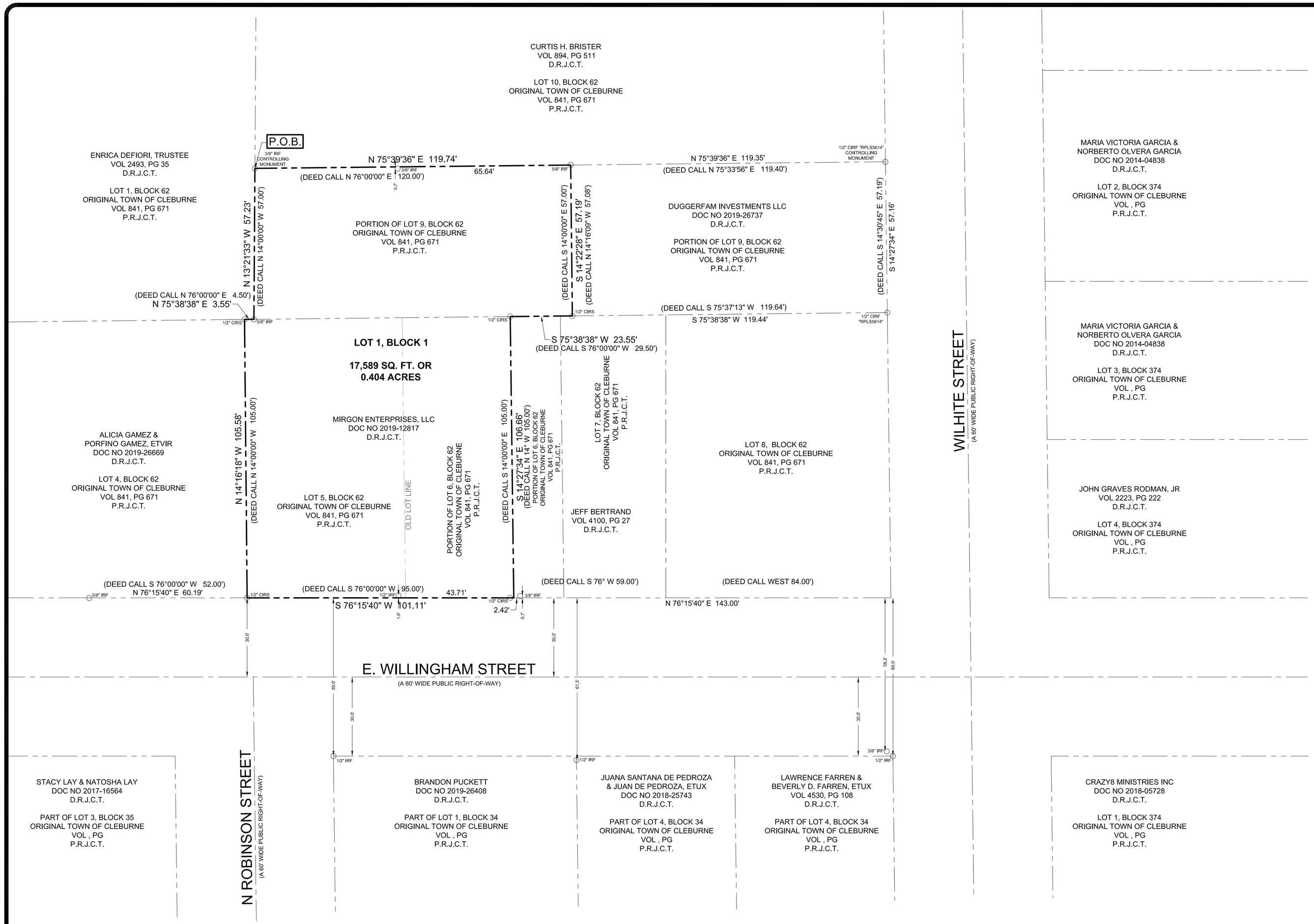


OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF JOHNSON }

WHEREAS MIRGON ENTERPRISES, LLC, is the sole owner of a 0.404 acre tract of land situated in the **CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 124**, in the City of Cleburne, Johnson County, Texas, being all of Lot 5, Block 62, and a portion of Lot 6 and Lot 9, Block 62, Original Town of Cleburne, an addition to the City of Cleburne, Johnson County, Texas, according to the plat thereof recorded In Volume 841, Page 671, Deed Records, Johnson County, Texas, and being described In a deed to Mirgon Enterprises, LLC, recorded in Document Number 2019-12817, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the common corner of said Mirgon Enterprises, LLC tract, and a tract of land described in a deed to Curtis H. Brister, recorded in Volume 894, Page 511, Deed Records, Johnson County, Texas, said point being in the east line of a tract of land described in a deed to Enrica Defiori, Trustee, recorded In Volume 2493, Page 35, Deed Records, Johnson County, Texas;

THENCE N 75°39'36" E, along the common line of said Mirgon Enterprises, LLC tract, and said Bister tract, a distance of 119.74 feet to a 5/8 inch iron rod set for the common line of said Mirgon Enterprises, LLC tract, and a tract of land described in a deed to Duggerfam Investments, LLC, recorded in Document Number 2019-26737, Deed Records, Johnson County, Texas;

THENCE S 14°22'28" E, along the common line of said Mirgon Enterprises, LLC tract, and said Duggerfam Investments, LLC, tract, a distance of 57.19 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Mirgon Enterprises, LLC tract, and said Duggerfam Investments, LLC, tract, said point being in the north line of Jeff Bertrand, recorded in Volume 4100, Page 27, Deed Records, Johnson County, Texas;

THENCE S 75°38'38" W, along the common line of said Mirgon Enterprises, LLC tract, and said Bertrand tract, a distance of 23.55 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Mirgon Enterprises, LLC tract, and said Bertrand tract;

THENCE S 14°27'34" E, along the common line of said Mirgon Enterprises, LLC tract, and said Bertrand tract, a distance of 106.66 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Mirgon Enterprises, LLC tract, and said Bertrand tract, and being in the north right-of-way line of E. Willingham Street (a 60.00 wide public right-of-way);

THENCE S 76°15'40" W, along the south line of said Mirgon Enterprises, LLC tract, and along the north right-of-way line of said E. Willingham Street, a distance of 101.11 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Mirgon Enterprises, LLC tract, and a tract of land described in a deed to Alicia Gamez and Porfino Gamez, et vir, recorded in Document Number 2019-26669, Deed Records, Johnson County Texas;

THENCE N 14°16'18" W, along the common line of said Mirgon Enterprises, LLC tract, and said Gamez tract, a distance of 105.58 feet to a1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Mirgon Enterprises, LLC tract, and said Gamez tract, and being In the south line of said Defiori tract;

THENCE N 75°38'38" E, along the common line of said Mirgon Enterprises, LLC tract, and said Defiori tract, a distance of 3.55 feet to a 5/8 inch iron rod found for the common corner of said Mirgon Enterprises, LLC tract, and said Defiori tract;

THENCE S 13°21'33" W, along the common line of said Mirgon Enterprises, LLC tract, and said Defiori tract, a distance of 57.23 feet to the **POINT OF BEGINNING**, and containing 17,589 square feet or 0.404 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **MIRGON ENTERPRISES, LLC**, 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-GONZALEZ FAMILY ADDITION, BEING A REPLAT OF LOT 5, A PORTION OF LOT 6 AND LOT 9, BLOCK 62, 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

MIRGON ENTERPRISES, LLC

By: _____
MIRGON ENTERPRISES, LLC, 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:_____

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 Ocober 25, 2019. The subdivision boundary corners are marked with iron pins.

RELEASED 11/04/2019 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

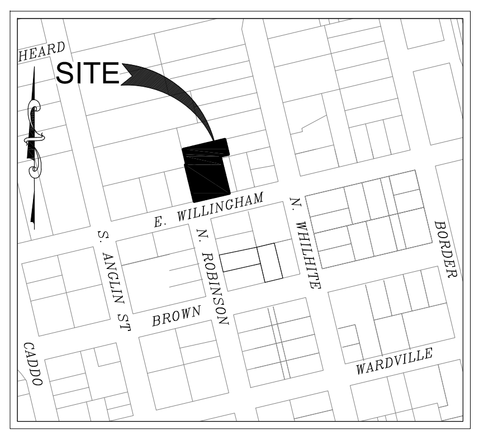
BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated,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

VICINITY MAP
NTS



SURVEYOR'S NOTES:

1 ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).

2 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.

3 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.

4 ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

5 ( ) DENOTES RECORD DATA.

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

7 THE PURPOSE OF THE REPLAT IS TO COMBINE INTO ONE LOT.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: **LOT 1, BLOCK 1, MIRANDA-GONZALEZ FAMILY ADDITION**
LOCATION DESCRIPTION: 301 E. WILLINGHAM 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: _____

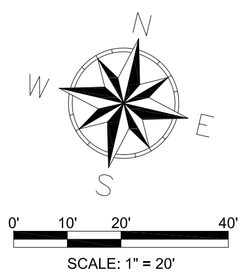
_____
County Clerk, Johnson County, Texas

_____
Deputy

CITY MANAGER APPROVAL

_____
CITY MANAGER

_____
DATE



SCALE: 1" = 20'

APPROVED

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

MINOR REPLAT
LOT 1, BLOCK 1
MIRANDA-GONZALEZ FAMILY ADDITION
0.404 ACRES
BEING A REPLAT OF
LOT 5, BLOCK 62 AND A PORTION OF
LOT 6 & LOT 9, BLOCK 62
ORIGINAL CLEBURNE
SITUATED IN THE
CHRISTOPHER CHANEY GRAIG SURVEY, ABSTRACT NO. 124
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, 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 as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1018 NOLA RUNA ST. 817-517-9206
CLEBURNE, TEXAS 76033
WWW.BLUESTARSURVEYING.COM

JN 19-223-P | GF # | DATE: 1/23/19