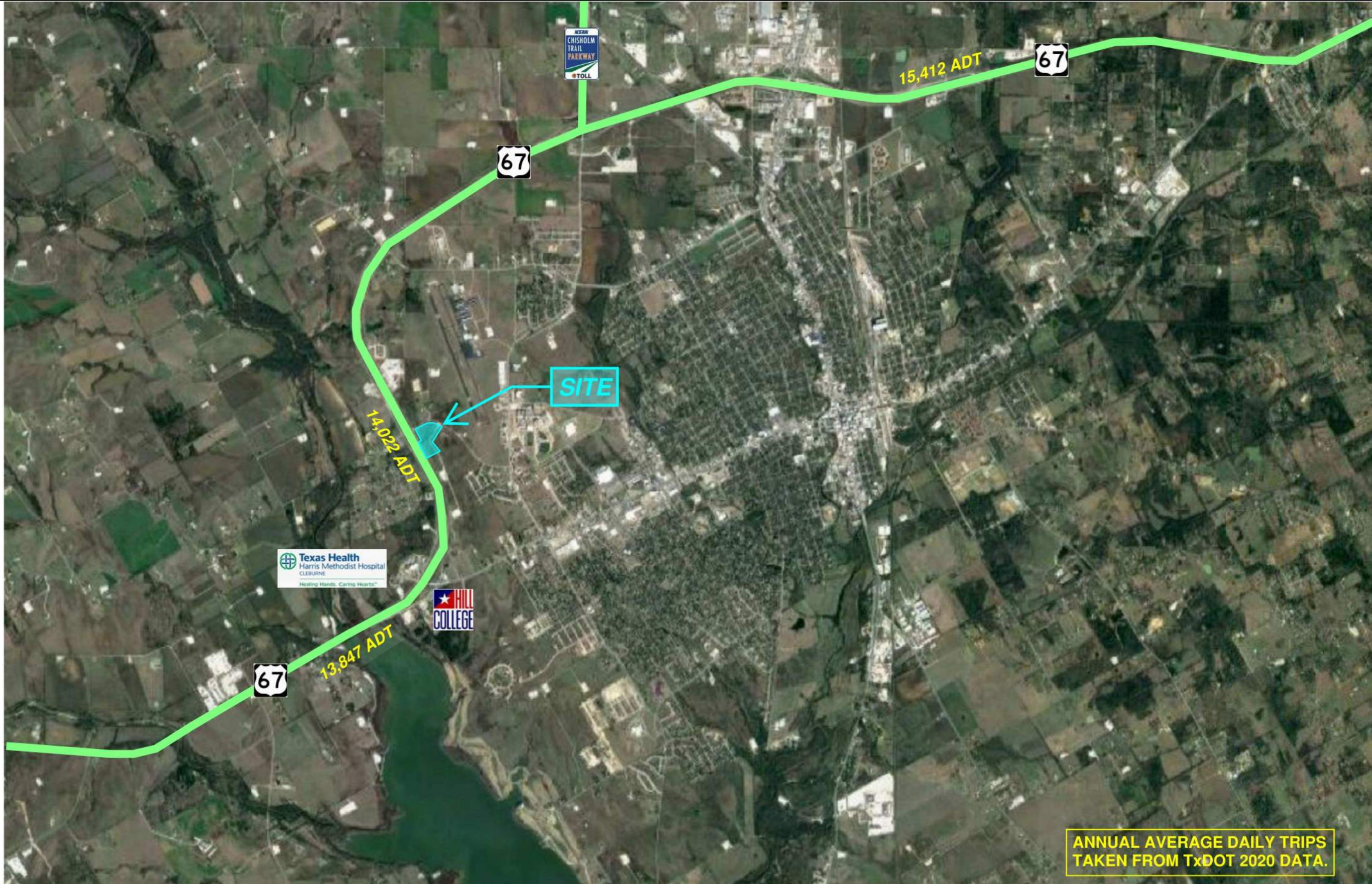




**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
LOCATION MAP**





-  ZONING PROCESS
-  DESIGN PROCESS
-  UNDER CONSTRUCTION

SUBDIVISION	# OF LOTS
1. LIONWOOD:	987
2. BELCLAIRE ADDITION:	385
3. MADELINE MEADOWS:	252
4. MAYFIELD WEST:	528
5. CHISHOLM HILLS:	99
6. REMINGTON RIDGE:	126
7. BELCLAIRE:	346
TOTAL NEW LOTS =	2,723



**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
NEW DEVELOPMENT MAP**



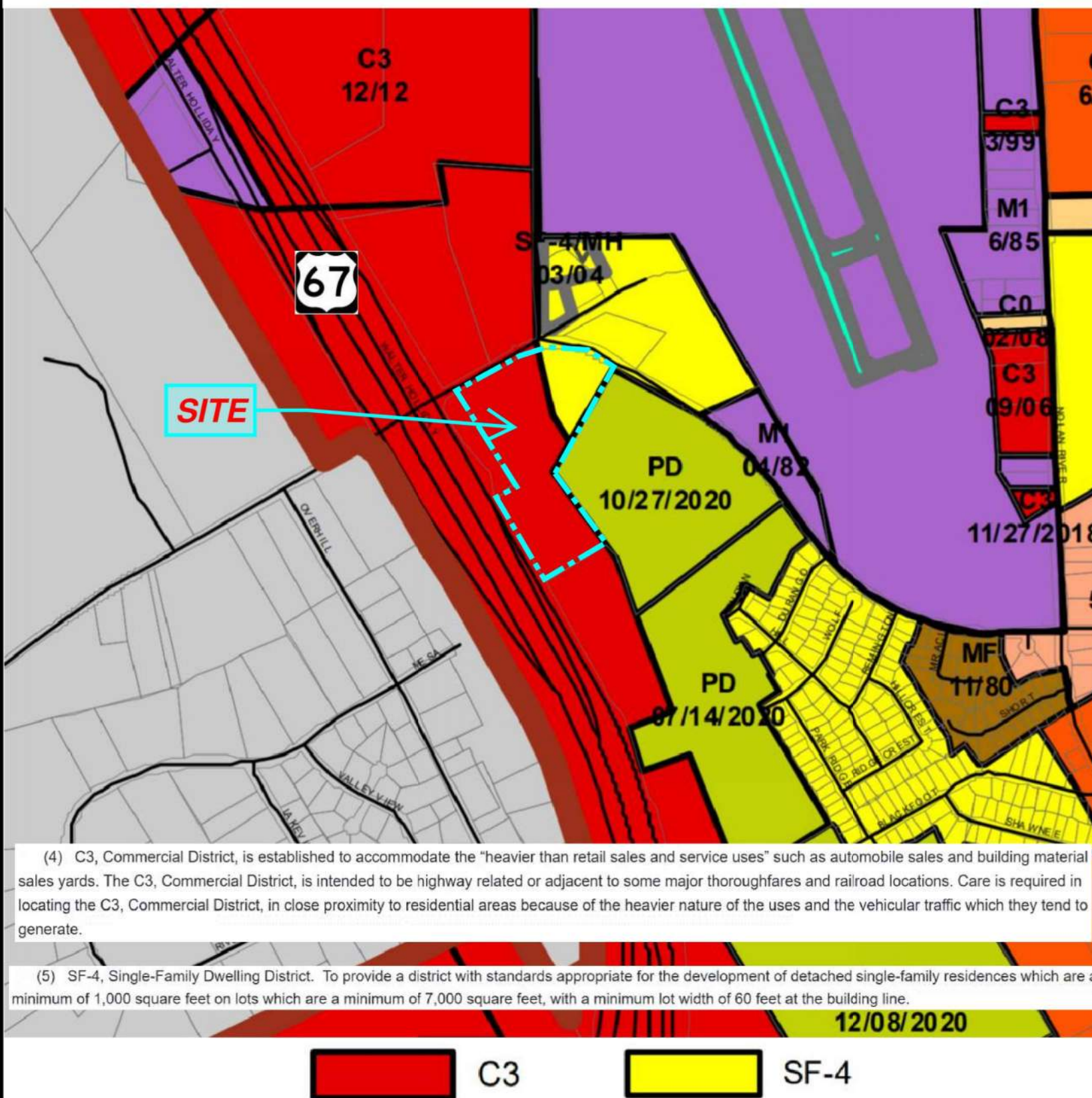


**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
SITE MAP**



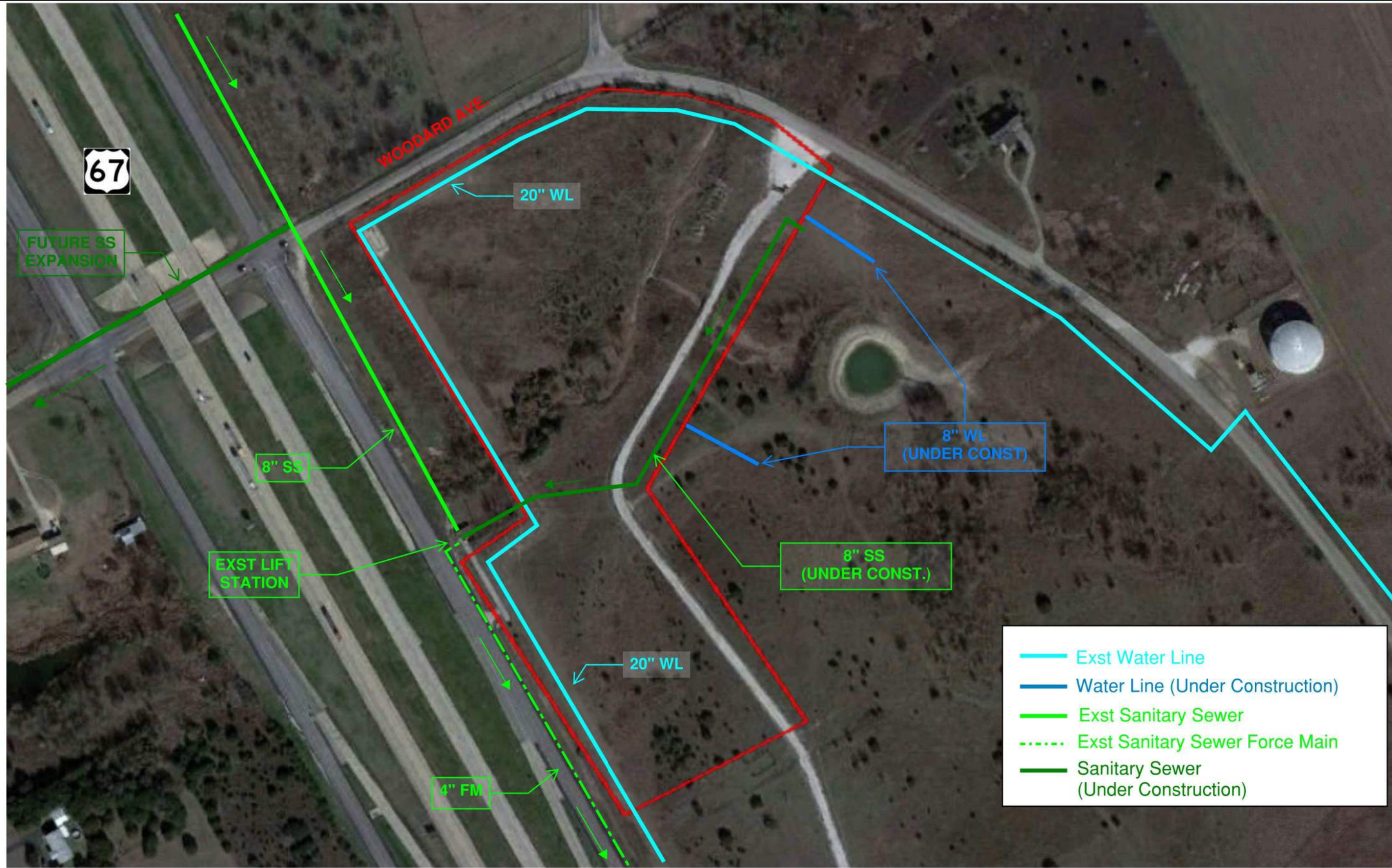
EXISTING ZONING

FUTURE LAND USE



CLEBURNE 15-AC. HIGHWAY 67 & WOODARD AVE. ZONING MAP



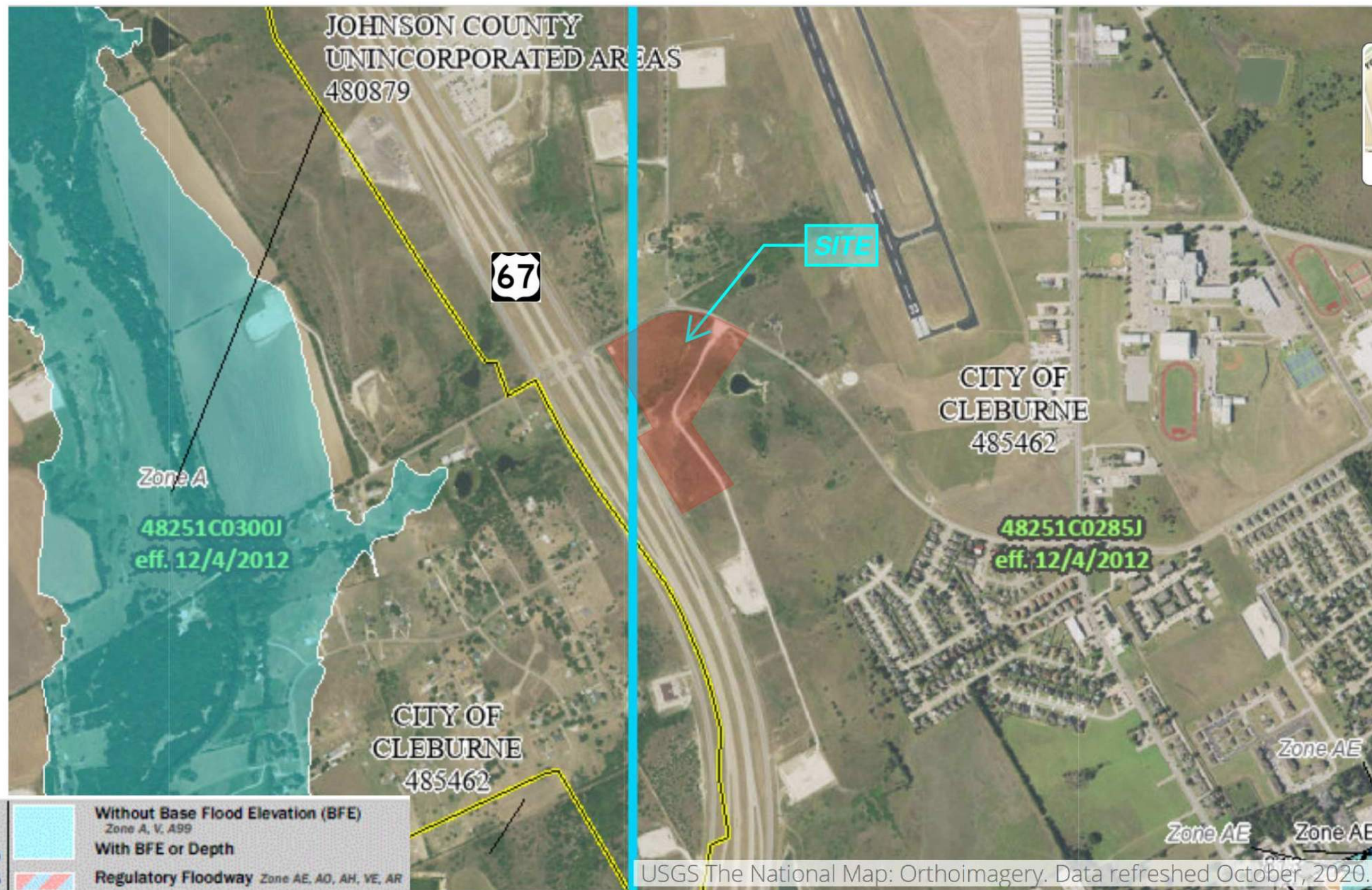


- Exst Water Line
- Water Line (Under Construction)
- Exst Sanitary Sewer
- - - - Exst Sanitary Sewer Force Main
- Sanitary Sewer (Under Construction)



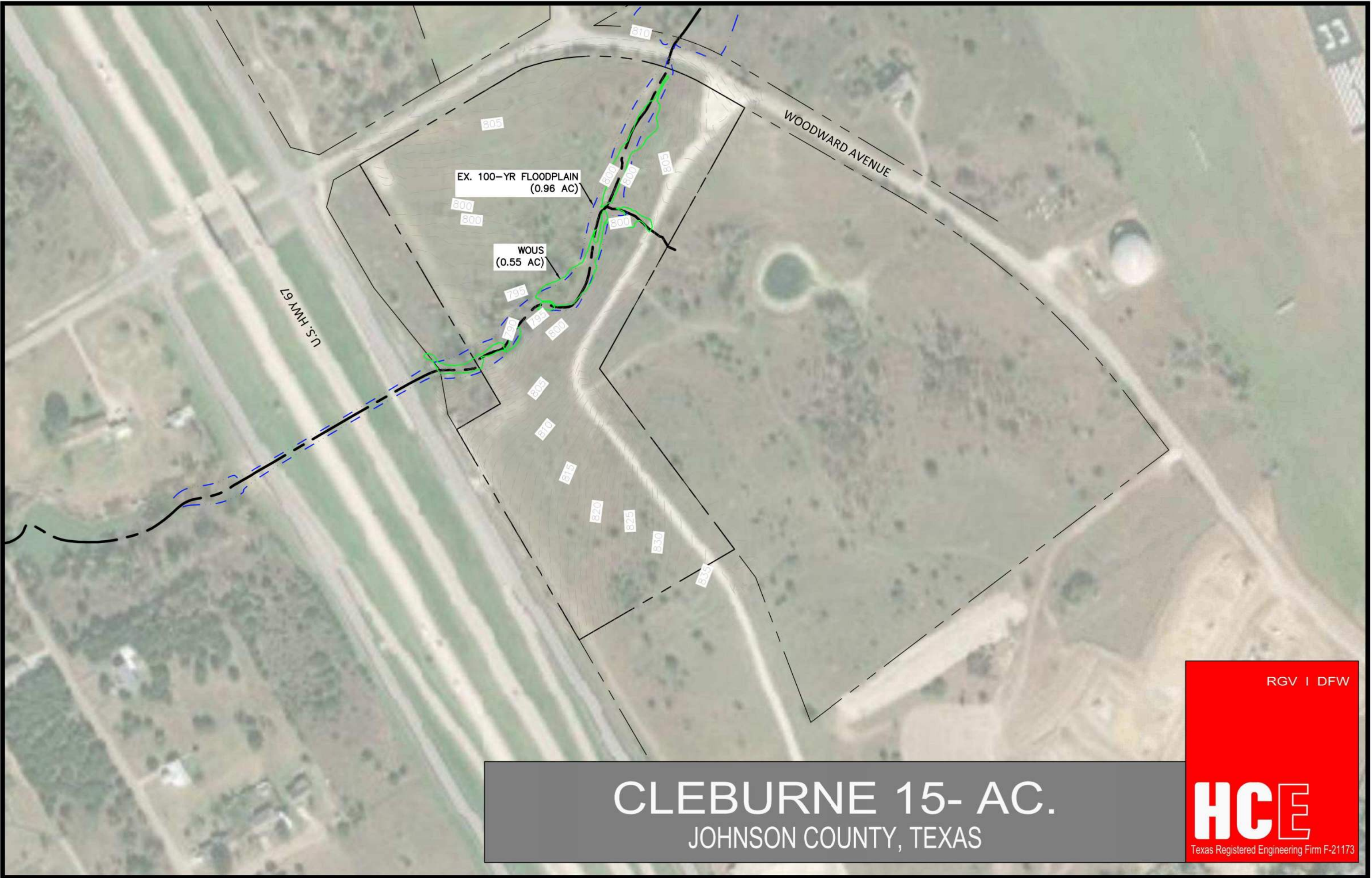
**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
UTILITY MAP**





**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
FEMA FLOOD MAP**





EX. 100-YR FLOODPLAIN
(0.96 AC)

WOUS
(0.55 AC)

U.S. HWY 67

WOODWARD AVENUE

CLEBURNE 15- AC.
JOHNSON COUNTY, TEXAS

RGV | DFW

HCE

Texas Registered Engineering Firm F-21173

Waters of the US Map

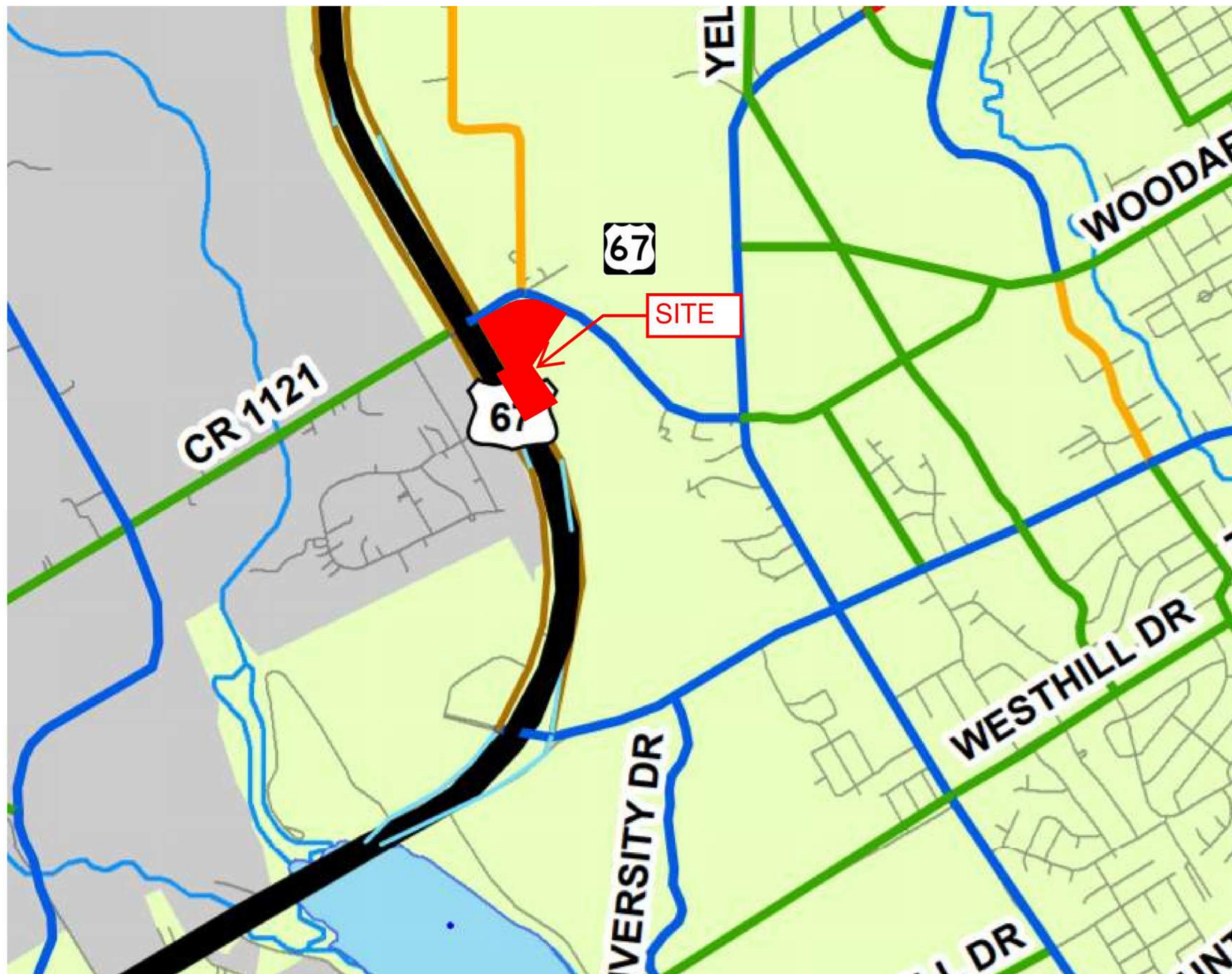
Legend

 Approximate Property Boundary

 Stream Channel

 Wetland or On-Channel Pool





**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
MASTER THOROUGHFARE MAP**

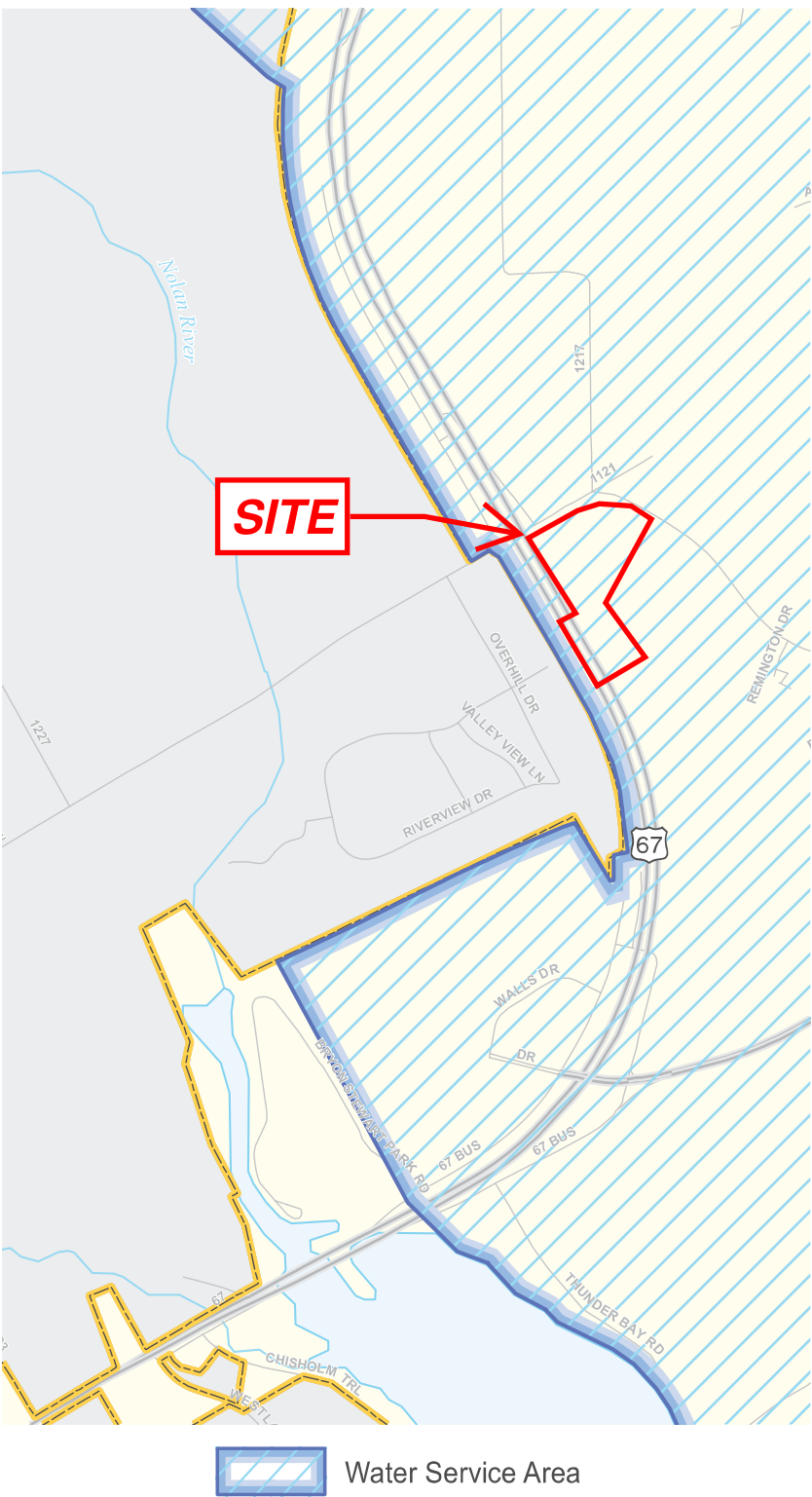


ROADWAY SERVICE AREAS



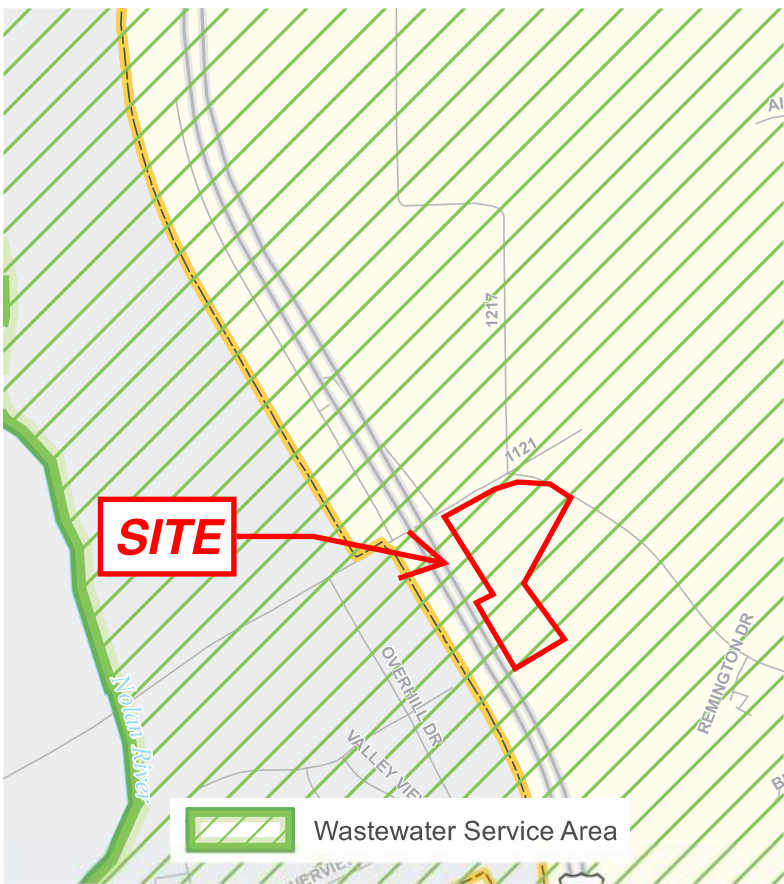
Service Area	Maximum Assessable Roadway Impact Fee Per Service Unit	Roadway Impact Fee Collection Rate Per Service Unit
5	\$1,178	\$437.00

WATER SERVICE AREA



 Water Service Area

WASTEWATER SERVICE AREA



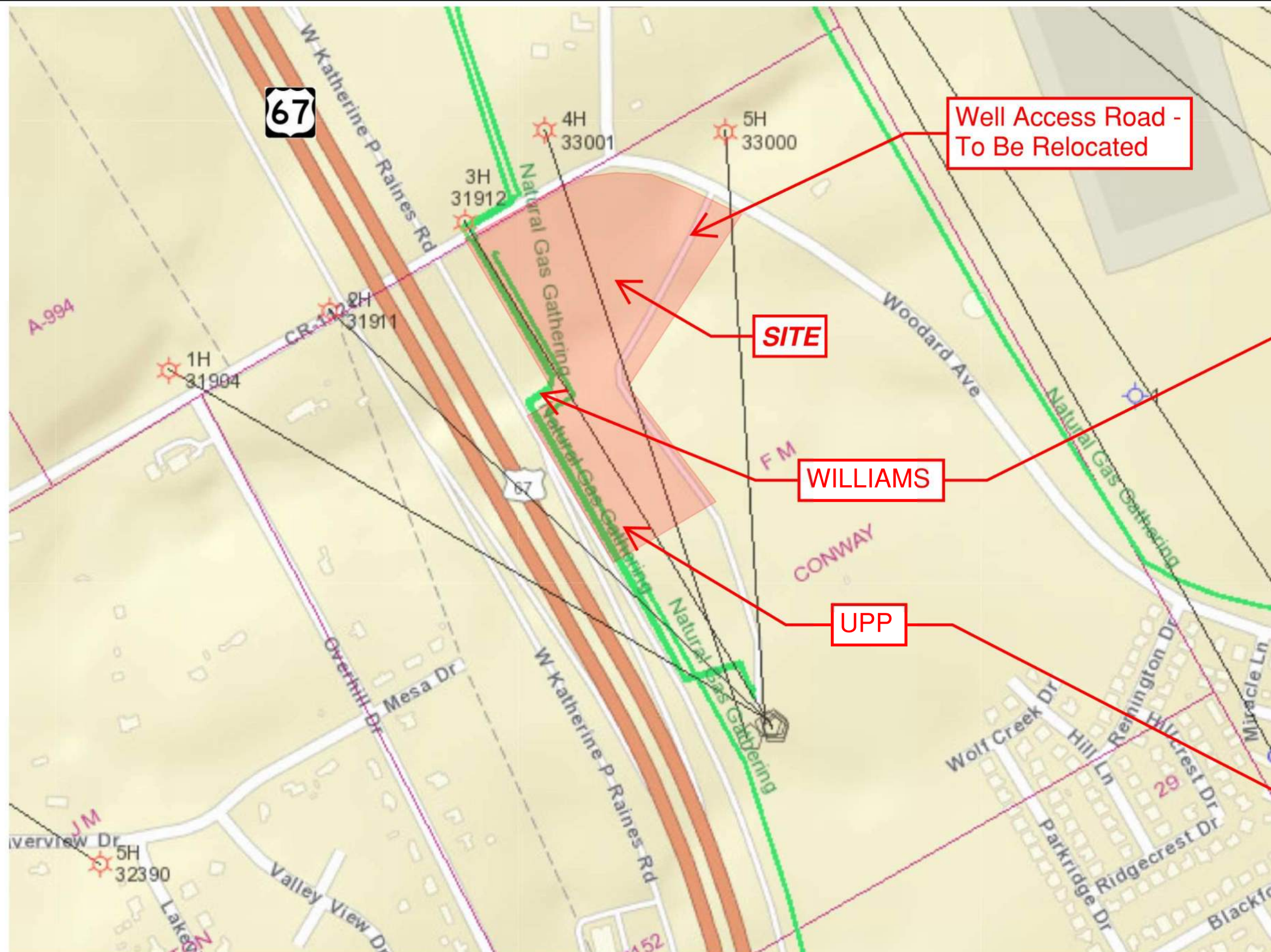
 Wastewater Service Area

Meter Size (Type)	Water	Wastewater	Service Unit Equivalent
¼" (Multijet)	\$1,358.00	\$1,821.00	1.0
1" (Multijet)	\$1,901.20	\$2,549.40	1.4
1 ½" (Multijet)	\$3,802.40	\$5,098.80	2.8
2" (Multijet)	\$5,432.00	\$7,284.00	4.0
3" (Compound)	\$17,382.40	\$23,308.80	12.8
4" (Compound)	\$27,160.00	\$36,420.00	20.0
6" (Compound)	\$54,320.00	\$72,840.00	40.0
6" (Turbine)	\$67,900.00	\$91,050.00	50.0
8" (Compound)	\$86,912.00	\$116,544.00	64.0
8" (Turbine)	\$130,368.00	\$174,816.00	96.0



**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
IMPACT FEE MAP**





GIS Identify Results - Pipeline Attributes	
COUNTY_FIPS	251
OPERATOR	WILLIAMS MLP OPERATING LLC
COMMODITY DESCRIPTION	NATURAL GAS, GATHERING
SYSTEM NAME	BARNETT SOUTH GATHERING
SUBSYSTEM NAME	610582
DIAMETER	10.75
P5 NUMBER	925429
T4PERMIT	06515
T4PERMIT MILES	1.82
STATUS	In Service
INTERSTATE	No
CONTACT PHONE NUMBER	(918) 573-6724

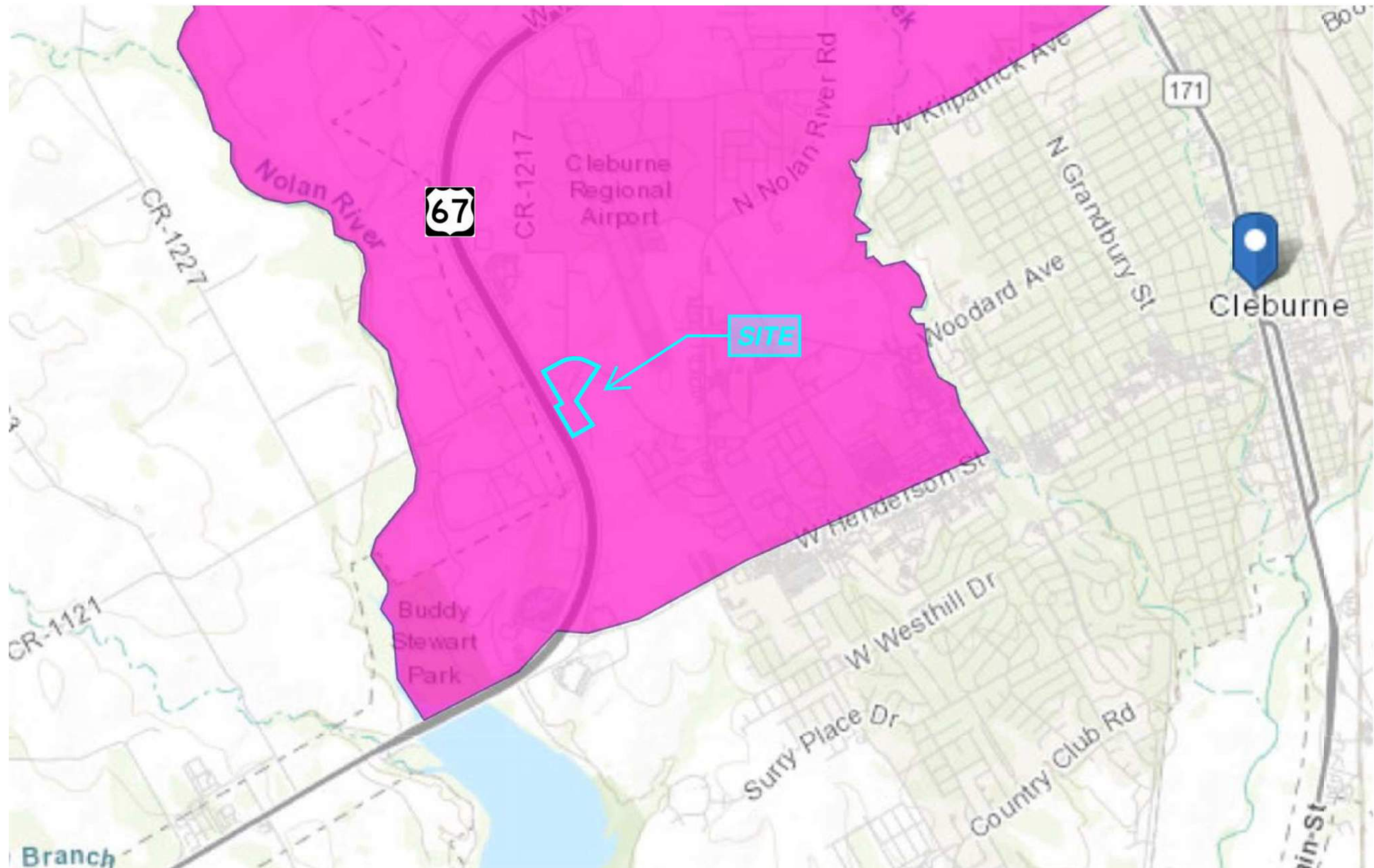
GIS Identify Results - Pipeline Attributes	
COUNTY_FIPS	251
OPERATOR	WILLIAMS MLP OPERATING LLC
COMMODITY DESCRIPTION	NATURAL GAS, GATHERING
SYSTEM NAME	BARNETT SOUTH GATHERING
SUBSYSTEM NAME	610582
DIAMETER	8.63
P5 NUMBER	925429
T4PERMIT	06515
T4PERMIT MILES	1.8
STATUS	In Service
INTERSTATE	No
CONTACT PHONE NUMBER	(918) 573-6724

GIS Identify Results - Pipeline Attributes	
COUNTY_FIPS	251
OPERATOR	UPP OPERATING, LLC
COMMODITY DESCRIPTION	NATURAL GAS, GATHERING
SYSTEM NAME	JOHNSON COUNTY WEST SYSTEM
SUBSYSTEM NAME	GOSSETT 1H
DIAMETER	4.5
P5 NUMBER	875310
T4PERMIT	06722
T4PERMIT MILES	0.7000000000000001
STATUS	In Service
INTERSTATE	No
CONTACT PHONE NUMBER	(817) 915-8608



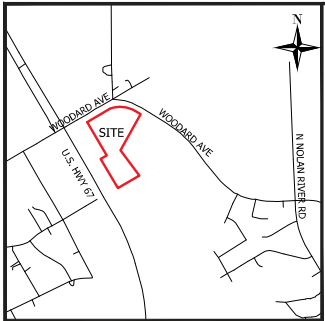
CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
RAILROAD COMMISSION MAP





**CLEBURNE 15-AC.
HIGHWAY 67 & WOODARD AVE.
OPPORTUNITY ZONE MAP**





VICINITY MAP
NOT TO SCALE

NOTES

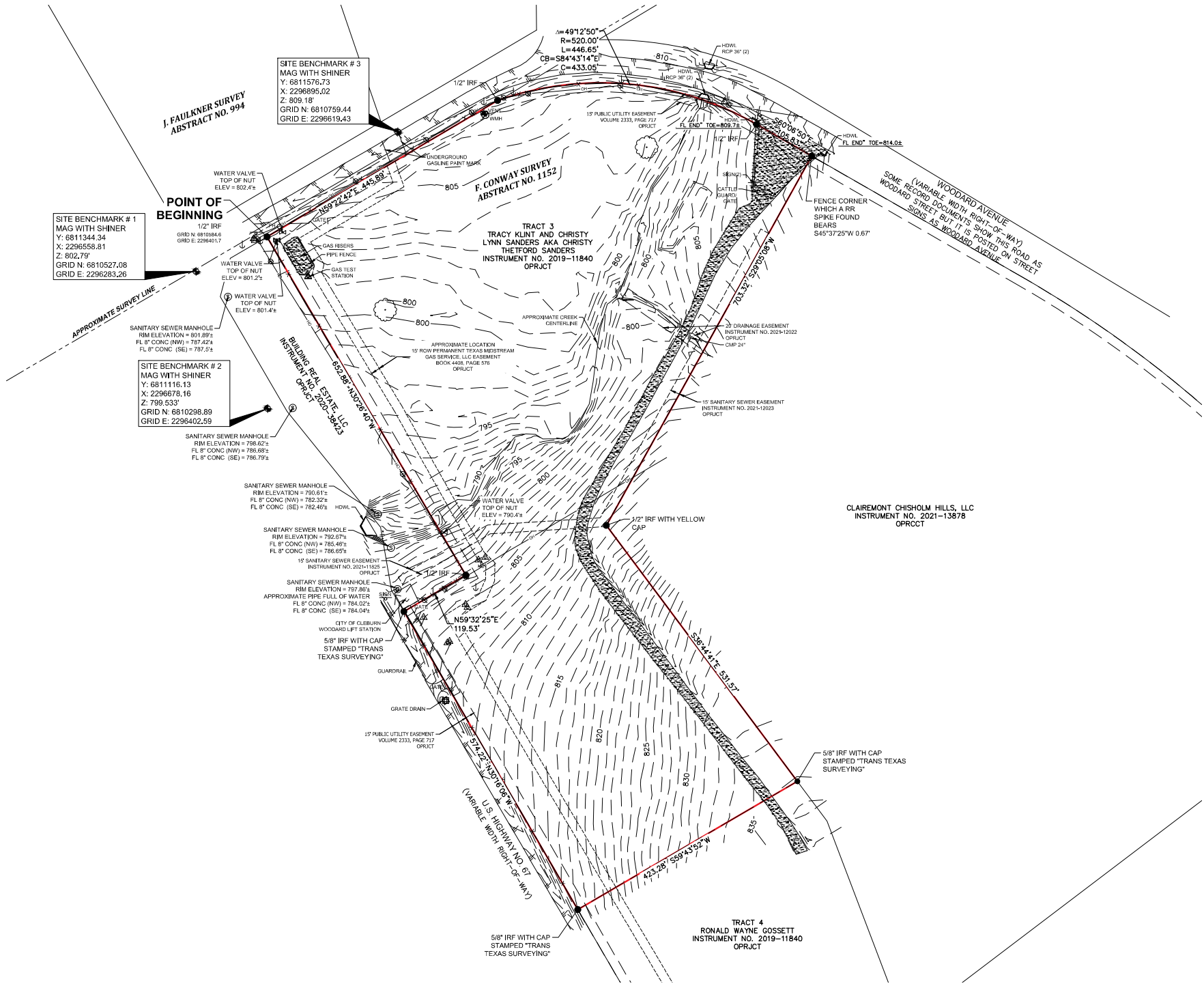
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
 - According to graphical plotting of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Panel 285 and 300 of 475, Map Numbers 48251C02853 and 48251C03003, Map Revised Date: December 4, 2012, the subject property is located in: ZONE X unshaded "Areas determined to be outside the 0.2% annual chance floodplain.
- This statement does not reflect any type of flood study by this firm.
- This survey was prepared without the benefit of a commitment for title insurance or title search which may reveal easements or other encumbrances that could affect the subject property which the surveyor is unaware of.

The following instruments of public record **ARE LOCATED ON OR TOUCHING** the Subject property:

- Sewer Utility Easement to the City of Cleburne, recorded in Instrument No. 2021-11825, OPRJCT, as shown hereon.
- Public Drainage Utility Easement to the City of Cleburne, recorded in Instrument No. 2021-12022, OPRJCT, as shown hereon.
- Sewer Utility Easement to the City of Cleburne, recorded in Instrument No. 2021-12023, OPRJCT, as shown hereon.
- Easement to City of Cleburne, recorded in Volume 2333, Page 717, OPRJCT, as shown hereon.
- Easement to Chesapeake Operating, Inc., recorded in Volume 4281, Page 147, OPRJCT. This document is blanket in nature.
- Easement to Texas Midstream Gas Services, L.L.C., recorded in Volume 4408, Page 576, OPRJCT, as shown hereon.
- This Subject property **MAY BE AFFECTED** by the following instruments of public records:
- Easement to Texas Power & Light Company, recorded in Volume 518, Page 736, OPRJCT.
- Easement to Texas Utilities Electric Corporation, recorded in Volume 1646, Page 484, OPRJCT. Exhibit not include in record.
- Pipeline Easement to EOG Resources, Inc., recorded in Volume 3878, Page 218, OPRJCT. Exhibit not included in record.
- Easement to Chesapeake Energy Marketing, Inc., recorded in Volume 3906, Page 112, OPRJCT. Easement un-locatable as described
- Easement to Texas Midstream Gas Services, L.L.C., recorded in Volume 4214, page 147, OPRJCT. Easement un-locatable as described.

LEGEND	
	UTILITY POLE AND CROSS ARMS
	SIGN
	WATER MANHOLE
	GASLINE MARKER
	FIBER OPTIC MARKER
	FIRE HYDRANT
	GUY ANCHOR
	BOLLARD
	SITE BENCHMARK
	TREE
	OFFICIAL PUBLIC RECORDS
	JOHNSON COUNTY TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ASPHALT PAVEMENT
	GRAVEL



PROPERTY DESCRIPTION

BEING A 15.03 acre tract of land situated in the F. Conway Survey, Abstract Number 1152, being part of tract of land described as Tract 3 in the Partition Deed to Tracy Clint and Christy Lynn Sanders a/k/a Christy Thetford Sanders, recorded Instrument Number 2019-11840 of the Official Public Records of Johnson County, Texas (OPRJCT), as determined from a survey by Desir   L. Hurst, RPLS 6230 on June 15, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6810584.6 and Easting 2296401.7 in the South line of Woodward Avenue, a variable width right-of-way, at the Northwest corner of said Tract 3 and the Northeast corner of a tract of land described in General Warranty Deed with Vendor's Lien to Building Real Estate, LLC, recorded in Instrument Number 2020-38423 of said OPRJCT;

THENCE along the south line of said Woodward Avenue, the following three (3) courses and distances:

- North 59°22'42" East, a distance of 445.89 feet to the beginning of a non-tangent curve to the right, having a radius of 520.00 feet and whose chord bears South 84 degrees 43 minutes 14 seconds East, a distance of 433.05 feet;
- Southeasterly, along said curve to the right through a central angle of 49 degrees 12 minutes 50 seconds, and an arc length of 446.65 feet to a 1/2 inch iron rod found;
- South 60°06'50" East, a distance of 105.83 feet to a fence corner found at the Northeast corner of said Tract 3 and the North corner of a tract of land described in Special Warranty Deed to Clairmont Chisholm Hills, LLC, recorded in Instrument Number 2021-13878 of said OPRJCT, from which a railroad spike found bears South 45°37'25" West, a distance of 0.67 feet;

THENCE South 29°05'08" West, a distance of 703.32 feet to a 1/2 inch iron rod with a yellow cap found at an ell corner of said Tract 3 and the West corner of said Clairmont Chisholm Hills tract;

THENCE South 36°44'41" East, a distance of 531.57 feet to a 5/8 inch iron rod with a cap stamped "Trans Texas Surveying" found at the Southeast corner of said Tract 3 and the Northeast corner of Tract 4 of said Instrument Number 2019-11840;

THENCE South 59°43'52" West, a distance of 423.28 feet to a 5/8 inch iron rod with a cap stamped "Trans Texas Surveying" found in the Northeast line of U.S. Highway No. 67, a variable width right-of-way, at the Southwest corner of said Tract 3 and the Northwest corner of said Tract 4;

THENCE North 30°16'06" West, along said Northeast line, a distance of 574.22 feet to a 5/8 inch iron rod with a cap stamped "Trans Texas Surveying" found at the most Southerly Northwest corner of said Tract 3 and the Southwest corner of said Building Real Estate tract;

THENCE North 59°32'25" East, a distance of 119.53 feet to a 1/2 inch iron rod found at an ell corner of said Tract 3 and the Southeast corner of said Building Real Estate tract;

THENCE North 30°26'40" West, a distance of 652.88 to the POINT OF BEGINNING and containing 15.03 acres of land, or 654,551 square feet of land, more or less.

LAND TITLE SURVEY
OF
15.03 ACRES

SITUATED IN THE F. CONWAY SURVEY, ABSTRACT 1152

CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 338997
Dallas, TX 75238
817.268.3316
yazele@yazele.com
yazele.com
JUNE 15, 2021
PAGE 1 OF 1

SURVEYOR'S CERTIFICATE

To: XXXXXXXXXX
This Survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice for a Category 1B Condition 3, TSPS Standard Land Survey. The field work was completed on _____. The field work was completed on XXXXXXXXXX XX, 2021.

Desir   L. Hurst
Registered Professional Land Surveyor No. 6230

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

