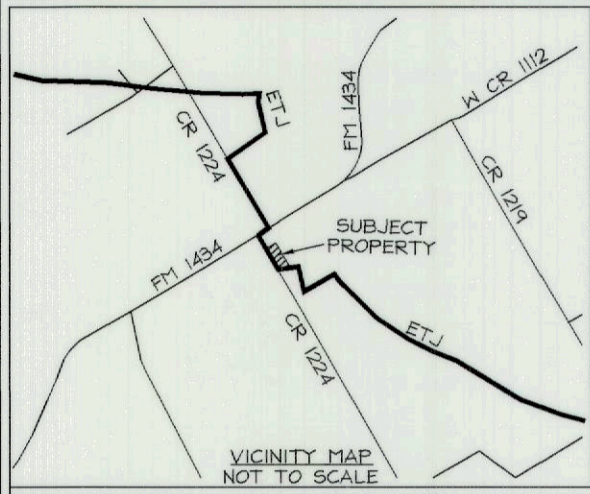
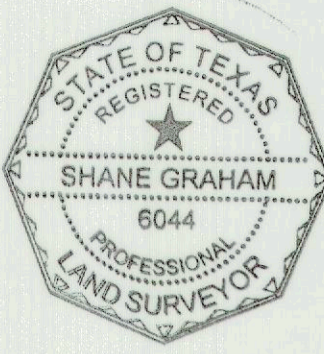


**LEGEND**  
 CM CONTROLLING MONUMENT  
 O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
 P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
 D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
 U.E. = UTILITY EASEMENT (BY THIS PLAT)  
 DE = DRAINAGE EASEMENT (BY THIS PLAT)  
 ○ 2" STEEL FENCE POST    ⊗ GAS PIPELINE SIGN  
 ○ POINT FOR CORNER  
 ⊗ 1/2" IRON ROD SET (BY-LINE)  
 ⊗ 60D NAIL FOUND  
 --- ASPHALT  
 --- APPROXIMATE LOCATION OF UNDERGROUND GAS PIPELINE



KNOWN ALL MEN BY THESE PRESENTS:  
 That I, Shane Graham, Registered Public Surveyor, Texas Registration No. 6044, hereby certify that this correctly represents a survey made under my supervision on July 18, 2023. The subdivision boundary corners are marked with iron pins.  
 Shane Graham  
 Registered Professional Land Surveyor  
 State of Texas No. 6044  
 7-18-2023  
 DATE



PLAT RECORDED IN  
 YEAR 2023 INSTRUMENT # 134  
 DRAWER E-704 SLIDE  
 DATE 7-31-2023

*April Long*  
 County Clerk, Johnson County, Texas  
*Leslie Shuler*  
 Deputy

**DIRECTOR CERTIFICATION**  
 Addition: Cleburne Acres Phase One  
 Location Description: TBD County Road 1224, Cleburne, Texas

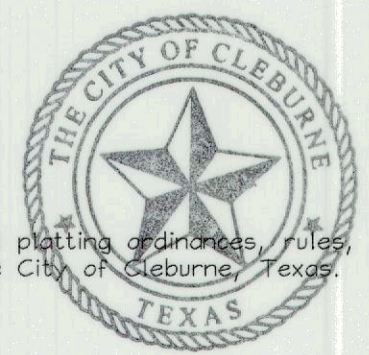
I hereby certify that all requirements of the "Subdivision Ordinance" [i.e., Ch. 154 of the code of ordinances of the city] concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Final Plat approval, have been complied with for the above referenced subdivision.

*[Signature]*  
 Director of Public Works

7-24-2023  
 Date  
*[Signature]*  
 Director of Community Development  
7/24/23  
 Date

**City Council Approval**  
 WHEREAS the City Council of the City of Cleburne, Texas voted affirmatively on this 11 day of July, 2023, to approve this Plat.

*[Signature]*  
 Mayor, City of Cleburne  
*[Signature]*  
 Attest: City Secretary



This plat approved, subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

**Planning and Zoning Commission Approval**  
 WHEREAS the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this 26 day of June, 2023, to approve this Plat.

*[Signature]*  
 Chairman, Planning and Zoning Commission

This plat approved, subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

**SURVEYOR'S NOTES:**  
 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.  
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
 3) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.  
 4) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".  
 5) ETJ LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.  
 6) THIS PROPERTY IS SUBJECT TO AN UTILITY EASEMENT AND RIGHT-OF-WAY TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT AS DESCRIBED IN FILE NO. 2018-15538, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS; AN EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE RECORDED IN VOL. 2515, PG. 193 O.P.R.J.C.T. AND AN EASEMENT TO UNITED ELECTRIC COOPERATIVE SERVICES, INC. RECORDED IN VOL. 2818, PG. 335 O.P.R.J.C.T.  
 7) THIS PROPERTY WILL BE SERVICED BY JCSUD FOR WATER.  
 8) ALL RIGHT OF WAY DEDICATIONS SHOWN HEREON ARE FOR PUBLIC USE.  
 9) PROPERTIES LOCATED WITHIN 100' OF THE FLOODPLAIN WILL REQUIRE A MINIMUM FINISH FLOOR (MFF) ON THE FINAL PLAT. THE MFF MUST BE 3' ABOVE THE BASE FLOOD ELEVATION IN ACCORDANCE WITH JOHNSON COUNTY REGULATIONS.  
 10) LOTS WITH FLOODPLAIN EXISTING WITHIN THE LOT BOUNDARIES WILL REQUIRE FORMBOARD SURVEYS AND ELEVATION CERTIFICATES DURING THE CONSTRUCTION PROCESS, IN ORDER TO VERIFY THE MFF.

**FLOOD STATEMENT:**  
 THE PHASE ONE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4825IC0300J, DATED 12/04/2012. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDAATED BY 100-YEAR FLOOD.

**Flood Plain/Drainage-Way: Maintenance**

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Cleburne will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right, but not the responsibility, to enter the property for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Cleburne shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**Construction Prohibited Over Easements**

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Utility Easements**

Any public utility, including the City of Cleburne, shall have the right, but not the responsibility, to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**Floodplain Restriction**

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations of mechanical equipment shall be a minimum of two (2) feet above the base flood elevation (BFE) as determined by the latest FIRM approved by FEMA.

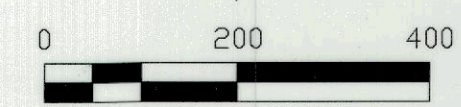
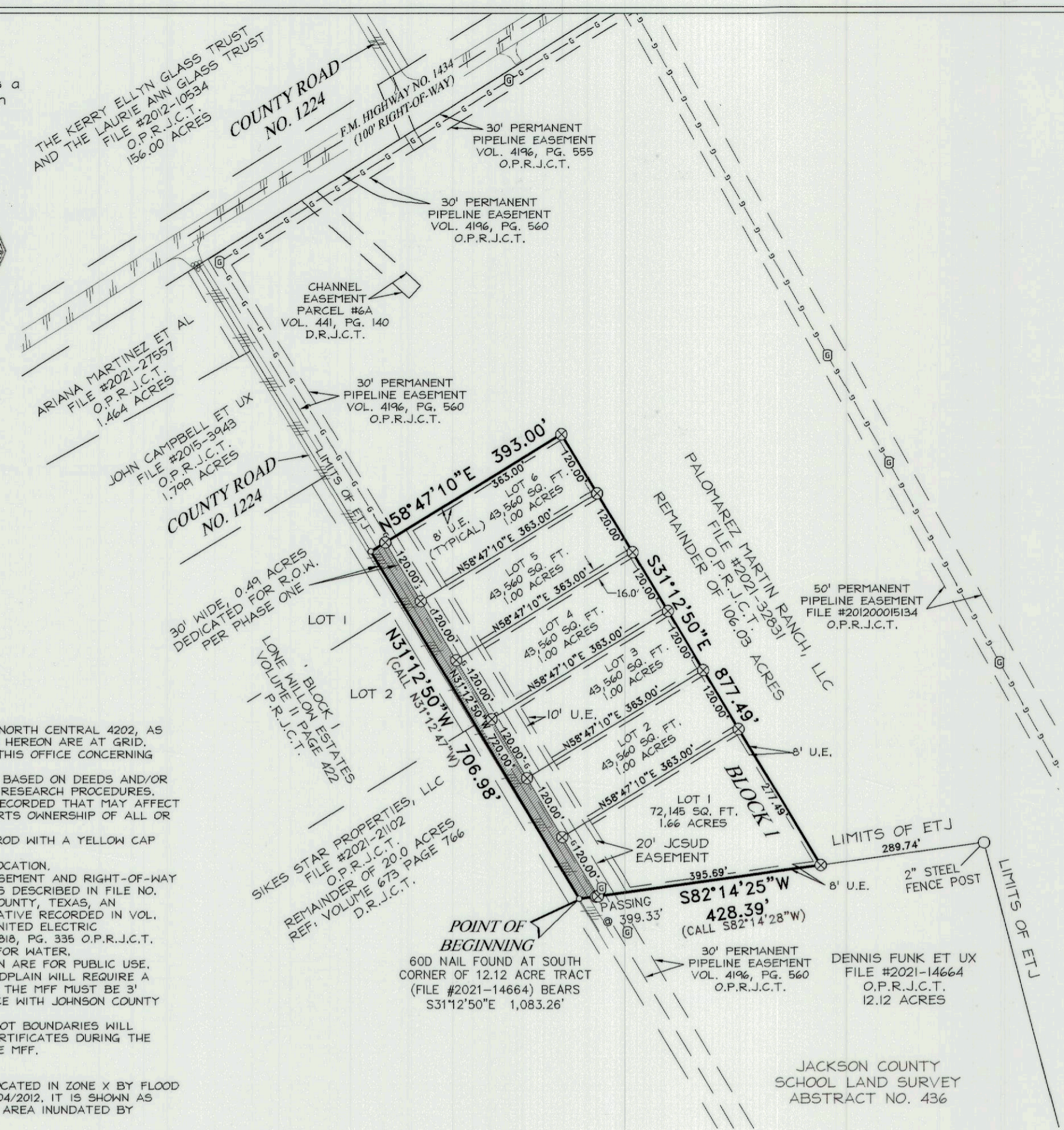
**OSSF**

Each lot will be serviced by a private septic system. All private sewage facilities (OSSF) must be designed by a professional engineer or registered sanitarian based upon a site analysis performed on the subject lot and all necessary permits obtained before starting construction of a private sewage facility. Proper drainage must be provided throughout the subdivision to eliminate surface water saturation of areas where private sewage facilities are to be used.

**Recorded Covenants and Restrictions**

This plat does not attempt to amend or remove recorded covenants or restrictions.

Void unless recorded in the plat records of Johnson County within five (5) years of the date of approval of the City of Cleburne.



**OWNER'S CERTIFICATE**

WHEREAS, Laurence Martin, a representative for Palomarez Martin Ranch, LLC, is the owner of a tract of land situated in the ETJ of the City of Cleburne, Johnson County, Texas, and being more particularly described as follows:

Being a 7.15 acre tract or parcel of land situated in the Jackson County School Land Survey, Abstract No. 436, Johnson County, Texas, and being part of that certain called 106.03 acre tract of land conveyed from Randy Tarborough, et ux, to Palomarez Martin Ranch, LLC, by Warranty Deed with Vendor's Lien, as recorded in File #2021-32831, Official Public Records, Johnson County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the most Westerly South corner of said 106.03 acre tract, at the Northwest corner of a called 12.12 acre tract of land conveyed to Dennis Funk, et ux, by deed as recorded in File #2021-14664, Official Public Records, Johnson County, Texas, and in County Road 1224, from which a 60D nail found at the South corner of said 12.12 acre tract bears South 31 degrees 12 minutes 50 seconds East, a distance of 1,083.26 feet;

THENCE North 31 degrees 12 minutes 50 seconds West, with the most Westerly Southwest line of said 106.03 acre tract and generally along County Road 1224, a distance of 289.74 feet to a point for corner;

THENCE over and across said 106.03 acre tract, the following courses and distances:  
 North 58 degrees 47 minutes 10 seconds East, passing at 30.00 feet a 1/2" iron rod set capped (By-Line) for corner, continuing in all a total distance of 393.00 feet to a 1/2" iron rod set capped (By-Line) for corner;  
 South 31 degrees 12 minutes 50 seconds East, a distance of 877.49 feet to a 1/2" iron rod set capped (By-Line) for corner in a South line of said 106.03 acre tract and in the North line of said 12.12 acre tract, from which a 2" steel fence post found bears North 82 degrees 14 minutes 25 seconds East, a distance of 289.74 feet;

THENCE South 82 degrees 14 minutes 25 seconds West, with a South line of said 106.03 acre tract and with the North line of said 12.12 acre tract, passing at 399.33 feet a 2" steel fence post for reference, continuing for a total distance of 428.39 feet to the POINT OF BEGINNING and CONTAINING 7.15 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

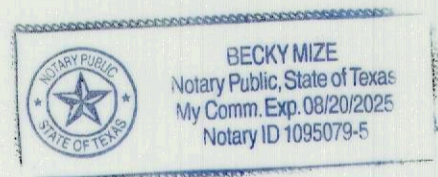
THAT, Laurence Martin, a representative for Palomarez Martin Ranch, LLC, does hereby adopt this plat designation the herein above described property as CLEBURNE ACRES PHASE ONE, an addition to the ETJ of the City of Cleburne, Johnson County, Texas, and dedicates to the public use forever, without reservation, the streets, alleys, rights-of-way, school sites, and any other public areas shown hereon.

Witness, my hand, this the 19 day of July, 2023.

By: *[Signature]*

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19 day of July, 2023.

*[Signature]*  
 Notary Public



**FINAL PLAT  
 CLEBURNE ACRES  
 PHASE ONE  
 LOTS 1-6, BLOCK 1  
 7.15 ACRES  
 An addition to the ETJ of City of Cleburne,  
 Johnson County, Texas  
 Jackson County School Land Survey,  
 Abstract No. 436**

CASE NO. PC23-027

OWNER/DEVELOPER - Laurence Martin  
 8905 Briarcrest Dr, Rowlett, Texas 75089  
 PHONE NUMBER: 972-955-5301

PROJECT NAME:  
 CLEBURNE ACRES  
 PHASE ONE  
 ADDRESS:  
 COUNTY ROAD 1224  
 CLEBURNE, TX  
 ACREAGE: 7.15  
 PREPARED: 06/16/2023  
 BY-LINE JOB NO: 2022-1666  
 SCALE: 1" = 200'  
 TECHNICIAN: AMN

**BY-LINE  
 SURVEYING LLC**  
 P.O. Box 834  
 Emory, Tx 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
 www.bylinesurveying.com