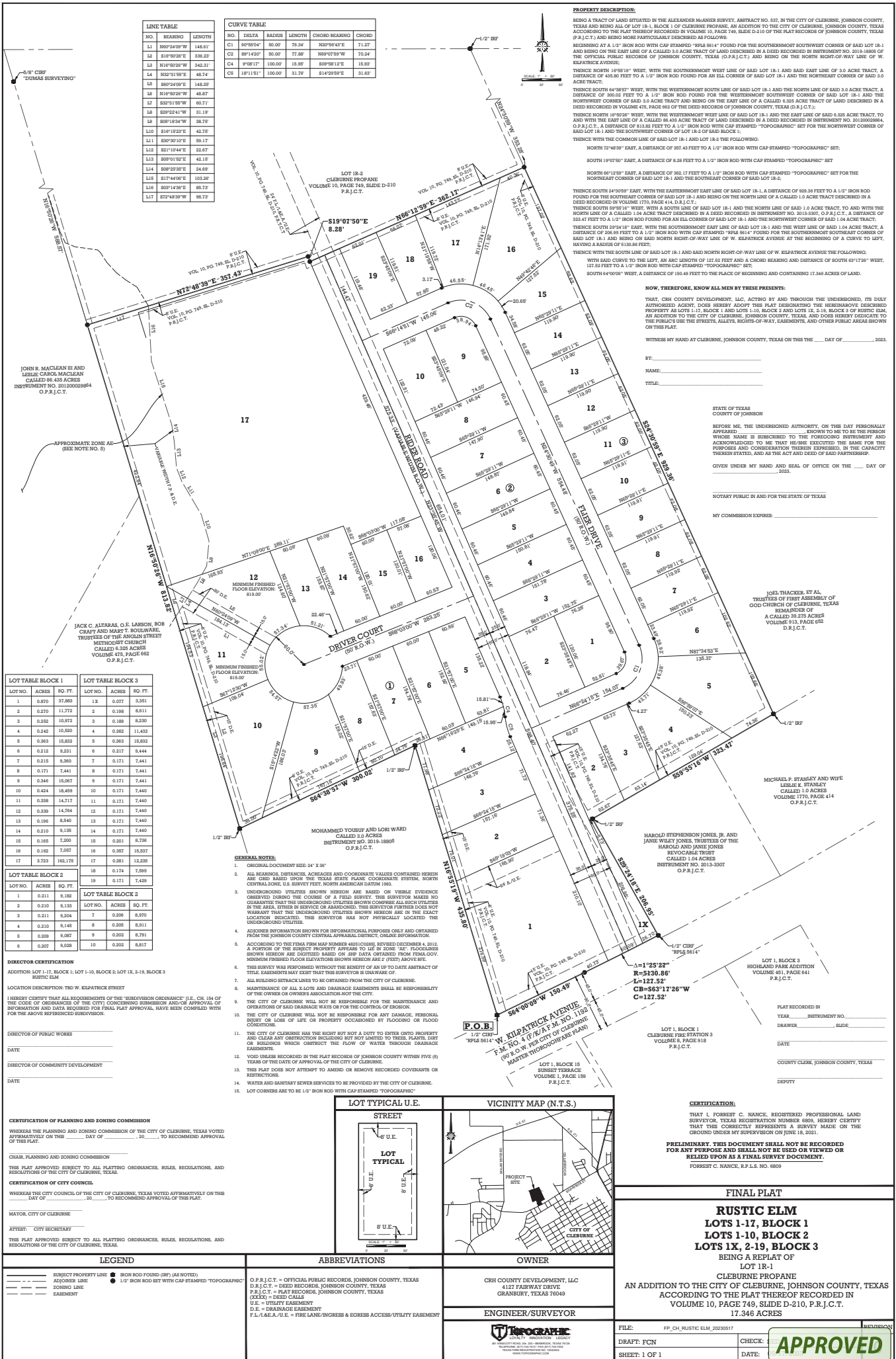




LINE TABLE		
NO.	BEARING	LENGTH
1	N89°54'09"W	148.61
2	N18°00'28"W	336.31
3	N18°00'28"W	342.31
4	N32°01'55"E	48.74
5	S89°04'09"E	148.65
6	N18°00'28"W	48.87
7	S89°04'09"E	60.71
8	S89°24'41"W	31.19
9	S20°12'34"W	38.73
10	N18°19'23"E	42.79
11	S89°00'10"E	89.17
12	S81°10'44"E	22.67
13	S89°01'52"E	42.19
14	S89°00'58"E	34.69
15	S17°44'09"E	103.49
16	S83°14'39"E	85.72
17	S72°48'39"W	88.72

CURVE TABLE				
NO.	DELTA	RADIUS	CHORD BEARING	CHORD
C1	90°00'00"	80.00	N89°04'09"E	71.27
C2	89°14'50"	80.00	N89°07'59"W	70.34
C4	9°08'17"	100.00	S89°08'12"E	18.93
C5	18°11'51"	100.00	S14°09'59"E	31.82

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE ALEXANDER MANIER SURVEY, ABSTRACT NO. 837, IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 1 OF CLEBURNE PROPANE, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 749, SLIDE D-210 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "R84 8814" FOUND FOR THE SOUTHWESTMOST SOUTHWEST CORNER OF SAID LOT 18-1 AND HING ON THE EAST LINE OF A CALLED 3.6 ACRE TRACT IN A DEED RECORDED IN INSTRUMENT NO. 2015-18858 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.A.C.T.) AND BEING ON THE NORTH NORTH-OF-WAY LINE OF W. KILPATRICK AVENUE;

THENCE NORTH 18°08'19" WEST, WITH THE SOUTHWESTMOST WEST LINE OF SAID LOT 18-1 AND SAID EAST LINE OF 3.6 ACRE TRACT, A DISTANCE OF 48.66 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID LOT 18-1 AND THE NORTHEAST CORNER OF SAID 3.6 ACRE TRACT;

THENCE SOUTH 64°09'59" WEST, WITH THE WESTWESTMOST SOUTH LINE OF SAID LOT 18-1 AND THE NORTH LINE OF SAID 3.6 ACRE TRACT, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR THE WESTWESTMOST SOUTHWEST CORNER OF SAID LOT 18-1 AND THE NORTHWEST CORNER OF SAID 3.6 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 3.65 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 475, PAGE 663 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

THENCE NORTH 19°02'28" WEST, WITH THE WESTWESTMOST WEST LINE OF SAID LOT 18-1 AND THE EAST LINE OF SAID 3.65 ACRE TRACT, TO AND WITH THE EAST LINE OF A CALLED 1.6 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-0000000004, O.P.R.J.C.T., A DISTANCE OF 43.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID LOT 18-1 AND THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK 1;

THENCE WITH THE COMMON LINE OF SAID LOT 18-1 AND LOT 18-2 AS FOLLOWS:

NORTH 72°48'39" EAST, A DISTANCE OF 35.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC" SET;

SOUTH 19°07'59" EAST, A DISTANCE OF 8.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC" SET

NORTH 64°12'59" EAST, A DISTANCE OF 36.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC" SET FOR THE NORTHEAST CORNER OF SAID LOT 18-1 AND THE SOUTHEAST CORNER OF SAID LOT 18-2;

THENCE SOUTH 24°09'59" EAST, WITH THE EASTWESTMOST EAST LINE OF SAID LOT 18-1, A DISTANCE OF 89.38 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 18-1 AND BEING ON THE NORTH LINE OF A CALLED 1.6 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1773, PAGE 414, D.R.J.C.T.;

THENCE SOUTH 89°08'19" WEST, WITH A SOUTH LINE OF SAID LOT 18-1 AND THE NORTH LINE OF SAID 1.6 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 1.6 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-3807, O.P.R.J.C.T., A DISTANCE OF 383.47 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID LOT 18-1 AND THE NORTHEAST CORNER OF SAID 1.6 ACRE TRACT;

THENCE SOUTH 89°04'19" EAST, WITH THE SOUTHWESTMOST EAST LINE OF SAID LOT 18-1 AND THE WEST LINE OF SAID 1.6 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 1.6 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-3807, O.P.R.J.C.T., A DISTANCE OF 383.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "R84 8814" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 18-1 AND BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF W. KILPATRICK AVENUE AT THE BEGINNING OF A CURVE TO LEFT, HAVING A RADIUS OF 915.86 FEET;

THENCE WITH THE SOUTH LINE OF SAID LOT 18-1 AND SAID NORTH RIGHT-OF-WAY LINE OF W. KILPATRICK AVENUE THE FOLLOWING:

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 127.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 60°17'28" WEST, 127.63 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC" SET;

SOUTH 64°09'59" WEST, A DISTANCE OF 150.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 17.346 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHH CITY DEVELOPMENT, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS LOTS 1-17, BLOCK 1 AND LOTS 1-18, BLOCK 2 AND LOTS 18-1, BLOCK 3 OF RUSTIC ELM, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEVOTED TO THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AT CLEBURNE, JOHNSON COUNTY, TEXAS ON THIS 11th DAY OF 2023.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SEE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

JOEL THACKER, ET AL.
TRUSTEES OF FIRST ASSEMBLY OF GOD CHURCH OF CLEBURNE, TEXAS
REMAINDER OF
A CALLED 30.275 ACRES
VOLUME 913, PAGE 655
O.P.R.J.C.T.

MICHAEL P. STANLEY AND WIFE
LESLIE E. STANLEY
CALLED 1.6 ACRES
VOLUME 1773, PAGE 414
O.P.R.J.C.T.

HAROLD STEPHENSON JONES, JR. AND
JANIE WILEY JONES, TRUSTEES OF THE
HAROLD AND JANIE JONES
REVOCABLE TRUST
CALLED 1.6 ACRES
INSTRUMENT NO. 2015-3307
O.P.R.J.C.T.

LOT 1, BLOCK 3
HOURDAN PARK ADDITION
VOLUME 451, PAGE 641
P.R.J.C.T.

LOT 1, BLOCK 1
CLEBURNE FIRE STATION 3
VOLUME 918, PAGE 518
P.R.J.C.T.

LOT 1, BLOCK 18
SUNSET TERRACE
VOLUME 1, PAGE 189
P.R.J.C.T.

- GENERAL NOTES:
1. ORIGINAL DOCUMENT SIZE: 24" X 36"
 2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, US SURVEY FEET, NORTH AMERICAN DATUM 1983.
 3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 4. ADDITIONAL INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4801C0008, REVISED DECEMBER 4, 2012, A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "AE", FLOODING BROWN BROWN AREAS ARE INDICATED BASED ON 800 DATA OBTAINED FROM FEMA-001. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE 2 (FEET) ABOVE ME.
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN AS-TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
 7. ALL BUILDING SETBACK LINES TO BE OBTAINED FROM THE CITY OF CLEBURNE.
 8. MAINTENANCE OF ALL LOTS AND DRAINAGE EASEMENTS SHALL BE RESPONSIBILITY OF THE OWNER OR OWNERS ASSOCIATION-NOT THE CITY.
 9. THE CITY OF CLEBURNE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF FLOODING.
 10. THE CITY OF CLEBURNE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOOD CONDITIONS.
 11. THE CITY OF CLEBURNE HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 12. VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL OF THE CITY OF CLEBURNE.
 13. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REVOKE RECORDED COVENANTS OR RESTRICTIONS.
 14. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY THE CITY OF CLEBURNE.
 15. LOT CORNERS ARE TO BE 1/2" IRON ROD WITH CAP STAMPED "TOPOGAPRAPHIC"

LOT TABLE BLOCK 1		
LOT NO.	ACRES	SQ. FT.
1	0.870	97,883
2	0.270	11,772
3	0.282	10,972
4	0.242	10,820
5	0.363	15,832
6	0.212	8,251
7	0.218	9,380
8	0.171	7,441
9	0.345	15,087
10	0.424	18,459
11	0.358	14,717
12	0.339	14,794
13	0.198	8,540
14	0.210	9,128
15	0.185	7,290
16	0.168	7,087
17	0.720	168,178
18	0.174	7,286
19	0.171	7,429

LOT TABLE BLOCK 2		
LOT NO.	ACRES	SQ. FT.
1	0.210	9,148
2	0.212	9,138
3	0.211	9,204
4	0.210	9,148
5	0.209	9,207
6	0.207	9,038

DIRECTOR CERTIFICATION
ADDITION: LOT 1-17, BLOCK 1; LOT 1-18, BLOCK 2; LOT 18-1, BLOCK 3
RUSTIC ELM
LOCATION DESCRIPTION: TWO (2) KILPATRICK STREET
I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "REVISION ORDINANCE", (I.E., CH. 154 OF THE CODE OF ORDINANCES OF THE CITY) CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA REQUIRED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THE ABOVE REFERENCED SUBDIVISION.

DIRECTOR OF PUBLIC WORKS
DATE
DIRECTOR OF COMMUNITY DEVELOPMENT
DATE

CERTIFICATION OF PLANNING AND ZONING COMMISSION
WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF CLEBURNE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT.

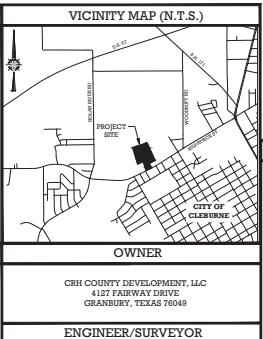
CHAIR, PLANNING AND ZONING COMMISSION
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF CLEBURNE, TEXAS.

CERTIFICATION OF CITY COUNCIL
WHEREAS THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT.

MAYOR, CITY OF CLEBURNE
ATTEST: _____ CITY SECRETARY
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF CLEBURNE, TEXAS.

LEGEND	
—	SUBJECT PROPERTY LINE
—	ADJOINER LINE
—	ZONING LINE
—	EASEMENT

ABBREVIATIONS	
O.P.R.J.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	= DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	= PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXX)	= DEED CALLS
D.E.	= DRAINAGE EASEMENT
F.L.A./E.L.A./U.E.	= FIRE LANE/INGRESS & EGRESS ACCESS/UTILITY EASEMENT



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 18, 2021.

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.

FORREST C. NANCE, R.P.L.S. NO. 6809

FINAL PLAT

RUSTIC ELM

LOTS 1-17, BLOCK 1

LOTS 1-10, BLOCK 2

LOTS 18-1, BLOCK 3

BEING A REPLAT OF LOT 18-1 CLEBURNE PROPANE

AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 749, SLIDE D-210, P.R.J.C.T.

17.346 ACRES

ENGINEER/SURVEYOR

INTEGRAL

FILE: FP_CH_RUSTIC_ELM_2023017

DRAFT: FCN

SHEET: 1 OF 1

CHECK: _____

DATE: _____

APPROVED