

- NOTES:
1. PROPERTY IS LOCATED IN THE CITY OF CLEBURNE E.T.J., AND THE CITY OF BURLESON E.T.J., JOHNSON COUNTY, TEXAS.
 2. PROPERTY SHALL BE SERVED BY THE JOHNSON COUNTY SUD FOR WATER AND THE JOSHUA FARMS MMD NO. 2 FOR SEWER.
 3. ALL STREET INTERSECTIONS ARE 90° (±5°).
 4. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.
 5. ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FLOWLINE OF ADJACENT SWALE AND SHALL BE DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
 6. ALL CORNERS ARE 1/2" INCH IRON RODS WITH PLASTIC CAPS STAMPED "JVC" UNLESS OTHERWISE NOTED.
 7. DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS THE FURTHEST FROM THE INTERSECTION.
 8. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 9. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
 10. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
 11. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
 12. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
 13. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 14. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
 15. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM 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.
 16. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C01751 DATED 12/4/12, THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD ZONES.
 17. THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN OR OTHER PUBLIC PURPOSES.

Line Table		
Line	Length	Direction
L1	43.42	S81° 58' 44"W
L2	45.00	S74° 03' 35"W
L3	1.43	N15° 56' 25"W
L4	50.00	N15° 56' 25"W
L5	1.43	N15° 56' 25"W
L6	45.00	N74° 03' 37"E
L7	34.84	N15° 56' 25"W
L8	45.00	S87° 55' 50"E
L9	50.00	N6° 53' 15"E
L10	71.45	S83° 01' 52"E
L11	8.00	S58° 21' 48"E
L12	55.51	S45° 21' 29"E
L13	10.31	N41° 05' 00"E
L14	23.40	N30° 38' 15"E
L15	102.50	N36° 42' 36"E
L16	50.00	N36° 42' 36"E
L17	78.94	S54° 55' 14"E
L18	50.00	S53° 17' 24"E
L19	17.30	S36° 42' 36"W
L20	47.17	S36° 32' 30"W

Line Table		
Line	Length	Direction
L21	47.55	S53° 27' 30"E
L22	12.22	N53° 27' 30"W
L23	66.78	S36° 10' 06"W
L24	56.00	S18° 51' 28"W
L25	66.09	S0° 37' 01"W
L26	85.00	S0° 11' 16"E
L27	50.00	S89° 48' 44"W
L28	10.00	N0° 11' 16"W
L29	46.85	S76° 08' 03"W
L30	50.00	S7° 14' 10"E
L31	1.60	N89° 55' 29"W
L32	88.03	S83° 01' 52"E
L33	21.53	N15° 57' 48"W
L34	15.95	N53° 04' 32"W
L35	16.84	N36° 55' 28"E
L36	14.14	S45° 11' 16"E
L37	15.64	S51° 15' 05"W
L38	14.16	N81° 37' 33"E
L39	14.12	N8° 22' 27"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	483.74	3500.00	007°55'08"	483.36
C2	47.12	30.00	090°00'00"	42.43
C3	47.12	30.00	090°00'00"	42.43
C4	282.90	900.00	018°00'35"	281.73
C5	15.52	855.00	001°02'24"	15.52
C6	49.14	30.00	093°51'34"	43.83
C7	12.18	25.00	027°54'20"	12.06
C8	151.79	61.00	142°34'23"	115.55
C9	14.44	274.77	003°00'36"	14.43
C10	16.41	25.40	037°00'17"	16.12
C11	51.98	525.00	005°40'22"	51.96
C12	42.51	525.00	004°38'22"	42.50
C13	5.52	475.00	000°39'57"	5.52
C14	10.46	325.00	001°50'41"	10.46
C15	8.80	275.84	001°49'38"	8.80
C16	115.32	3545.00	001°51'50"	115.32

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C17	45.12	30.00	086°10'26"	40.99
C18	6.97	425.00	000°56'23"	6.97
C19	48.69	30.00	092°59'59"	43.52
C20	137.24	3545.00	002°13'05"	137.24
C21	75.70	50.00	086°44'45"	68.67
C22	103.03	300.00	019°40'41"	102.53
C26	32.61	300.00	006°13'41"	32.59
C30	193.20	300.00	036°53'52"	189.88
C31	71.90	500.00	008°14'19"	71.83
C32	71.90	500.00	008°14'19"	71.83

Owner/Applicant:
Silo Mills Investment V, LLC
202 Clariden Ranch Road
Southlake, Texas 76092
Phone: -214-577-1431
Contact: Bret Pedigo

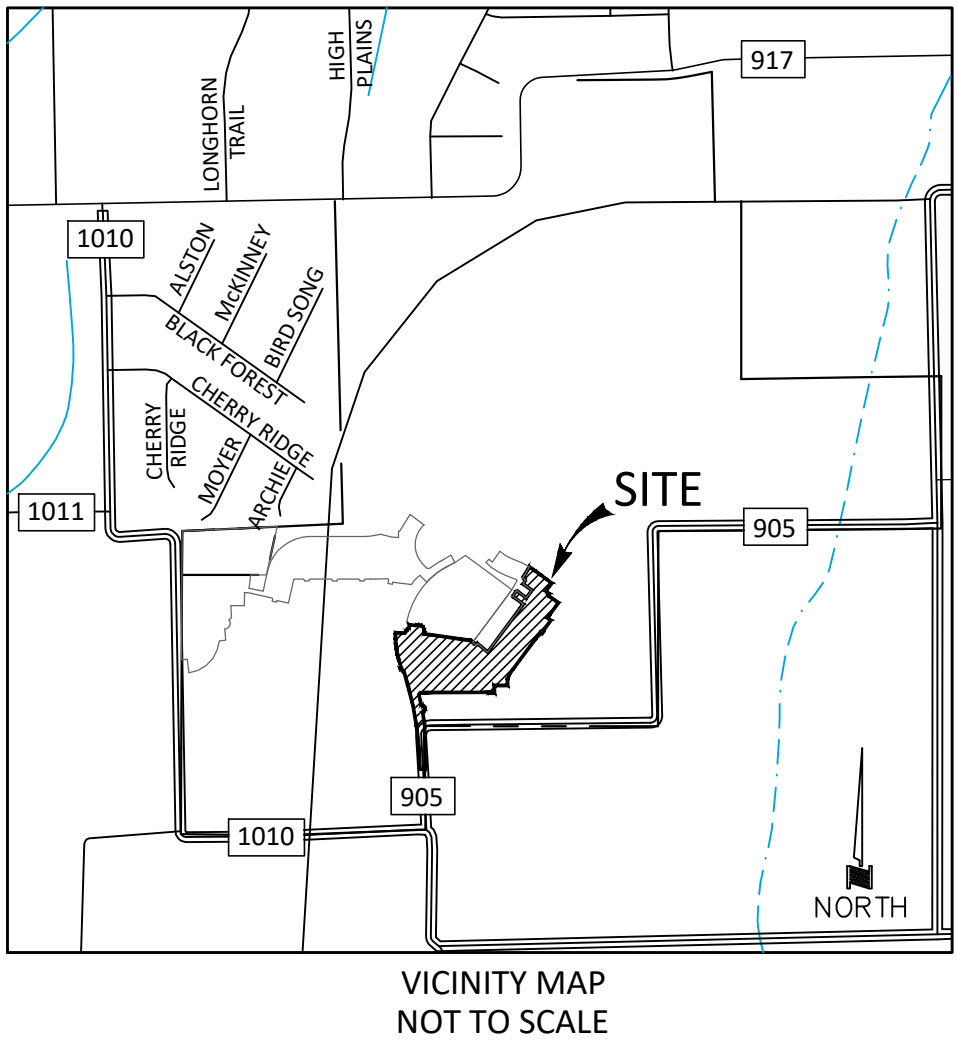
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Ryan.Renolds@johnsonvolk.com
TBPELS FIRM NO. 10194033

FINAL PLAT SILO MILLS PHASE 1C.2

LOT 2X, BLOCK 1; LOTS 6-9, BLOCK 2
LOTS 1-8, 18X & 20-39, BLOCK W
LOTS 1-4, 5X & 6-18, BLOCK X
LOTS 1-10, BLOCK Z
LOTS 1-2, 3X & 4-5, BLOCK CC
63 SINGLE FAMILY LOTS &
4 OPEN SPACE LOTS
22.900 ACRES
OUT OF THE
A.J. TUCKER SURVEY, ABSTRACT NO. 833
CITY OF CLEBURNE ETJ,
CITY OF BURLESON ETJ,
JOHNSON COUNTY, TEXAS
PROPOSED ZONING: PD

28 December 2022
SHEET 1 OF 2

JOHNSON VOLK
CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



LEGEND

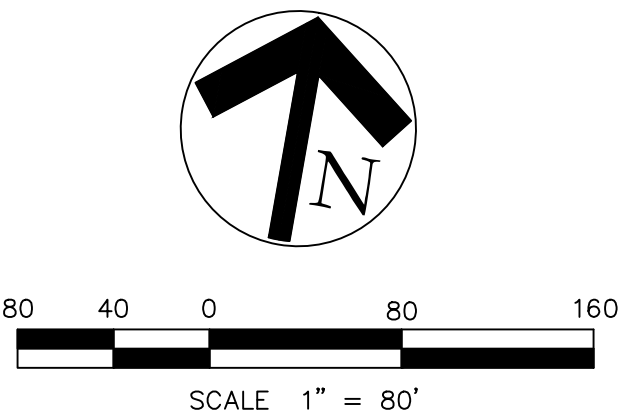
- Point of Curvature or Tangency on Center Line
 - 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
 - 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
CL Center Line
<CM> Control Monument
DE Drainage Easement
Esmt Easement
L1 Line No.
C1 Curve No.
SF Square Feet
UE Utility Easement
WLE Water Line Easement
C.R.J.C.T. = County Records of Johnson County, Texas

Approved by the Planning and Zoning Commission of
Burleson, Texas

This the _____ day of _____, 20_____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary



P:\civil 3d projects\siro mills\mills01 - silo mills - phase 1c\civ plans\dwg\sheet\final plat\mills01 ph1c.2 - final plat.dwg

OWNER'S CERTIFICATION & DEDICATION:

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING a tract of land situated in the A.J. TUCKER SURVEY, ABSTRACT NO. 833, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment I LLC, as recorded in Document No. 2019-2779, Deed Records, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment II LLC, as recorded in Document No. 2019-2780, Deed Records, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment III LLC, as recorded in Document No. 2019-2782, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of County Road No. 1010, a variable width right-of-way, for an interior ell corner of said Silo Mills Investment II LLC tract;

THENCE South 00 degrees 23 minutes 03 seconds East, with said west line, a distance of 0.22 feet to a point for corner;

THENCE South 82 degrees 15 minutes 55 seconds West, leaving said west line, a distance of 43.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 55 minutes 08 seconds, a radius of 3,500.00 feet and a chord bearing and distance of North 11 degrees 58 minutes 51 seconds West, 483.36 feet;

THENCE Northerly, with said curve to the left, an arc distance of 483.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 15 degrees 56 minutes 25 seconds West, a distance of 134.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 74 degrees 03 minutes 35 seconds West, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 15 degrees 56 minutes 25 seconds West, a distance of 1.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord bearing and distance of North 60 degrees 56 minutes 25 seconds West, 42.43 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 47.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 15 degrees 56 minutes 25 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord bearing and distance of North 29 degrees 03 minutes 35 seconds East, 42.43 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 47.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 15 degrees 56 minutes 25 seconds West, a distance of 1.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 74 degrees 03 minutes 57 seconds East, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 15 degrees 56 minutes 25 seconds West, a distance of 34.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 18 degrees 00 minutes 35 seconds, a radius of 900.00 feet and a chord bearing and distance of North 06 degrees 56 minutes 07 seconds West, 281.73 feet;

THENCE Northerly, with said curve to the right, an arc distance of 282.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 87 degrees 55 minutes 50 seconds East, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 02 minutes 24 seconds, a radius of 855.00 feet and a chord bearing and distance of North 02 degrees 35 minutes 22 seconds East, 15.52 feet;

THENCE Northerly, with said curve to the right, an arc distance of 15.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 93 degrees 51 minutes 34 seconds, a radius of 30.00 feet and a chord bearing and distance of North 50 degrees 02 minutes 21 seconds East, 43.83 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 49.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 06 degrees 53 minutes 15 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of that tract of land described in Deed to Godley Independent School District, as recorded in Document No. 2021-29781, Deed Records, Johnson County, Texas;

THENCE Easterly, with said south line, the following five (5) courses and distances:

South 83 degrees 01 minutes 52 seconds East, a distance of 71.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 27 degrees 54 minutes 20 seconds, a radius of 25.00 feet and a chord bearing and distance of North 83 degrees 00 minutes 58 seconds East, 12.06 feet;

Easterly, with said curve to the left, an arc distance of 12.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 142 degrees 34 minutes 23 seconds, a radius of 61.00 feet and a chord bearing and distance of South 39 degrees 39 minutes 00 seconds East, 115.55 feet;

Southeasterly, with said curve to the right, an arc distance of 151.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 58 degrees 21 minutes 48 seconds East, a distance of 8.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 81 degrees 41 minutes 12 seconds East, a distance of 546.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 00 minutes 27 seconds, a radius of 275.00 feet and a chord bearing and distance of South 43 degrees 08 minutes 17 seconds West, 14.43 feet;

THENCE Southerly, leaving said south line and with said curve to the right, an arc distance of 14.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 45 degrees 21 minutes 29 seconds East, a distance of 55.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 37 degrees 00 minutes 17 seconds, a radius of 25.40 feet and a chord bearing and distance of North 23 degrees 21 minutes 03 seconds East, 16.12 feet;

THENCE Northerly, with said curve to the right, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 41 degrees 05 minutes 00 seconds East, a distance of 10.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 49 degrees 49 minutes 33 seconds East, a distance of 143.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 42 minutes 36 seconds East, a distance of 652.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 53 degrees 17 minutes 24 seconds West, a distance of 143.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 05 degrees 40 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of North 33 degrees 28 minutes 26 seconds East, 51.96 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 51.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 30 degrees 38 minutes 15 seconds East, a distance of 23.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 132.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 42 minutes 36 seconds East, a distance of 102.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 53 degrees 17 minutes 24 seconds West, a distance of 118.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 42 minutes 36 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 04 degrees 38 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of North 55 degrees 36 minutes 35 seconds West, 42.50 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 42.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 31 degrees 44 minutes 10 seconds East, a distance of 143.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 54 degrees 55 minutes 14 seconds East, a distance of 78.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 17 minutes 59 seconds East, a distance of 71.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 108.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 17.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 00 degrees 39 minutes 57 seconds, a radius of 475.00 feet and a chord bearing and distance of South 36 degrees 22 minutes 38 seconds West, 5.52 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 5.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 57 minutes 21 seconds East, a distance of 137.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 156.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 32 minutes 30 seconds West, a distance of 47.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 53 degrees 27 minutes 30 seconds East, a distance of 47.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 32 minutes 30 seconds West, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 50 minutes 41 seconds, a radius of 325.00 feet and a chord bearing and distance of South 52 degrees 28 minutes 15 seconds East, 10.46 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 10.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 38 degrees 27 minutes 06 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 49 minutes 58 seconds, a radius of 275.00 feet and a chord bearing and distance of North 52 degrees 27 minutes 48 seconds West, 8.80 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 8.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 53 degrees 27 minutes 30 seconds West, a distance of 12.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 499.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 36 degrees 10 minutes 06 seconds West, a distance of 66.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 18 degrees 51 minutes 28 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 37 minutes 01 seconds West, a distance of 66.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 89 degrees 48 minutes 44 seconds West, a distance of 143.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 11 minutes 16 seconds East, a distance of 85.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 89 degrees 48 minutes 44 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 00 degrees 11 minutes 16 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 89 degrees 48 minutes 44 seconds West, a distance of 733.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 76 degrees 08 minutes 03 seconds West, a distance of 46.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 01 degrees 51 minutes 50 seconds, a radius of 3,545.00 feet and a chord bearing and distance of South 12 degrees 56 minutes 02 seconds East, 115.32 feet;

THENCE Southerly, with said curve to the right, an arc distance of 115.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the left having a central angle of 86 degrees 10 minutes 26 seconds, a radius of 30.00 feet and a chord bearing and distance of South 55 degrees 05 minutes 20 seconds East, 40.99 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 45.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 56 minutes 23 seconds, a radius of 425.00 feet and a chord bearing and distance of North 82 degrees 17 minutes 39 seconds East, 6.97 feet;

THENCE Easterly, with said curve to the right, an arc distance of 6.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 07 degrees 14 minutes 10 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 92 degrees 59 minutes 59 seconds, a radius of 30.00 feet and a chord bearing and distance of South 36 degrees 15 minutes 51 seconds West, 43.52 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 48.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 02 degrees 13 minutes 05 seconds, a radius of 3,545.00 feet and a chord bearing and distance of South 09 degrees 07 minutes 36 seconds West, 137.24 feet;

THENCE Southerly, with said curve to the right, an arc distance of 137.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of the above mentioned Silo Mills Investment II LLC tract;

THENCE North 89 degrees 55 minutes 29 seconds West, with said south line, a distance of 1.60 feet to the POINT OF BEGINNING and containing 22.900 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SILO MILLS INVESTMENT III, LLC., does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as SILO MILLS – PHASE 1C.2, an addition to the City of Cleburne, and does hereby dedicate to the use of the public forever any streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of garbage collection agencies and all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements that in any way endanger or interfere with construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon the said easement strips for purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, SILO MILLS INVESTMENT III, LLC., certifies that it is the sole owner of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, it agrees to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;
- The homeowners' association shall have the authority to collect membership fees;
- As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas and attach a lien upon each individual lot for the prorated cost of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demand, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of way.

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

SILO MILLS INVESTMENT V, LLC.

BY: _____
NAME: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and of the State of Texas, on this day personally appeared SILO MILLS INVESTMENT V, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary public in and for the State of Texas My Commission Expires _____

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under y personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary public for and in the State of Texas

My commission expires: _____

Certificate of Director of Public Works

Addition: Silo Mills 1C.2

Location Description: Along C.R. 1010 in the ETJ of the City of Cleburne and the ETJ of the City of Burleson, Johnson County, Texas.

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 for the above reference subdivision.

Director of Public Works

Date

Planning and Zoning Commission Approval:

WHEREAS, the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this ____ day of _____, 20____, to approve this plat.

Chair, Planning and Zoning Commission

City Council Approval:

WHEREAS, the City Council of the City of Cleburne, Texas voted affirmatively on this ____ day of _____, 20____, to approve this plat.

Mayor, City of Cleburne

Attest: City Secretary

Johnson County recording information:

Plat Filed _____, 20____.
Slide _____, Vol., _____ Pg. _____
Johnson County Plat Records
By: _____
County Clerk

FINAL PLAT
SILO MILLS
PHASE 1C.2
LOT 2X, BLOCK 1; LOTS 6-9, BLOCK 2
LOTS 1-8, 18X & 20-39, BLOCK W
LOTS 1-4, 5X & 6-18, BLOCK X
LOTS 1-10, BLOCK Z
LOTS 1-2, 3X & 4-5, BLOCK CC
63 SINGLE FAMILY LOTS &
4 OPEN SPACE LOTS
22.900 ACRES
OUT OF THE
A.J. TUCKER SURVEY, ABSTRACT NO. 833
CITY OF CLEBURNE ETJ,
CITY OF BURLESON ETJ,
JOHNSON COUNTY, TEXAS
PROPOSED ZONING: PD

28 December 2022
SHEET 2 OF 2

 **JOHNSON VOLK**
CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Silo Mills Investement V, LLC
202 Clariden Ranch Road
Southlake, Texas 75074
Phone: -214-577-1431
Contact: Bret Pedigo

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Ryan.Renolds@johnsonvolk.com
TBPELS FIRM NO. 10194033