

0' 100' 200' 300'

LEGEND

IRF IRON ROD FOUND
IRS IRON ROD SET
WITH CAP STAMPED
"DUMAS SURVEYING"
CM CONTROLLING MONUMENT
PP POWER POLE
GUY GUY WIRE
TPD TELEPHONE PEDESTAL
UGC UNDERGROUND CABLE
WM WATER METER
FH FIRE HYDRANT
EM ELECTRIC METER
SN SIGN
WV WATER VALVE

SURVEYOR'S NOTES:

- ALL COORDINATES AND ELEVATIONS ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, BASED ON THE CITY OF CLEBURNE GPS MONUMENT SYSTEM, TRANSFERRED TO THE SITE USING GPS.
- ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVED EVIDENCE AND MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATOR. THERE MAY BE ADDITIONAL UTILITIES UNDER THE GROUND THAT THIS SURVEYOR IS UNAWARE OF.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 4825IC0176 G, EFFECTIVE DATE JANUARY 6, 1993 AND MAP NO. 4825IC0200 F, EFFECTIVE DATE SEPTEMBER 27, 1991, THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD ZONE. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID MAP.
- 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.
- THE EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 1029, PAGE 550, D.R.J.C.T. DOES AFFECT THE SUBJECT PROPERTY. HOWEVER, THE SURVEYOR IS UNABLE TO ACCURATELY DEFINE THE LOCATION OF THE 15' STRIP OF LAND DESCRIBED THEREIN.
- THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND DURING THE MONTHS OF FEBRUARY AND MARCH, 2007 AND MAY 2008 UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371.

CITY OF CLEBURNE

[Signature] 12-10-08
City Manager Date

CITY OF CLEBURNE

[Signature] 12/9/08
City Attorney Date

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: BARNETT INDUSTRIAL PARK ADDITION

LOCATION DESCRIPTION

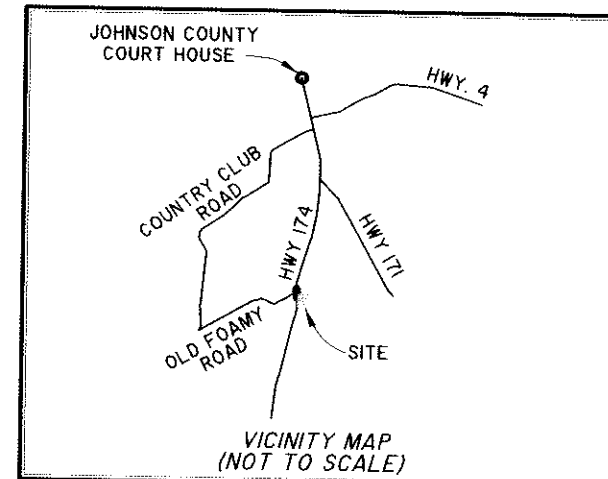
LOTS 8-R, BLOCK 1,
BARNETT INDUSTRIAL PARK ADDITION

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE" 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.

[Signature]
DIRECTOR OF PUBLIC WORKS

12/09/08
DATE

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 TXR 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.TNRC.STATE.TX.US/PERMITTING/WATERPERM/WWPERM/CONSTRUCT.HTML#FORMS



PROPERTY DESCRIPTION

BEING ALL OF LOT 7 AND LOT 8, BLOCK 1, BARNETT INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 934, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND, FOR A CORNER ON THE WEST RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA & SANTA FE RAILROAD, (A.T.B.S.F. R.R.) (100' R.O.W.), SAID 1/2" IRON ROD FOUND BEING A NORTHEAST CORNER OF CALLED 234.50 ACRE TRACT OF LAND CONVEYED TO T. FUSTON AS DESCRIBED IN A DEED RECORDED IN VOLUME 324, PAGE 451, D.R.J.C.T., ALSO BEING THE SOUTHEAST CORNER OF LOT 10-RI OF BARNETT INDUSTRIAL PARK ADDITION, SECTION TWO, AN ADDITION IN JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 9 PAGE 971, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.):

THENCE N 0°37'56" W, A DISTANCE OF 608.96 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 10-RI AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 1 OF SAID BARNETT INDUSTRIAL PARK ADDITION;

THENCE S 87°56'26" W, ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 431.66 FEET, TO THE PLACE OF BEGINNING, BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK 1 ALSO BEING THE CENTERLINE OF COMPLETE COURT;

THENCE S 87°56'26" W, A DISTANCE OF 628.80 FEET TO A POINT FOR A CORNER, BEING SOUTHWEST CORNER FOR LOT 7 AND AN ELL CORNER FOR LOT 11-RI, OF SAID BLOCK 1, ALSO BEING THE CENTERLINE INTERSECTION POINT OF COMPLETE COURT AND SHALE CIRCLE;

THENCE N 0°39'42" W A DISTANCE OF 495.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE N 88°41'16" E, A DISTANCE OF 625.42 FEET TO THE NORTHEAST CORNER OF LOT 8;

THENCE S 02°03'34" E, A DISTANCE OF 487.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.073 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 DURING THE MONTHS OF FEBRUARY AND MARCH, 2007, AND MAY 2008. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CLEBURNE REAL ESTATE HOLDINGS, L.P., OWNER, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 8-R, BLOCK 1 OF THE BARNETT INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, WITHOUT RESERVATION THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF CLEBURNE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE IN ACCOMMODATION OF ALL PUBLIC UTILITIES, INCLUDING DRAINAGE UTILITIES, DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CLEBURNE USE THEREOF. THE CITY OF CLEBURNE LAND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY, OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CLEBURNE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

STEVE SCHMITZ, MANAGING MEMBER OF CLEBURNE REAL ESTATE HOLDINGS, L.P.
P.O. BOX 170
GAINESVILLE, TEXAS 76241-0170

KNOW ALL MEN BY THESE PRESENTS:

THAT STEVE SCHMITZ, MANAGING MEMBER OF CLEBURNE REAL ESTATE HOLDINGS, L.P., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 8-R, BLOCK 1, BARNETT INDUSTRIAL PARK ADDITION, AN ADDITION LOCATED IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

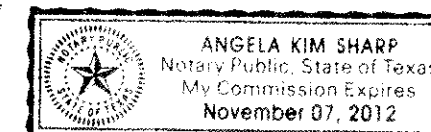
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVE SCHMITZ, MANAGING MEMBER OF CLEBURNE REAL ESTATE HOLDINGS, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF NOVEMBER 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ANGELA K. SHARP

MY COMMISSION EXPIRES 11/07/12



SURVEYOR'S CERTIFICATION

THAT I, S. ERIK DUMAS, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON SEPTEMBER 25, 2008 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF CLEBURNE.

PLAT RECORDED IN
VOLUME 10, PAGE 029, SLIDE C-566
DATE 12-17-08

Curtis H. Douglas
COUNTY CLERK, JOHNSON COUNTY, TEXAS

[Signature]
DEPUTY

[Signature] 11/14/2008
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5371

MINOR PLAT
SHOWING
LOT 8-R, BLOCK 1

BARNETT INDUSTRIAL PARK ADDITION

AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS,
BEING A REPLAT OF LOTS 7, AND 8, BLOCK 1, BARNETT INDUSTRIAL PARK
ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 9, PAGE 934,
PLAT RECORDS OF 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."

DUMAS LAND SURVEYING, INC.

401 N. NOLAN RIVER ROAD, CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440 FAX: 817-556-3545

Scale: 1"=100'	Date: 10/07/08	DWG: 070037-REPLAT-003
Drawn: LGP	Checked: SED	Job: DS070037