

VICINITY MAP  
NOT TO SCALE  
CLEBURNE, TEXAS

LEGAL LAND DESCRIPTION:

BEING 8.624 acres (375,648 square feet) of land in the F.M. Conway Survey, Abstract No. 1152, City of Cleburne, Johnson County, Texas; said 8.624 acres (375,648 square feet) of land being a portion of that certain tract of land described as Tract 1 in a Warranty Deed to Ridge Building Corp. (hereinafter referred to as Tract 1), as recorded in Book 2979, Page 360, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 8.624 acres (375,648 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod with plastic cap stamped "DUMAS SURVEYING" found for the most Easterly corner of said Tract 1, same being the Northerly corner of that certain tract of land described as Remington Ridge, Phase 1, an addition to the City of Cleburne, Johnson County, Texas, according to the plat recorded in Volume 8, Page 528, Plat Records, Johnson County, Texas (P.R.J.C.T.); same also being the existing Southwesterly right-of-way line of Woodward Street (variable width right-of-way);

**THENCE** South 24 degrees 52 minutes 01 second West, departing the existing Southwesterly right-of-way line of said Woodward Street and with the common line between said Tract 1 and said Remington Ridge, Phase 1, a distance of 470.57 feet to a one-half inch iron rod found for corner, same being an angle point in the Northerly line of that certain tract of land described as Remington Ridge, Phase 2, an addition to the City of Cleburne, Johnson County, Texas, according to the plat recorded in Volume 9, Page 187, P.R.J.C.T.;

**THENCE** with the common line between the remainder of said Tract 1 and said Remington Ridge, Phase 2 for the following **6** courses:

1. North 57 degrees 04 minutes 08 seconds West, departing a Northwesterly line of said Remington Ridge, Phase 1, a distance of 174.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner for the beginning of a non-tangent curve to the left, whose long chord bears North 31 degrees 15 minutes 59 seconds East, a distance of 33.69 feet;
2. Northeasterly with said curve to the left having a radius of 580.77 feet, through a central angle of 03 degrees 19 minutes 28 seconds for an arc distance of 33.70 feet to an "X" cut set in concrete pavement for corner;
3. North 60 degrees 23 minutes 52 seconds West, a distance of 116.67 feet to a one-half inch iron rod with plastic cap stamped "DUMAS SURVEYING" found for corner;
4. South 34 degrees 18 minutes 08 seconds West, a distance of 75.37 feet to a three-eighths inch iron rod found for corner;
5. South 42 degrees 01 minute 35 seconds West, a distance of 50.00 feet to an "X" cut set in concrete pavement for corner;
6. South 51 degrees 48 minutes 53 seconds West, for a distance of 108.42 feet to a one-half inch iron rod with plastic cap stamped "DUMAS SURVEYING" found for corner in a Northeasterly line of that certain tract of land described as Tract 2 in a Partition Deed to Ronald Wayne Gossett (hereinafter referred to as Tract 2), as recorded in Instrument Number 2019-11840, O.P.R.J.C.T.;

**THENCE** with the common line between said Tract 1 and said Tract 2 for the following **12** courses:

1. North 31 degrees 38 minutes 52 seconds West, departing a Northwesterly line of said Remington Ridge, Phase 2 and with the common line between said Tract 1 and said Tract 2, a distance of 166.05 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 57 degrees 24 minutes 13 seconds West, a distance of 3.11 feet;
2. Southwesterly with said non-tangent curve to the right having a radius of 296.66 feet, through a central angle of 00 degrees 36 minutes 02 seconds for an arc distance of 3.11 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
3. South 58 degrees 58 minutes 23 seconds West, a distance of 47.85 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
4. North 30 degrees 53 minutes 06 seconds West, a distance of 119.07 feet to a point from which a railroad spike found bears North 15 degrees 54 minutes 51 seconds East, a distance of 0.39 feet;
5. South 55 degrees 16 minutes 30 seconds West, a distance of 35.86 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
6. North 30 degrees 53 minutes 06 seconds West, a distance of 166.67 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
7. North 59 degrees 06 minutes 54 seconds East, a distance of 2.69 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner, same being the beginning of a curve to the left, whose long chord bears North 41 degrees 57 minutes 21 seconds East, a distance of 162.26 feet;
8. Northeasterly with said curve to the left having a radius of 275.00 feet, through a central angle of 34 degrees 19 minutes 02 seconds, for the arc distance of 164.71 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
9. North 24 degrees 47 minutes 47 seconds East, a distance of 60.00 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
10. South 65 degrees 12 minutes 13 seconds East, a distance of 166.67 feet to a five-eighths inch iron rod with plastic cap stamped "TRANS TEX" found for corner;
11. North 24 degrees 47 minutes 47 seconds East, a distance of 309.58 feet to a one-half inch iron rod with plastic cap stamped "RPLS 3512" found
12. North 55 degrees 03 minutes 32 seconds East, a distance of 102.18 feet to a one-half inch iron rod with plastic cap found for the most Northerly corner of said Tract 1, same being a Easterly corner of said Tract 2, same being the existing Southwesterly right-of-way line of said Woodward Street, same also being the beginning of a non-tangent curve to the left, whose long chord bears South 46 degrees 36 minutes 03 seconds East, a distance of 543.92 feet;

**THENCE** Southeasterly with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said Woodward Street and with said non-tangent curve to the left having a radius of 1354.36 feet, through a central angle of 23 degrees 10 minutes 04 seconds, for an arc distance of 547.64 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 8.624 acres (375,648 square feet) of land.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Requirements of the City of Cleburne.

Survey Date: September 25, 2019

**PRELIMINARY,**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT

Michael Dan Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4838

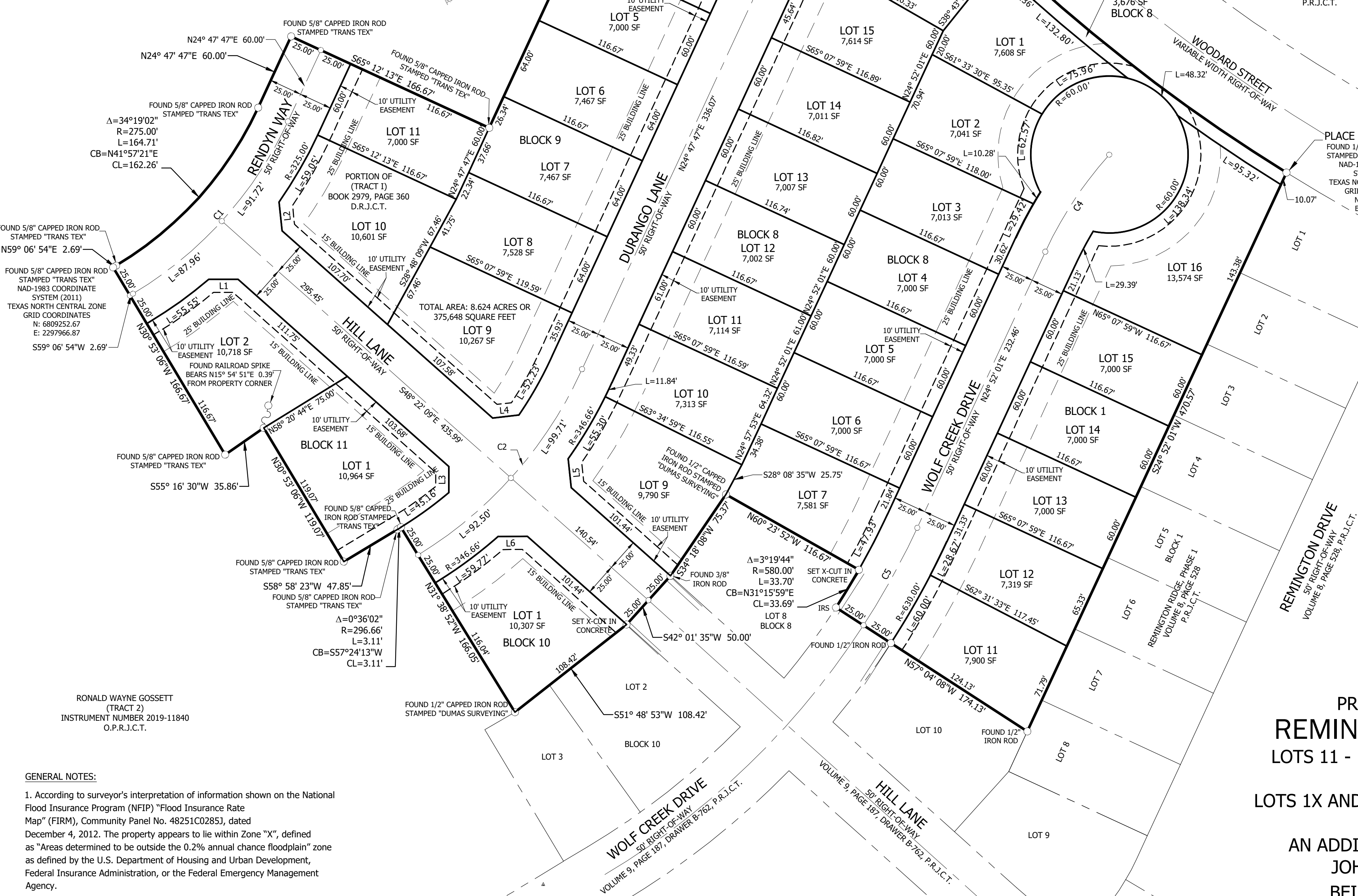
STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS



- GENERAL NOTES:**
1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48251C02851, dated December 4, 2012. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
  2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
  3. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
  4. Building setback lines are to be obtained from the City of Cleburne.

City Council Approval

WHEREAS the City Council of the City of Cleburne, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, to approve this plat.

Mayor, City of Cleburne

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, to approve this plat.

Chairman, Planning and Zoning Commission

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

**LOTS 11 - 16, BLOCK 1; LOTS 1 - 7 AND 9 - 16 AND LOT 17X, BLOCK 8; LOTS 1X AND 2 - 11, BLOCK 9; LOT 1, BLOCK 10 & LOTS 1 AND 2, BLOCK 11, REMINGTON RIDGE, PHASE III**

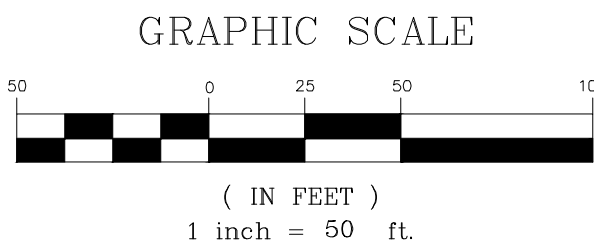
LOCATION DESCRIPTION

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

A=23°10'04"  
R=1354.36'  
L=547.64'  
CB=S46°36'03"E  
CL=543.92'



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.J.C.T.	
DEED RECORDS	
JOHNSON COUNTY, TEXAS	
O.P.R.J.C.T.	
OFFICIAL PUBLIC RECORDS	
JOHNSON COUNTY, TEXAS	
P.R.J.C.T.	
PLAT RECORDS	
JOHNSON COUNTY, TEXAS	
o	= DIMENSION POINT, NOTHING FOUND OR SET

Line Table		
Line #	Length	Direction
L1	22.36'	S89° 48' 37"W
L2	22.14'	S5° 55' 11"E
L3	19.93'	N0° 00' 10"E
L4	20.11'	N83° 43' 11"E
L5	22.12'	S5° 51' 35"E
L6	22.25'	S89° 30' 56"W
L7	21.96'	N11° 32' 32"W
L8	21.25'	S5° 23' 58"W
L9	21.71'	N85° 52' 18"W
L10	18.86'	S75° 09' 58"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	179.69'	300.00'	34°19'02"	N41° 57' 21"E	177.01'
C2	192.21'	321.66'	34°14'14"	N41° 24' 44"E	189.36'
C3	141.25'	300.00'	26°58'34"	N38° 17' 04"E	139.95'
C4	89.12'	300.00'	17°01'12"	S33° 22' 37"W	88.79'
C5	85.15'	605.00'	8°03'51"	N28° 53' 56"E	85.08'

PRELIMINARY PLAT SHOWING  
**REMINGTON RIDGE, PHASE III**  
LOTS 11 - 16, BLOCK 1; LOTS 1 - 7 AND 9 - 16  
AND LOT 17X, BLOCK 8  
LOTS 1X AND 2 - 11, BLOCK 9; LOT 1, BLOCK 10 &  
LOTS 1 AND 2, BLOCK 11  
AN ADDITION TO THE CITY OF CLEBURNE  
JOHNSON COUNTY, TEXAS AND  
BEING 8.624 acres out of the  
F. M. Conway Survey, Abstract No. 1152  
City of Cleburne, Johnson County, Texas  
34 Residential Lots and 2 Open Space Lots  
Preparation Date: October 2019

SHEET 1 OF 1

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER:  
RIDGE BUILDING CORP.  
1928 W. HENDERSON  
CLEBURNE, TEXAS 76033

DEVELOPER:  
FV DEVELOPMENT II, LLC  
1900 COUNTRY CLUB DRIVE  
SUITE 150  
MANSFIELD, TX 76063  
CONTACT: MIKE VARRICHIO  
PHONE: 817-288-0266  
mike@vartxl.com

APPROVED

CASE NO: PC19-045