

PROPERTY DESCRIPTION
A 11.189 ACRE TRACT OF LAND, IN THE GEORGE CASSELAND SURVEY, ABSTRACT NO. 173, JOHNSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND, CONVEYED TO G&S AUTO OF FORT WORTH, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-01067, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT FOUND, AT THE NORTHEAST CORNER OF SAID AUTO TRACT, IN THE WEST LINE OF N. MAIN ST., A 170' RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID N. MAIN ST., S 01°48'22" E, A DISTANCE OF 541.08 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

- THENCE, CROSSING SAID AUTO TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
1. N 89°53'22" W, A DISTANCE OF 300.45 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 2. S 00°06'38" W, A DISTANCE OF 104.30 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 3. N 89°53'22" W, A DISTANCE OF 205.68 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 4. N 00°06'38" E, A DISTANCE OF 104.30 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 5. N 89°53'22" W, A DISTANCE OF 247.13 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 6. N 00°06'38" E, A DISTANCE OF 634.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF C.R. NO. 904, A 50' R.O.W.;

THENCE, WITH THE SOUTH LINE OF SAID C.R. NO. 904, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°53'22" E, A DISTANCE OF 626.72 FEET, TO A CAPPED IRON ROD FOUND;
2. S 49°12'22" E, A DISTANCE OF 143.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 11.189 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 30, 2018.

- FLOOD STATEMENT:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0285 J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "SHADED AE", (AREAS DETERMINED TO BE WITHIN THE FLOODPLAIN).
 2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE 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 SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 5. ON SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS, SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FINISH GROUND LEVEL GRADE ADJOINING BUILDING AND DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
 6. ENCROACHMENTS IN THE FLOODWAY PROHIBITED.
 7. MINIMUM SETBACK LINE TO BE OBTAINED FROM THE CITY OF CLEBURNE.
 8. WATER SERVICE TO THIS SUBJECT TRACT, WILL BE PROVIDED BY JCSUD.
 9. A 20' JCSUD EASEMENT RECORDED IN VOLUME 713, PAGE 406, O.P.R.J.C.T., IS A BLANKET EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT I THERESA GREIG, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, RV DEPOT ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

THERESA GREIG DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THERESA GREIG, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF _____, 2020.

NOTARY PUBLIC

PLAT RECORDED IN
VOLUME _____, PAGE _____, SLIDE _____,

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

- FILING A PLAT:
- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH JOHNSON COUNTY. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
 - A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE.

HARRISON PARTNERS, LLC
VOLUME 3557, PAGE 967
O.P.R.J.C.T.

N:6843305.79
E:2311755.44

C.R. NO. 904
(50' R.O.W.)

LOUISE BALLMAN
VOLUME 3986, PAGE 773
O.P.R.J.C.T.

N:6843210.72
E:2312716.23

TOTAL E&P USA
REAL ESTATE, LLC
INSTRUMENT NO. 27991
O.P.R.J.C.T.

20' CHEVRON PIPELINE ESMT.
VOL. 1340, PG. 138
O.P.R.J.C.T.
VOL. 3424, PG. 437
O.P.R.J.C.T.
20.0'
30' BRAZOS RIVER
AUTHORITY ESMT.
VOL. 1316, PG. 287
O.P.R.J.C.T.
VOL. 3026, PG. 774
O.P.R.J.C.T.

REMAINING PORTION OF
G&S AUTO OF FORT WORTH, VI LLC
INSTRUMENT NO. 2019-01067
O.P.R.J.C.T.

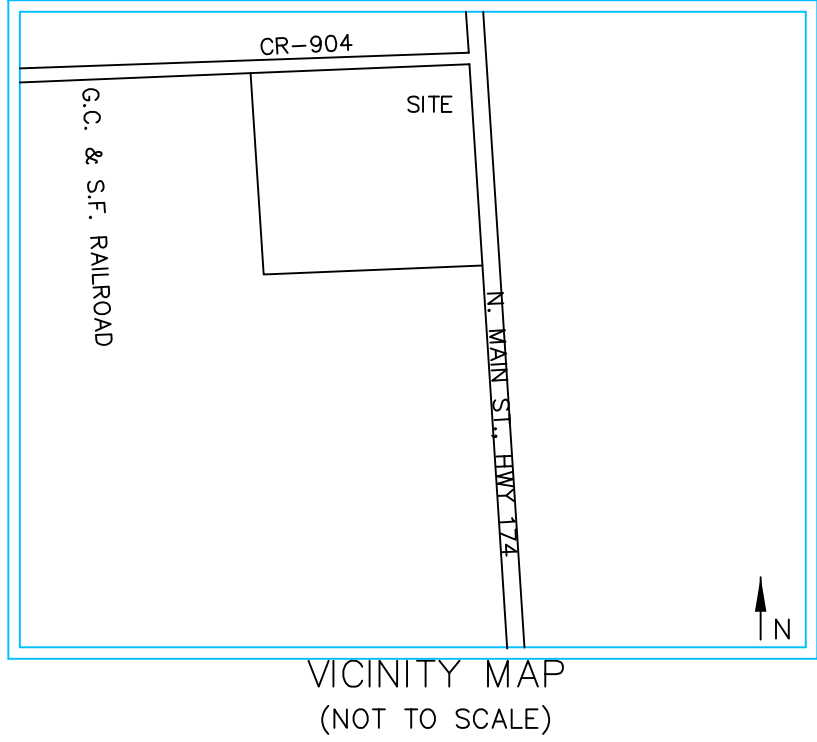
CITY OF CLEBURNE
INSTRUMENT NO. 2015-22112
O.P.R.J.C.T.

JCSUD
VOL. 2751, PG. 58
O.P.R.J.C.T.

TP&L EASEMENT
VOL. 619, PG. 692
O.P.R.J.C.T.

JCRWSD
VOL. 1544, PG. 450
O.P.R.J.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.28'	30.09'	34°47'42"	S17°30'29"W	18.00'
C2	17.91'	29.82'	34°25'10"	N18°36'48"W	17.65'
C3	92.68'	59.00'	90°00'00"	S44°53'22"E	83.44'
C4	45.55'	29.00'	90°00'00"	S44°53'22"E	41.01'
C5	47.12'	30.00'	90°00'00"	N45°06'38"E	42.43'
C6	94.25'	60.00'	90°00'00"	N45°06'38"E	84.85'
C7	46.12'	30.00'	88°05'00"	S44°09'08"W	41.71'
C8	4.61'	30.00'	8°47'55"	N83°47'40"E	4.60'
C9	48.13'	30.00'	91°55'00"	S45°50'52"E	43.13'
C10	94.25'	60.00'	90°00'00"	N44°53'22"W	84.85'
C11	47.12'	30.00'	90°00'00"	N44°53'22"W	42.43'
C12	45.55'	29.00'	90°00'00"	S45°06'38"W	41.01'
C13	47.12'	30.00'	90°00'00"	S44°53'22"E	42.43'



LEGEND

IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
C.M.	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND
()	DENOTES RECORD DATA

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS

ADDITION: LOT 1, BLOCK 1, RV DEPOT ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, AN 11.189 ACRE TRACT OF LAND GEORGE CASSELAND SURVEY, ABSTRACT NO. 173

LOCATION DESCRIPTION: TBD N. MAIN ST., CLEBURNE, TEXAS

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE" CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUESTED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS

DATE

A MINOR PLAT OF
LOT 1, BLOCK 1, RV DEPOT ADDITION, AN
ADDITION TO THE CITY OF CLEBURNE, JOHNSON
COUNTY, TEXAS, AN 11.189 ACRE TRACT OF AND,
IN THE GEORGE CASSELAND SURVEY, ABSTRACT
NO. 173, JOHNSON COUNTY, TEXAS,
RECORDED IN INSTRUMENT NO. 2019-01067, OFFICIAL PUBLIC
RECORDS, JOHNSON COUNTY, TEXAS



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

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 21, 2019 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=250'	Date: 8/15/19	DWG: 2018678--FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2019-678