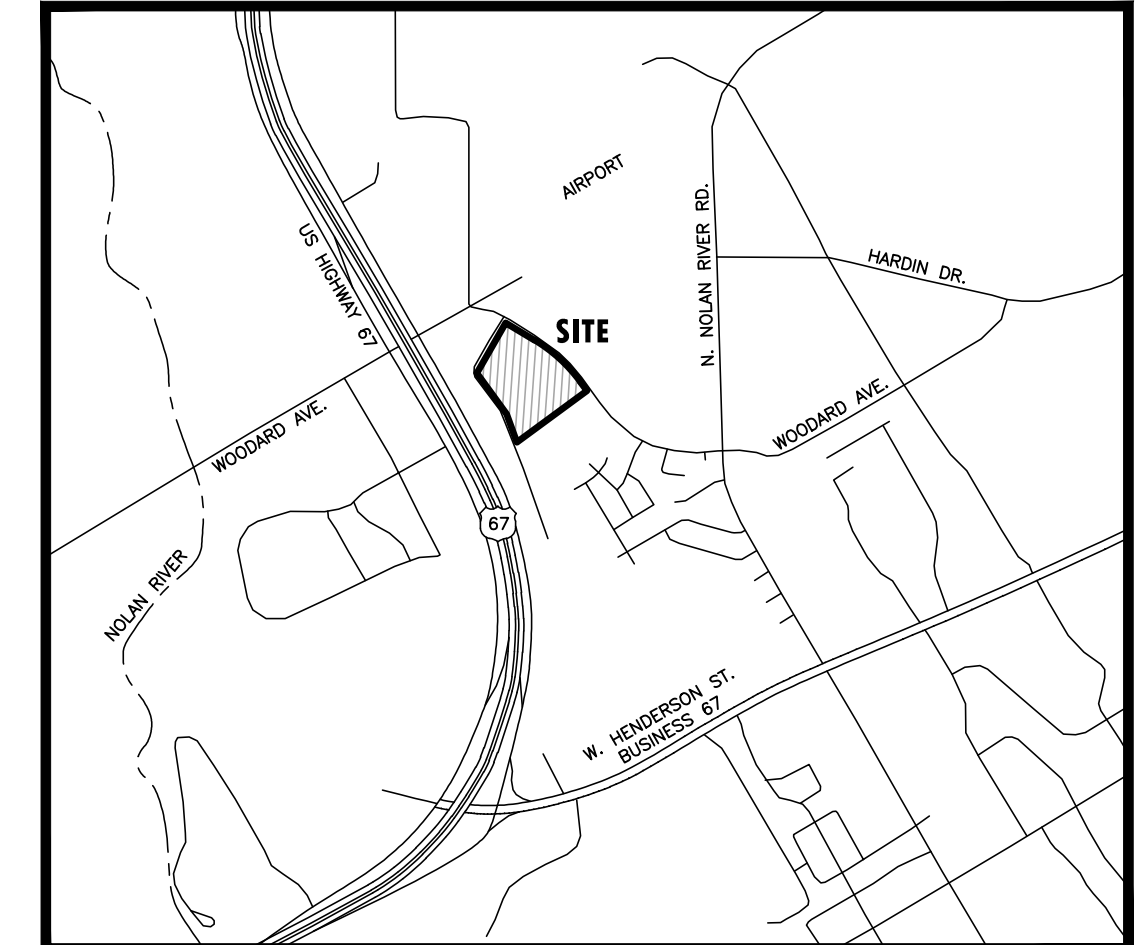
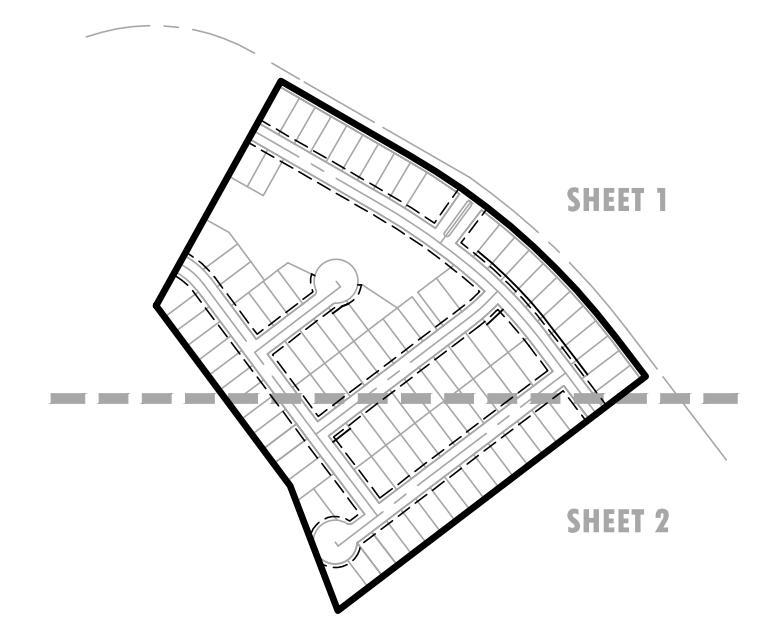


LEGEND

- PLAT BOUNDARY
- LOT LINES / ROW LINES
- CENTERLINE
- - - EASEMENT LINE
- - - EASEMENT LINE
- BUILDING LINE
- MONUMENT FOUND
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- RAILROAD SPIKE FOUND
- U.E.
- VOL./P.C.
- INSTRUMENT NO.
- OFFICIAL PUBLIC RECORDS
- JOHNSON COUNTY, TEXAS
- PLAT RECORDS
- JOHNSON COUNTY, TEXAS



VICINITY MAP (NOT TO SCALE)



LINE TABLE

LINE	LENGTH	DIRECTION
L1	26.10'	N53°01'22"W
L3	19.50'	S37°14'24"E
L4	13.99'	S37°14'24"E
L5	41.68'	S44°20'03"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	158.11'	1751.63'	005°10'18"	N57°24'40"W	158.04'
C2	55.11'	1751.63'	001°48'09"	N55°55'26"W	55.10'
C3	330.62'	1199.99'	015°47'10"	N45°07'47"W	329.57'
C4	58.87'	400.00'	008°25'33"	S48°32'50"W	58.77'

Plat recorded in:
 Year: _____ Instrument No. _____
 Drawer: _____ Slide _____
 Date: _____
 County Clerk, Johnson County, Texas
 Deputy _____

OWNER/DEVELOPER:
CLAIREMONT CHISHOLM HILLS, L.L.C.
 ATTN: MARK ALLEN
 840 EAST I-20
 ARLINGTON, JOHNSON COUNTY, TEXAS 76018
 PHONE: 817-247-5434
 EMAIL: MARK@ALLENLD.COM

FINAL PLAT
CHISHOLM HILLS ADDITION
 LOTS 1-9, 10X, 11X, 12-23, BLOCK 1; LOTS 1-16, BLOCK 2;
 LOTS 1-22, BLOCK 3; LOTS 1-2, 3X, 4-26, BLOCK 4;
 AND LOTS 1-15, BLOCK 5
 AN ADDITION TO THE CITY OF CLEBURNE
 JOHNSON COUNTY, TEXAS
 BEING 22.812 ACRES IN THE
 F.M. CONWAY SURVEY, ABSTRACT NO. 1152
 JOHNSON COUNTY, TEXAS

PROJECT: 2020.0051 JOHNSON - CLEBURNE - CHISHOLM HILLS
 DRAWING: FP - DEC 2021
 REVISION: REV3 - UE UPDATES

MCKOY LAND SURVEYS 9321 Athens Drive Argyle, TX 76226 Firm # 10194357 Ph. 940.368.4340	DRAWN BY: DM	DATE: 2021.03.01
	CHECKED BY: DM	DATE: 2022.02.22

SCALE: 1" = 50'
 PAGE: 1 OF 2



GENERAL NOTES

- Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, derived from GPS observations made on the ground.
- All 'CIRS' are a 1/2-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

FLOOD STATEMENT

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Cleburne, Johnson County, Texas, Community Number 485452, effective date December 4, 2012 and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panel 0285 J of said map.

NOTE
 "Maintenance of all x-lots shall be the responsibility of the owner or owner's association - not the City."

TRACT 3
 TRACY KLINT AND CHRISTY LYNN SANDERS A/K/A
 CHRISTY THEIFORD SANDERS
 INST. NO. 2019-11840
 O.P.R.J.C.T.
 ZONING: SF-4

F.M. CONWAY SURVEY
 ABSTRACT NO. 152

TRACT 1
 TRACY KLINT AND
 CHRISTY LYNN SANDERS A/K/A
 CHRISTY THEIFORD SANDERS
 INST. NO. 2019-11840
 O.P.R.J.C.T.

LOT 20R, BLOCK ONE
 LAKEVIEW ESTATES,
 VOL. 8, PG. 399 SLD. B-170
 O.P.R.J.C.T.
 ZONING: SF-4

R= 200.00'
 D= 65°49'15"
 L= 84.40'
 CB= N48°49'34"W
 CL= 83.78'

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS TRACY KLINT AND CHRISTY LYNN SANDERS are the rightful owners of all of that certain tract or parcel of land situated in the F.M. Conway Survey, Abstract No. 1152, City of Cleburne, Johnson County, Texas, and being all of a tract of land described as Tract 1 in the deed to Tracy Klint and Christy Lynn Sanders A/K/A Christy Theiford Sanders, recorded in Instrument No. 2019-11840, Official Public Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod with a red plastic cap found in the southwesterly right-of-way line of Woodard Avenue for the easterly corner of said Tract 1, common to the most northerly corner of a tract of land described as Tract 2 in the deed to Ronald Wayne Gossett, recorded in Instrument No. 2019-11840, said Official Public Records, from which a capped iron rod with a red plastic cap found in the westerly right-of-way line of said Woodard Avenue and in the easterly line of said Tract 2 bears South 37°14'12" east, a distance of 267.07 feet;

THENCE South 52°45'48" West, with the common line of said Tract 1 and said Tract 2, a distance of 1,058.24 feet to a capped iron rod with a red plastic cap found in the easterly line of a tract of land described as Tract 4 in said deed recorded in Instrument No. 2019-11840, said Official Public Records, for the southerly corner of said Tract 1, common to the northwest corner of said Tract 2;

THENCE North 20°49'07" West, with the common line of said Tract 1 and said Tract 4, a distance of 365.08 feet to a capped iron rod with a plastic cap found for an angle point in said common line;

THENCE North 36°44'41" West, continuing with the common line of said Tract 1 and said Tract 4, passing at a distance of 82.69 a capped iron rod with a red plastic cap found for the most northerly corner of said Tract 4, common to the southeast corner of a tract of land described as Tract 3 in said deed recorded in Instrument No. 2019-11840, said Official Public Records, and continuing on said course, with the common line of said Tract 1 and said Tract 3, a total distance of 614.28 feet to an iron rod found for the westerly corner of said Tract 1, common to a re-entrant corner of said Tract 3;

THENCE North 29°05'04" East, continuing with the common line of said Tract 1 and said Tract 3, a distance of 703.00 feet to a point in the southwesterly right-of-way line of said Woodard Avenue for the northerly corner of said Tract 1, common to the northeast corner of said Tract 3, from which a railroad spike found for witness bears South 34°11'51" West, a distance of 0.5 feet, and from which a 1/2" iron rod found in the southwesterly right-of-way line of said Woodard Avenue and the northerly line of said Tract 3 bears North 59°59'49" West, a distance of 105.83 feet;

THENCE with the southwesterly right-of-way line of said Woodard Avenue and the northeasterly line of said Tract 1, the following three (3) courses:

- 1. South 59°59'49" East, a distance of 407.11 feet to a capped iron rod with a plastic cap found at the beginning of a tangent curve to the right having a radius of 1,900.00 feet, a delta angle of 22°50'10", and a chord bearing and distance of South 48°37'10" East, 752.27 feet;
2. Southeasterly with said curve to the right an arc length of 757.27 feet to a capped iron rod with a plastic cap found for the point of tangency;
3. South 37°14'12" East, a distance of 133.91 feet to the POINT OF BEGINNING and enclosing 22.812 acres (993,678 square feet) of land, more or less.

NOW THEREFORE, KNOWN BY ALL MEN THAT THESE PRESENTS:

That Tracy Klint, does hereby adopt this Final Plat designating the herein described property as the Chisholm Hills Addition, an Addition to the City of Cleburne, Johnson County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and rights-of-way shown hereon.

Tracy Klint

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned notary in and for the State of Texas, on this day personally appeared Tracy Klint, known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this day of 2022.

Notary Public in the State of Texas.

That Shelby Mickey, does hereby adopt this Final Plat designating the herein described property as the Chisholm Hills Addition, an Addition to the City of Cleburne, Johnson County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and rights-of-way shown hereon.

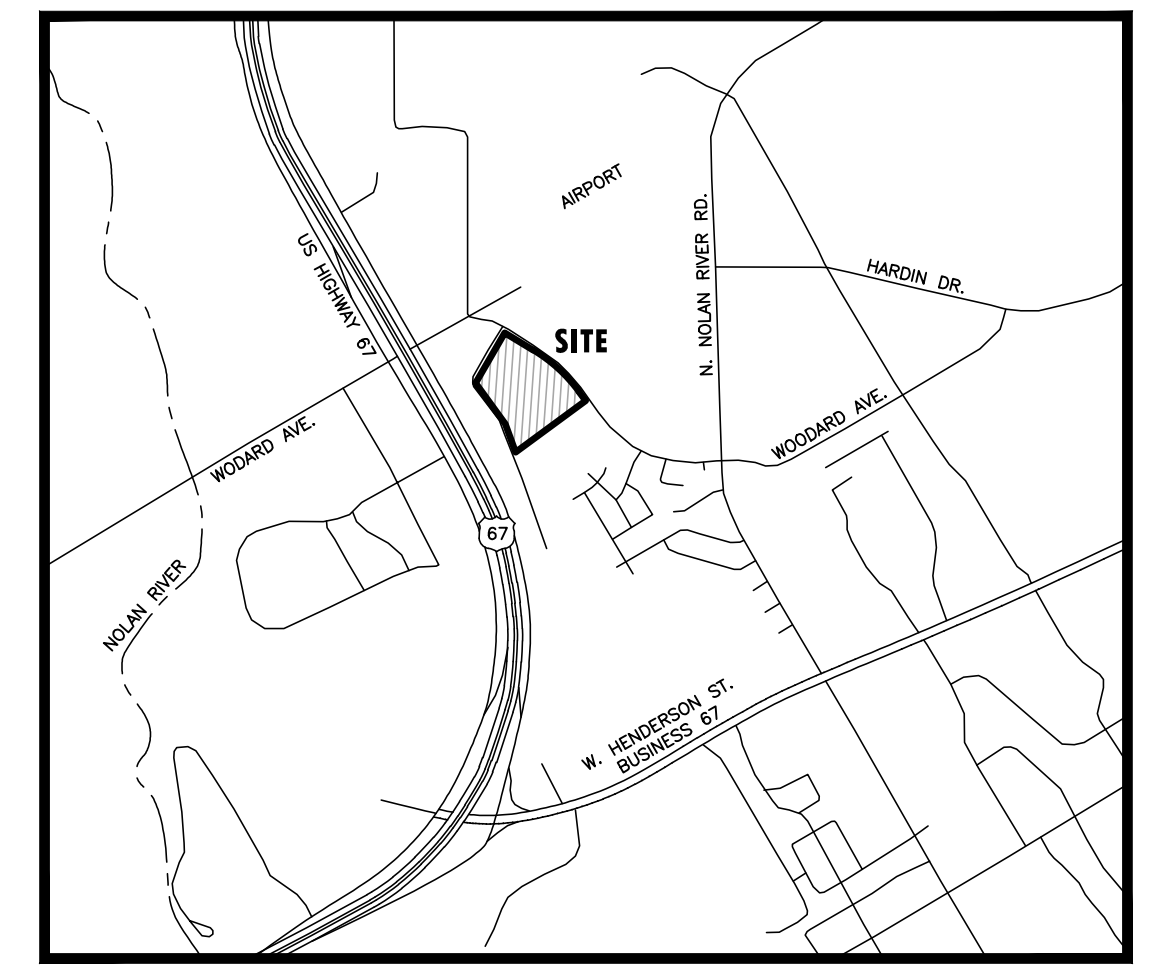
Shelbi Mickey

STATE OF TEXAS §
COUNTY OF JOHNSON §

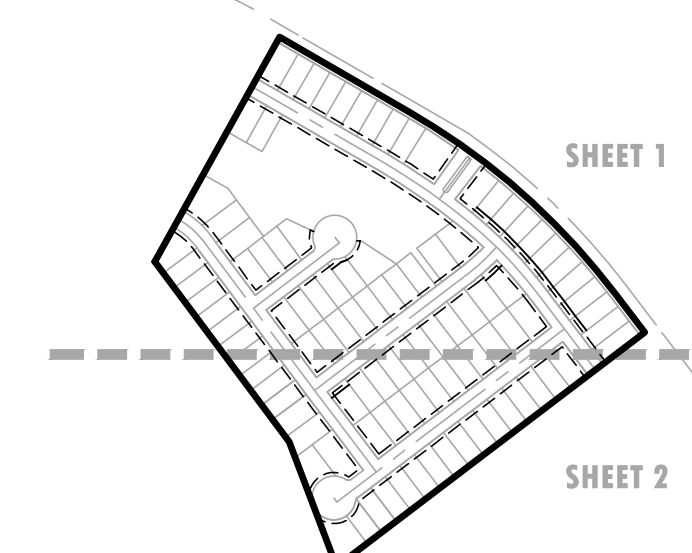
Before me, the undersigned notary in and for the State of Texas, on this day personally appeared Shelby Mickey, known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this day of 2022.

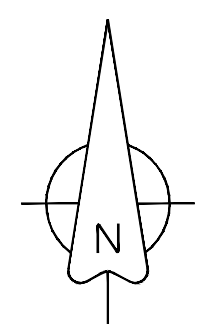
Notary Public in the State of Texas.



VICINITY MAP (NOT TO SCALE)



SHEET 2



F.M. CONWAY SURVEY ABSTRACT NUMBER 1152

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L1 through L5.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C4.

LEGEND defining symbols for PLAT BOUNDARY, LOT LINES / ROW LINES, CENTERLINE, EASEMENT LINE, BUILDING LINE, MONUMENT FOUND, IRON ROD FOUND, CAPPED IRON ROD FOUND, RIFP, RAILROAD SPIKE FOUND, UTILITY EASEMENT, VOL./P.G., INSTR. NO., O.P.R./J.C.T., P.R./J.C.T., and WOLUME, PAGE, INSTRUMENT NO., OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

TRACT 2 RONALD WAYNE GOSSETT INST. NO. 2019-11840 O.P.R./J.C.T. ZONING: PD DISTRICT NO. CR07-2020-40

SURVEYOR'S CERTIFICATE

I, Douglas A. McKay, Registered Professional Land Surveyor No. 5799, do hereby certify that I prepared this plat from on the ground survey of the land and that the corner monuments shown thereon were properly placed or found under my personal supervision, and this plat was prepared in accordance with the rules and regulations of the City of Cleburne, Johnson County, Texas.

PRELIMINARY - FOR REVIEW ONLY

Douglas A. McKay, R.P.L.S. No. 5799

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned authority, on this day personally appeared Doug A. McKay, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this day of 2022.

Notary Public in the State of Texas.

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS. CHISHOLM HILLS ADDITION. LOTS 1-9, 10X, 11X, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-2, 3X, 4-26 BLOCK 4; AND LOTS 1-15, BLOCK 5. Location Description: West of Woodard Avenue Near U.S. Highway 67. 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 complied with the above referenced subdivision.

Director of Public Works
Date

FINAL PLAT CHISHOLM HILLS ADDITION LOTS 1-9, 10X, 11X, 12-23, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-2, 3X, 4-26, BLOCK 4; AND LOTS 1-15, BLOCK 5 AN ADDITION TO THE CITY OF CLEBURNE JOHNSON COUNTY, TEXAS BEING 22.812 ACRES IN THE F.M. CONWAY SURVEY, ABSTRACT NO. 1152 JOHNSON COUNTY, TEXAS

PROJECT: 2020.0051 JOHNSON - CLEBURNE - CHISHOLM HILLS DRAWING: FP - DEC 2021 REVISION: REV3 - UE UPDATES MCKOY LAND SURVEYS 9321 Athens Drive Argyle, TX 76226 Ph. 940.368.4540 DRAWN BY: DM DATE: 2021.03.01 CHECKED BY: DM DATE: 2022.02.22 SCALE: 1" = 50' PAGE: 2 OF 2

City Council Approval WHEREAS the City Council of the City of Cleburne, Texas voted affirmatively on this day of 2022, to approve this plat.

Mayor, City of Cleburne
Attest: City Secretary

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

NOTE "Maintenance of all x-lots shall be the responsibility of the owner or owner's association - not the City."

Planning and Zoning Commission Approval WHEREAS the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this day of 2022, to approve this plat.

Chairman, Planning and Zoning Commission

Date This Plat approved, subject to all plotting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

FLOOD STATEMENT

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Cleburne, Johnson County, Texas, Community Number 485462, effective date December 4, 2012 and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panel 0285 J of said map.

- GENERAL NOTES
1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, derived from GPS observations made on the ground.
2. All 'CIRS' are a 1/2-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted.
3. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.