, of the Deed Records of Johnson County, said point also being in the north right-of-way line of Peacock Street;

THENCE S 75°28'16" W, along the south line of said Lot 4, Block 240, and being the south line of said Miranda tract, and along the north right-of-way line of said Peacock Street, a distance of 52.00 feet to a 5/8 inch iron rod found in concrete for the common corner of said Lot 4, and Lot 3, Block 240, of said Original Cleburne, same being the common corner of said Miranda tract, and a tract of land described in a deed to David Alexander, recorded in Volume 3407, Page 303, Deed Records, Johnson County, Texas;

THENCE N 13°25'42" W, along the common line of said Miranda tract, and said Alexander tract, a distance of 139.74 feet to a feet to a 5/8 inch iron rod in concrete found for the common corner of said Lot 4, Block 240, and said Lot 3, Block 240, same being the common corner of said Miranda tract, and said Alexander tract, and being in the south right-of-way line of said Hollingsworth Street;

THENCE N 75°41'23" E, along the north line of said Lot 4, Block 240, same being the north line of said Miranda tract, and along the south right-of-way line of said Hollingsworth Street, a distance of 52.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Miranda tract, and said Homes MX2, LLC tract;

THENCE S 13°25'37" E, along the common line of said Miranda tract, and said Homes MX2, LLC tract, a distance of 139.54 feet to the POINT OF BEGINNING and containing 7,260 square feet or 0.167 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARTHA MIRANDA AND SARA MORENO, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as a LOT 1, BLOCK 1, MIRANDA-MORENO ADDITION, BEING A REPLAT OF LOT 4, BLOCK 240, ORIGINAL CLEBURNE an addition to the City of Cleburne, Johnson County, Texas, and does hereby dedicate to the publics' use the streets, alleys, right-of-way, easements, and other public areas shown on this plat.

WITNESS MY HAND at Cleburne, Johnson County, Texas on this the \_\_\_\_ day of \_\_\_\_\_, 2019

MARTHA MIRANDA

By: \_\_\_\_\_  
MARTHA MIRANDA

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared MARTHA MIRANDA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas  
My Commission expires: \_\_\_\_\_

SARA MORENO

By: \_\_\_\_\_  
SARA MORENO

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared SARA MORENO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas  
My Commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Roy Rodriguez, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5596, hereby certify that this correctly represents a survey made under my supervision on February 26, 2019. The subdivision boundary corners are marked with iron pins.

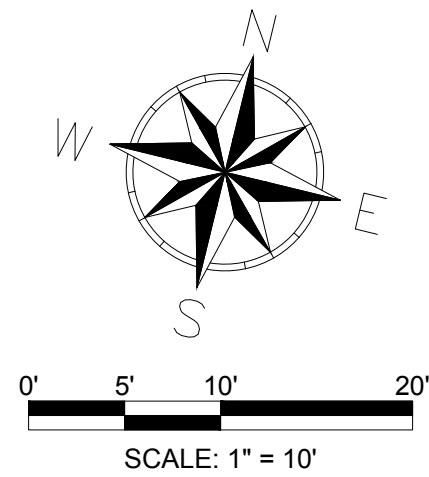
PRELIMINARY  
RELEASED 9/25/2019 FOR REVIEW PURPOSES ONLY. THIS  
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.  
Roy Rodriguez Date  
Texas Registration No. 5596

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas  
My Commission expires: \_\_\_\_\_



APPROVED

OWNER:  
MARTHA MIRANDA  
600 COUNTY ROAD 914  
BURLESON, TEXAS 76028  
PHONE NUMBER: 817-714-1455

SARA MORENO  
5521 W. 134TH PLACE  
HAWTHORNE, CA 90250  
PHONE NUMBER: 310-259-8280

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY  
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,  
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER  
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL  
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane  
Coordinate System Gird, North Central Zone (4202), North American Datum  
1983/2002.  
(2) (CM) = Controlling monument.  
(3) Unless otherwise noted, subject property is affected by any and all notes,  
details, easements and other matters that are shown on or as part of the  
recorded plat and/or are part of the title commitment provided.

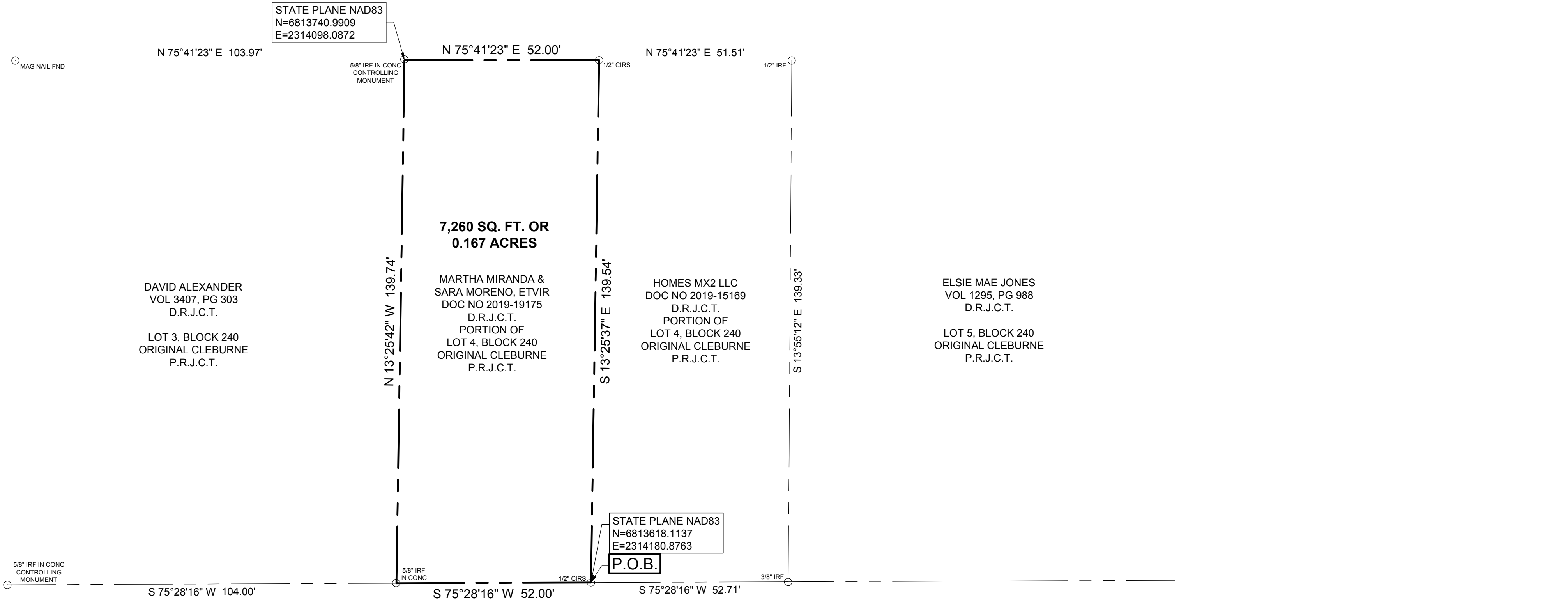


FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
CLEBURNE, TEXAS 76033  
WWW.BLUESTARSURVEYING.COM

JN 19-144-P GF # DATE: 7/29/19

HOLLINGSWORTH STREET

(A 40' WIDE PUBLIC RIGHT-OF-WAY)



PEACOCK STREET

(A 30' WIDE PUBLIC RIGHT-OF-WAY)

PSALMEIGHTYFOURELEVEN LLC  
DOC NO 2019-12495  
D.R.J.C.T.  
  
LOT 2, BLOCK 243  
ORIGINAL CLEBURNE  
VOL 24, PG 590  
P.R.J.C.T.

MEAN GREEN PROPERTIES LP  
VOL 4183, PG 688  
D.R.J.C.T.  
  
PORTION OF  
LOT 3, BLOCK 243  
ORIGINAL CLEBURNE  
VOL 24, PG 590  
P.R.J.C.T.

JANNET HERRERA  
DOC NO 2019-01452  
D.R.J.C.T.  
  
PORTION OF  
LOT 3, BLOCK 243  
ORIGINAL CLEBURNE  
VOL 24, PG 590  
P.R.J.C.T.

HARLEY LEE FITZGERALD &  
DOROTHY JO FITZGERALD, ETUX  
DOC NO 2012-24549  
D.R.J.C.T.  
  
PORTION OF  
LOT 1, BLOCK 244  
ORIGINAL CLEBURNE  
VOL 24, PG 590  
P.R.J.C.T.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
- 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" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48251C0285J, EFFECTIVE DATE OF DECEMBER 04, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- ( ) DENOTES RECORD DATA.
- VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY CITY COUNCIL.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: LOT 1, BLOCK 1, MIRANDA-MORENO ADDITION  
LOCATION DESCRIPTION: 123 PEACOCK STREET

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 Date

Plat Recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Slide, \_\_\_\_\_.

Date: \_\_\_\_\_

County Clerk, Johnson County, Texas

Deputy

APPROVAL BY THE CITY COUNCIL OF  
CLEBURNE ON \_\_\_\_\_

MAYOR

DATE

CITY SECRETARY

DATE

APPROVAL BY THE CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
ON \_\_\_\_\_

CHAIRMAN

DATE

THIS PLAT APPROVED SUBJECT TO ALL  
PLATTING ORDINANCE, RULES, REGULATIONS  
OF THE CITY OF CLEBURNE, TEXAS

VICINITY MAP  
NTS

