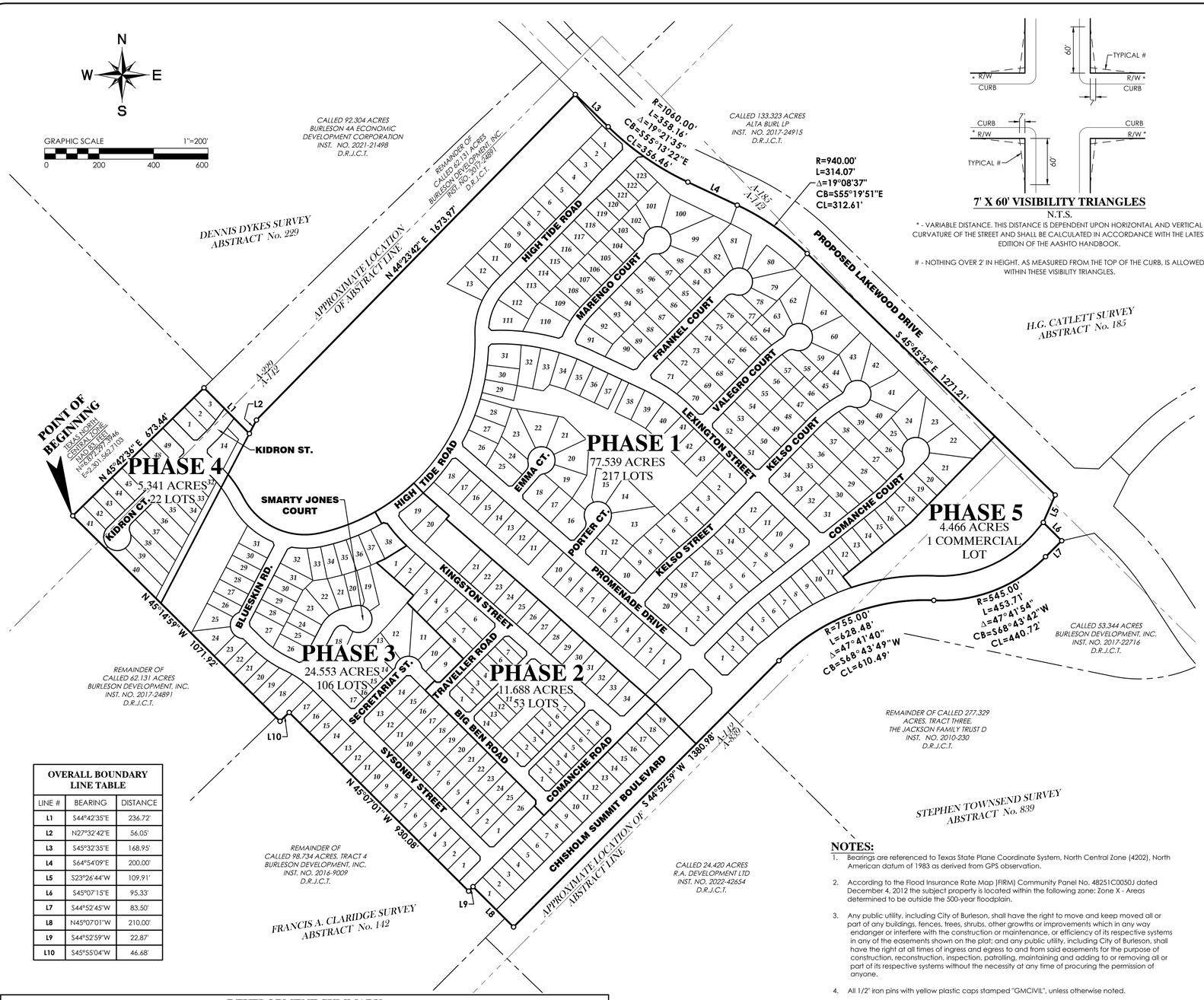


7' X 60' VISIBILITY TRIANGLES

N.T.S.

* - VARIABLE DISTANCE. THIS DISTANCE IS DEPENDENT UPON HORIZONTAL AND VERTICAL CURVATURE OF THE STREET AND SHALL BE CALCULATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AASHTO HANDBOOK.

\# - NOTHING OVER 2' IN HEIGHT. AS MEASURED FROM THE TOP OF THE CURB, IS ALLOWED WITHIN THESE VISIBILITY TRIANGLES.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229, the Francis A. Claridge Survey, Abstract No. 142, the H. G. Catlett Survey, Abstract No. 185, and the Stephen Townsend Survey, Abstract No. 839, City of Burleson, Johnson County, Texas, being part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas (DRJCT), being part of that certain called 53.344 acre tract described in a deed to same recorded in Instrument No. 2017-22716 (DRJCT), being part of a certain called 98.734 acre tract described as Tract 4 in a deed to same recorded in Instrument No. 2016-9009 (DRJCT), being part of a certain called 133.323 acre tract as described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT) and being more completely described as follows, to-wit:

BEGINNING at the West corner of said 62.131 acre tract;

THENCE North 45 deg. 42 min. 36 sec. East, a distance of 673.44 feet;

THENCE South 44 deg. 42 min. 35 sec. East, a distance of 236.72 feet;

THENCE North 27 deg. 32 min. 42 sec. East, a distance of 56.05 feet;

THENCE North 44 deg. 23 min. 42 sec. East, a distance of 1,673.97 feet;

THENCE South 45 deg. 32 min. 35 sec. East, a distance of 168.95 feet for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 19 deg. 21 min. 35 sec., and being subtended by a chord which bears South 55 deg. 13 min. 22 sec. East - 356.46 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 358.16 feet;

THENCE South 64 deg. 54 min. 09 sec. East tangent to said curve, a distance of 200.00 feet for a Point of Curvature of a circular curve to the right, having a radius of 940.00 feet, a central angle of 19 deg. 08 min. 37 sec., and being subtended by a chord which bears South 55 deg. 19 min. 51 sec. East - 312.61 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 314.07 feet;

THENCE South 45 deg. 45 min. 32 sec. East tangent to said curve, a distance of 1,271.21 feet;

THENCE South 23 deg. 26 min. 44 sec. West, a distance of 109.91 feet;

THENCE South 45 deg. 07 min. 15 sec. East, a distance of 95.33 feet;

THENCE South 44 deg. 52 min. 45 sec. West, a distance of 83.50 feet for a Point of Curvature of a circular curve to the right, having a radius of 545.00 feet, a central angle of 47 deg. 41 min. 54 sec., and being subtended by a chord which bears South 68 deg. 43 min. 42 sec. West - 440.72 feet;

THENCE in a westerly direction along said curve to the right, a distance of 453.71 feet for a Point of Curvature of a reverse circular curve to the left, having a radius of 755.00 feet, a central angle of 47 deg. 41 min. 40 sec., and being subtended by a chord which bears South 68 deg. 43 min. 49 sec. West - 610.49 feet;

THENCE in a westerly direction along said curve to the left, a distance of 628.48 feet;

THENCE South 44 deg. 52 min. 59 sec. West tangent to said curve, a distance of 1,380.98 feet;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 210.00 feet;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 22.87 feet;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 930.08 feet;

THENCE South 45 deg. 55 min. 04 sec. West, a distance of 46.68 feet;

THENCE North 45 deg. 14 min. 59 sec. West, a distance of 1,071.92 feet to the **POINT OF BEGINNING**, containing 5,383,466 square feet or 123.587 acres of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground December 2018
GMcivil
2559 SW Grapevine pkwy.
Grapevine, Texas 76051
(817) 329-4373

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. Issued for review 8/6/2024 10:43 AM

APPROVED BY CITY COUNCIL

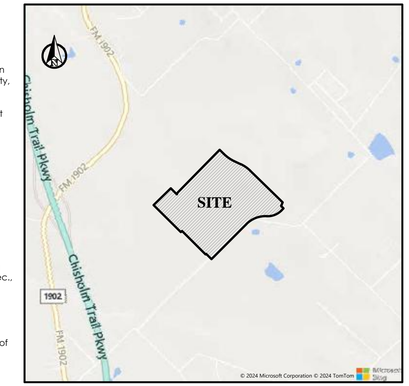
Approved by the Planning and Zoning Commission of Burleson, Texas
This the _____ day of _____, 20___.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

ZONING:

PLANNED DEVELOPMENT (PD),
ORDINANCE CSO #4008-10-2022



VICINITY MAP

N.T.S.

LEGEND

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
O	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
	BOUNDARY
	ADJOINERS
	EASEMENTS
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE
	CITY LIMIT LINE

CHISHOLM SUMMIT

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER:
JACKSON FAMILY TRUST D
9400 CR 1016
BURLESON, TX 76028

PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 1-5

BEING
123.587 ACRES
SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT
Date: August 2024

OVERALL BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
L1	S44°42'35"E	236.72'
L2	N27°32'42"E	56.05'
L3	S45°32'35"E	168.95'
L4	S64°54'09"E	200.00'
L5	S23°26'44"W	109.91'
L6	S45°07'15"E	95.33'
L7	S44°52'45"W	83.50'
L8	N45°07'01"W	210.00'
L9	S44°52'59"W	22.87'
L10	S45°55'04"W	46.68'

DEVELOPMENT SUMMARY

PHASE	SFR-40	SFR-56	SFR-60	TOTAL LOTS	GROSS AREA (ACRES)	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE %	PARKLAND DEDICATION (ACRES)
PHASE 1	93 (43%)	18 (8%)	106 (49%)	217 (55%)	77.539	2.80	23.405	30.2%	20.658
PHASE 2	37 (70%)	16 (30%)	0 (0%)	53 (13%)	11.688	4.53	1.225	10.5%	0.594
PHASE 3	106 (100%)	0 (0%)	0 (0%)	106 (27%)	24.553	4.32	2.648	10.8%	2.648
PHASE 4	22 (100%)	0 (0%)	0 (0%)	22 (6%)	5.341	4.12	0.428	8.0%	0.428
PHASE 5	-- --	-- --	-- --	-- --	4.466	--	--	--	--
TOTAL	258 (65%)	34 (9%)	106 (27%)	398 (100%)	123.587	3.22	27.706	22.4%	24.328

RIGHT-OF-WAY TABLE

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R/W (ACRES)
N-S	CHISHOLM SUMMIT BOULEVARD	90' ROW	5.322
	LOCAL STREET	50' ROW	19.381
		TOTAL R/W DEDICATION	24.703

The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.

NOTES:

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. According to the Flood Insurance Rate Map)FIRM) Community Panel No. 48251C0050J dated December 4, 2012 the subject property is located within the following zone: Zone X - Areas determined to be outside the 500-year floodplain.
3. Any public utility, including City of Burleson, 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 efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, 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.
4. All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
5. All Common Areas shown hereon are for public use and to be privately maintained by the Homeowner's Association.
6. All lots within this subdivision are within 3,000 feet of a community park.
7. The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
8. At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
9. The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "Improvements" to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All the above shall be covenants running upon common areas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, & Q abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

PREPARED BY:
GMcivil Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

CASE No.: PP-24-192

E:\10745- Bionsom Estates\Lakewood\CO\GO\PFLAT\PFLAT PH 1-5\10745-PFLAT PH 1-5-SHEETS.dwg

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	755.00'	628.48'	47°41'40"	S68°43'49"W	610.49'	C16	500.00'	62.91'	7°12'34"	N47°50'45"E	62.87'
C2	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C17	990.00'	113.47'	6°34'02"	N48°10'01"E	113.41'
C3	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C18	1300.00'	119.10'	5°14'57"	N46°51'56"E	119.06'
C4	400.00'	119.73'	17°09'00"	N35°42'54"W	119.28'	C19	1300.00'	187.72'	8°16'25"	N45°21'11"E	187.56'
C5	280.00'	367.23'	75°08'46"	N64°42'47"W	341.47'	C20	250.00'	42.14'	9°39'28"	S53°36'44"E	42.09'
C6	750.00'	1038.31'	79°19'17"	S38°03'12"W	957.36'	C21	400.00'	25.60'	3°40'00"	S46°57'00"E	25.59'
C7	250.00'	200.72'	46°00'08"	S21°23'37"W	195.37'	C22	500.00'	138.86'	15°54'45"	S40°37'51"E	138.42'
C8	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'	C23	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C9	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'	C24	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C10	230.00'	28.94'	7°12'34"	N42°09'15"W	28.92'	C25	400.00'	25.01'	3°34'58"	S43°05'30"W	25.01'
C11	350.00'	161.10'	26°22'18"	S31°12'33"W	159.68'	C26	400.00'	24.23'	3°28'13"	S46°51'07"E	24.22'
C12	200.00'	66.82'	19°08'37"	S34°40'09"W	66.51'	C27	400.00'	137.28'	19°39'51"	S55°04'55"E	136.61'
C13	400.00'	155.90'	22°19'54"	N55°24'24"E	154.92'	C28	400.00'	138.21'	19°47'50"	S55°00'56"E	137.52'
C14	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'	C29	100.00'	84.92'	48°39'28"	S51°56'37"W	82.39'
C15	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'	C30	300.00'	49.19'	9°23'39"	N41°00'47"E	49.13'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N27°32'42"E	56.05'	L19	S44°14'28"W	441.48'	L37	S48°35'13"E	972.13'
L2	S23°26'44"W	109.91'	L20	N45°45'32"W	20.00'	L38	S45°07'01"E	25.00'
L3	S45°07'15"E	95.33'	L21	N44°14'28"E	331.71'	L39	N44°52'59"E	331.68'
L4	S44°52'45"W	83.50'	L22	N44°14'28"E	487.74'	L40	N45°43'31"E	340.26'
L5	S44°52'59"W	22.87'	L23	N51°27'02"E	568.63'	L41	S44°52'59"W	357.43'
L6	S45°55'04"W	46.68'	L24	N44°14'28"E	160.00'	L42	N00°07'01"W	21.21'
L7	N44°52'45"E	83.50'	L25	N45°45'32"W	25.00'	L43	S45°07'01"E	720.00'
L8	N44°17'24"W	110.36'	L26	N44°52'59"E	1403.85'	L44	S44°52'59"W	290.00'
L9	N44°17'24"W	81.94'	L27	N49°29'25"E	50.00'	L45	S81°10'57"W	15.54'
L10	S44°23'42"W	697.69'	L28	N41°13'00"E	87.57'	L46	S45°14'59"E	89.99'
L11	S89°11'47"W	56.72'	L29	S58°26'28"E	8.81'	L47	S45°07'01"E	898.31'
L12	N64°54'09"W	234.51'	L30	S48°47'00"E	1071.64'	L48	S27°36'53"W	184.76'
L13	N45°45'32"W	647.17'	L31	S45°07'01"E	215.00'	L49	S76°16'21"W	45.01'
L14	N38°32'58"W	25.00'	L32	S41°13'00"W	175.75'	L50	N13°43'39"W	25.00'
L15	S18°01'23"W	6.89'	L33	S48°47'00"E	6.69'	L51	S27°36'53"W	360.19'
L16	S44°23'42"W	355.67'	L34	S41°13'00"W	160.53'	L52	N44°17'24"W	25.00'
L17	N45°36'18"W	5.00'	L35	S48°47'00"E	25.00'	L53	N45°42'36"E	509.15'
L18	S25°05'51"W	7.17'	L36	S32°40'28"E	10.34'	L54	N36°18'57"E	54.15'

KEY MAP
N.T.S.

CHISHOLM SUMMIT

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER:
JACKSON FAMILY TRUST D
9400 CR 1016
BURLESON, TX 76028

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

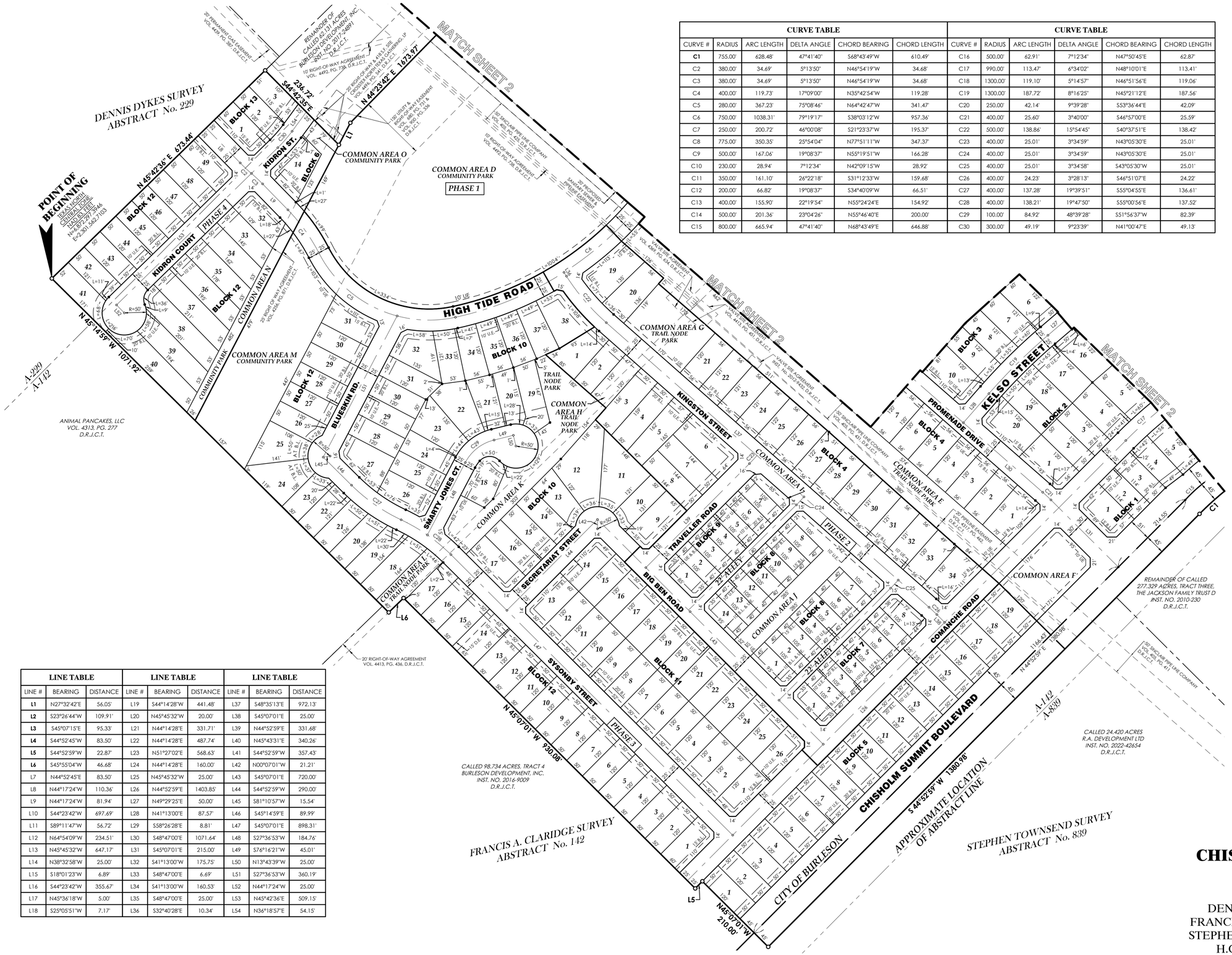
PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 1-5

BEING
123.587 ACRES
SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No. 839
H.G.CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS
398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT

CASE No.: PP-24-192

Date: May 2024

E:\10745- Branson Estates\Lakewood\CO\CO\PPLAT\PPLAT PH 1-5\10745-PPLAT PH 1-5-SHEETS.dwg



CURVE TABLE						CURVE TABLE					
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C5	280.00'	367.23'	75°08'46"	N64°42'47"W	341.47'	C20	250.00'	42.14'	9°39'28"	S53°36'44"E	42.09'
C6	750.00'	1038.31'	79°19'17"	S38°03'12"W	957.36'	C21	400.00'	25.60'	3°40'00"	S46°57'00"E	25.59'
C7	250.00'	200.72'	46°00'08"	S21°23'37"W	195.37'	C22	500.00'	138.86'	15°54'45"	S40°37'51"E	138.42'
C8	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'	C23	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C9	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'	C24	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
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C11	350.00'	161.10'	26°22'18"	S31°12'33"W	159.68'	C26	400.00'	24.23'	3°28'13"	S46°51'07"E	24.22'
C12	200.00'	66.82'	19°08'37"	S34°40'09"W	66.51'	C27	400.00'	137.28'	19°39'51"	S55°04'55"E	136.61'
C13	400.00'	155.90'	22°19'54"	N55°24'24"E	154.92'	C28	400.00'	138.21'	19°47'50"	S55°00'56"E	137.52'
C14	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'	C29	100.00'	84.92'	48°39'28"	S51°56'37"W	82.39'
C15	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'	C30	300.00'	49.19'	9°23'39"	N41°00'47"E	49.13'

LINE TABLE			LINE TABLE			LINE TABLE		
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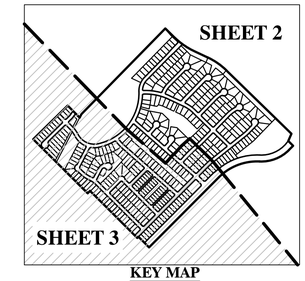
L3	S45°07'15"E	95.33'	L21	N44°14'28"E	331.71'	L39	N44°52'59"E	331.68'
L4	S44°52'45"W	83.50'	L22	N44°14'28"E	487.74'	L40	N45°43'31"E	340.26'
L5	S44°52'59"W	22.87'	L23	N51°27'02"E	568.63'	L41	S44°52'59"W	357.43'
L6	S45°55'04"W	46.68'	L24	N44°14'28"E	160.00'	L42	N00°07'01"W	21.21'
L7	N44°52'45"E	83.50'	L25	N45°45'32"W	25.00'	L43	S45°07'01"E	720.00'
L8	N44°17'24"W	110.36'	L26	N44°52'59"E	1403.85'	L44	S44°52'59"W	290.00'
L9	N44°17'24"W	81.94'	L27	N49°29'25"E	50.00'	L45	S81°10'57"W	15.54'
L10	S44°23'42"W	697.69'	L28	N41°13'00"E	87.57'	L46	S45°14'59"E	89.99'
L11	S89°11'47"W	56.72'	L29	S58°26'28"E	8.81'	L47	S45°07'01"E	898.31'
L12	N64°54'09"W	234.51'	L30	S48°47'00"E	1071.64'	L48	S27°36'53"W	184.76'
L13	N45°45'32"W	647.17'	L31	S45°07'01"E	215.00'	L49	S76°16'21"W	45.01'
L14	N38°32'58"W	25.00'	L32	S41°13'00"W	175.75'	L50	N13°43'39"W	25.00'
L15	S18°01'23"W	6.89'	L33	S48°47'00"E	6.69'	L51	S27°36'53"W	360.19'
L16	S44°23'42"W	355.67'	L34	S41°13'00"W	160.53'	L52	N44°17'24"W	25.00'
L17	N45°36'18"W	5.00'	L35	S48°47'00"E	25.00'	L53	N45°42'36"E	509.15'
L18	S25°05'51"W	7.17'	L36	S32°40'28"E	10.34'	L54	N36°18'57"E	54.15'

N
W E
S

GRAPHIC SCALE 1"=100'
0 100 200 300



KEY MAP
N.T.S.

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER:
JACKSON FAMILY TRUST D
9400 CR 1016
BURLESON, TX 76028

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

CHISHOLM SUMMIT

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.
Issued for review 8/6/2024 10:43 AM

PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 1-5

BEING
123.587 ACRES
SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G.CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS
398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT
Date: August 2024

CASE No.: PP-24-192

SHEET 3 of 3

E:\10745 - Branom Estates\Lakewood\COGO\PPLAT\PPLAT PH 1-5\10745-PPLAT PH 1-5-SHEETS.dwg