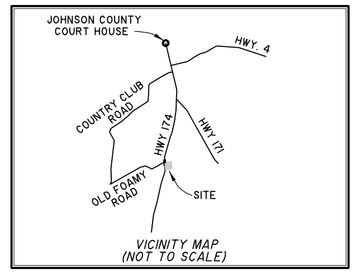
0' 100' 200' 300'

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



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. 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.

2. 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.

3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 48251C0176 G, EFFECTIVE DATE JANUARY 6, 1993 AND MAP NO. 48251C0200 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.

4. 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.

5. 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.

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 REQUIREMENTSGO TO THE TCEQ WEB PAGE AT: WWW.TNRCC.STATE.TX.US/PERMITTING/WATERPERM/WWPERM/CONSTRUCT.HTML#FORMS

CITY OF CLEBURNE
CITY COUNCIL
APPROVED

MAYOR DATE

ATTEST: CITY SECRETARY DATE

CITY OF CLEBURNE
PLANNING & ZONING COMMISSION
APPROVED

CHAIRMAN, P & Z COMMISSION DATE

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

ADDITION: BARNETT INDUSTRIAL PARK ADDITION

LOCATION DESCRIPTION

LOTS 10-R1, 11-R1, 12-R1, 13-R1, 14, 15 AND 16, 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.

DIRECTOR OF PUBLIC WORKS

DATE

PROPERTY DESCRIPTION

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS EDWARDS SURVEY, ABSTRACT NO. 244, JOHNSON COUNTY, TEXAS AND BEING THOSE SAME CALLED 0.768 ACRE TRACT AND 50.93 ACRE TRACT OF LAND CONVEYED TO THE TUTLE FAMILY, LTD, (TRACTS 1 & 2), AS DESCRIBED IN A DEED RECORDED IN VOLUME 1952, PAGE 348, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.), AND THAT SAME CALLED 25.565 ACRE TRACT OF LAND CONVEYED TO MELVIN JAGGARS AND WIFE JEAN JAGGARS AS DESCRIBED IN A DEED RECORDED IN VOLUME 572, PAGE 684, (D.R.J.C.T.), AND ALSO BEING PART OF A CALLED 17.083 ACRE TRACT CONVEYED TO CLEBURNE REAL ESTATE HOLDINGS, L.P. AS DESCRIBED IN A DEED RECORDED IN VOLUME 4178, PAGE 477, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING 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.&S.F. R.R.) (100' R.O.W.), SAID 1/2" IRON ROD FOUND BEING A NORTHEAST CORNER OF THAT 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 SAID TRACT I;

THENCE S 80°21'20" W, (CALLED S 81°31' W) GENERALLY ALONG A FENCE LINE AND THE COMMON LINE BETWEEN SAID 234.50 ACRE TRACT AND SAID TRACT I AT A DISTANCE OF 1036.61 FEET, (CALLED 1036.0 FEET) PASSING A 3/8" IRON ROD FOUND FOR A CORNER ON A NORTH LINE OF SAID 234.50 ACRE TRACT, SAID 3/8" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF THAT CALLED 17.141 ACRE TRACT OF LAND CONVEYED TO CLEBURNE REAL ESTATE HOLDINGS, L.P. AS DESCRIBED IN A DEED RECORDED IN VOLUME 4178, PAGE 477, D.R.J.C.T. AND BEING THE SOUTHWEST CORNER OF SAID TRACT I, CONTINUING IN ALL A DISTANCE OF 2167.30 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID 17.083 ACRE TRACT OF LAND, AND BEING THE NORTHWEST CORNER OF SAID 234.50 ACRE TRACT OF LAND, SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174, AND ALSO BEING IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1492.50 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH A CHORD BEARING OF N 01°26'02" E 237.02 FEET, AND AN ARC LENGTH OF 237.27 FEET TO A POINT IN THE WEST LINE OF SAID 17.083 TRACT OF LAND, AND ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174;

THENCE N 03°07'13" W, ALONG THE COMMON LINE BETWEEN SAID 17.083 ACRE TRACT AND SAID STATE HIGHWAY 174 EAST RIGHT-OF-WAY LINE A DISTANCE OF 735.08 FEET, TO A POINT FOR A CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174;

THENCE N 86°52'47" E, A DISTANCE OF 100.00 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH A CHORD BEARING OF N 61°35'35" E 170.86 FEET, AND AN ARC LENGTH OF 176.53 FEET TO A POINT BEING IN THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH A CHORD BEARING OF N 62°07'25" E 174.20 FEET, AND AN ARC LENGTH OF 180.24 FEET TO A POINT;

THENCE N 87°56'26" E, A DISTANCE OF 683.27 FEET TO A POINT FOR A CORNER, BEING THE NORTHERLY MOST NORTHEAST CORNER OF LOT 11-R1, AND BEING THE SOUTHEAST CORNER OF LOT 4, AND BEING THE NORTHWEST CORNER OF LOT 7, AND ALSO BEING THE THE CENTERLINE INTERSECTION POINT OF BARNETT DRIVE AND SHALE CIRCLE;

THENCE S 01°39'42" E A DISTANCE OF 230.07 FEET, ALONG THE WEST LINE OF LOT 7 TO A POINT FOR A CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 7, AND ALSO BEING THE CENTERLINE INTERSECTION POINT OF SHALE CIRCLE AND COMPLETE COURT;

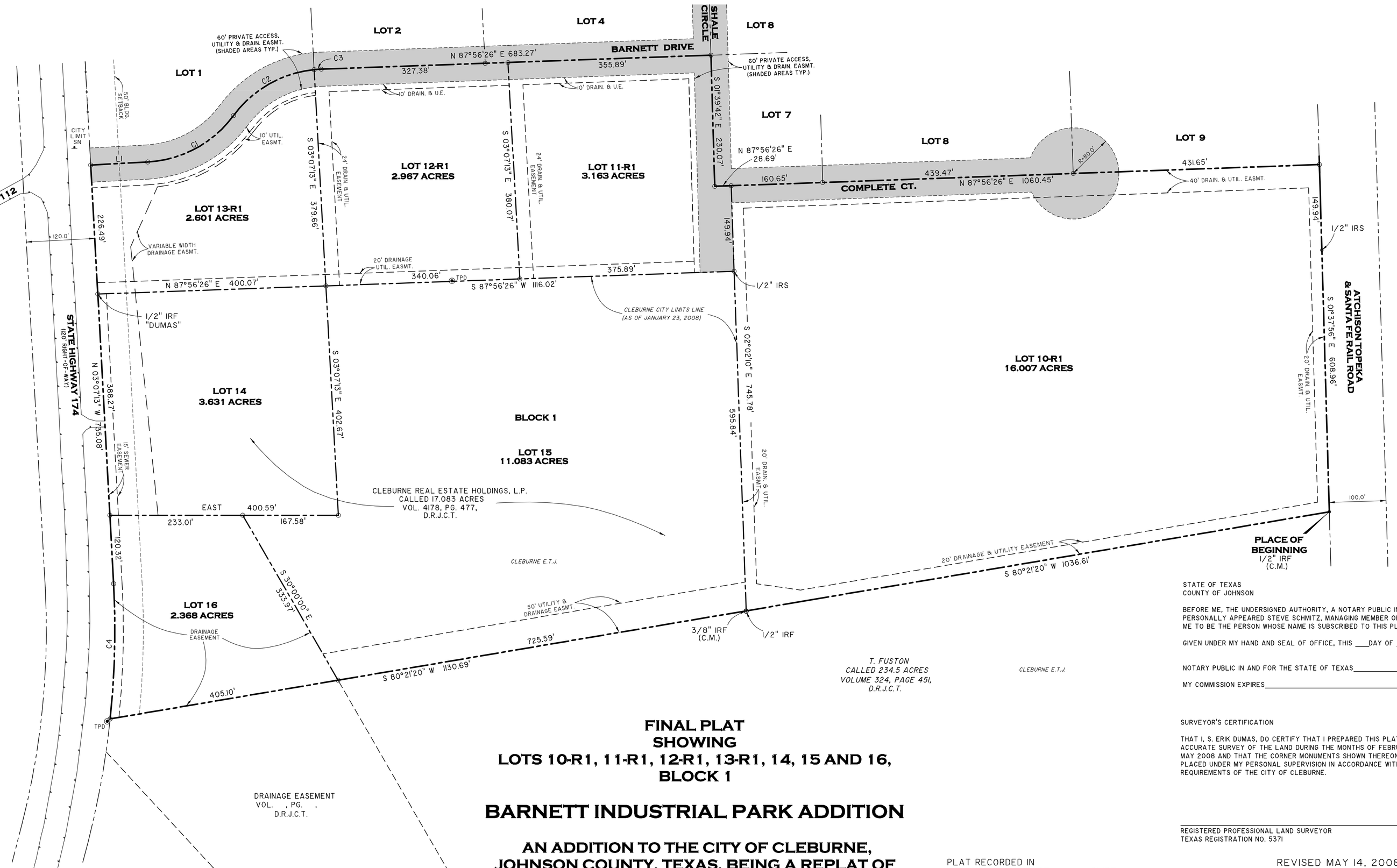
THENCE N 87°56'26" E A DISTANCE OF 1060.45 FEET TO A POINT FOR A CORNER, BEING THE SOUTHEAST CORNER OF LOT 9;

THENCE S 01°37'56" E AT A DISTANCE OF 149.94 FEET PASSING A 1/2" IRON ROD FOUND FOR A CORNER, BEING THE NORTHEAST CORNER OF SAID 17.083 ACRE TRACT, CONTINUING IN ALL A DISTANCE OF 608.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.821 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 LOTS 10-R1, 11-R1, 12-R1, 13-R1, 14, 15 AND 16, 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, 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



LINE	BEARING	DISTANCE
L1	N 86°52'47" E	100.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	176.53'	170.86'	N 61°35'35" E	50°34'23"
C2	200.00'	167.56'	162.70'	N 60°18'26" E	48°00'05"
C3	200.00'	12.68'	12.68'	N 86°07'27" E	03°37'58"
C4	1492.50'	237.27'	237.02'	N 01°26'02" E	09°06'31"

FINAL PLAT
SHOWING
LOTS 10-R1, 11-R1, 12-R1, 13-R1, 14, 15 AND 16, BLOCK 1

BARNETT INDUSTRIAL PARK ADDITION

AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING A REPLAT OF LOTS 10, 11, 12 AND 13, BLOCK 1, BARNETT INDUSTRIAL PARK ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME , PAGE , 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."

PLAT RECORDED IN
VOLUME_____,PAGE_____,SLIDE_____,

DATE_____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

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 ___DAY OF _____2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS_____,

MY COMMISSION EXPIRES_____,

SURVEYOR'S CERTIFICATION

THAT I, S. ERIK DUMAS, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND DURING THE MONTHS OF FEBRUARY AND MARCH, 2007, AND MAY 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5371

REVISED MAY 14, 2008 (OBW)
REVISED FEBRUARY 22, 2008 (SED)

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

Scale: 1"=100'	Date: 05/12/08	DWG: 070037-REPLAT-001
Drawn: OBW	Checked: SED	Job: DS070037