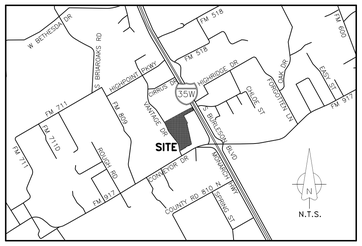


VICINITY MAP

NOTES:

1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

2. ANY IMPROVEMENTS WITHIN THE UTILITY EASEMENTS MAY REQUIRE CITY REVIEW AND APPROVAL. A R-O-W/USE AGREEMENT MAY BE REQUIRED AND ALL EXPENSES SHALL BE BORNE BY THE PROPERTY OWNER.

3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

4. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS 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.

5. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." 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 EXPANSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION MAINTENANCE, CONDITION OR USE OF THE FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1-2, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.

6. 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.

7. ZONING CLASSIFICATION FOR THIS PROPERTY IS PLANNED DEVELOPMENT "PD" PER ORDINANCE CSO #5504-07-2024.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°33'15"W	44.50'
L2	N13°21'39"W	18.13'
L3	S57°24'01"W	61.33'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	196.30'	564.00'	19°56'31"	N25°42'22"W	195.31'
C2	48.54'	564.00'	4°55'54"	N38°05'31"W	48.53'
C3	116.33'	496.00'	13°26'16"	N33°49'12"W	116.06'

LEGEND

B.S.L.	BUILDING SETBACK LINES
OHE	OVERHEAD ELECTRIC
PP	POWER POLE

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0050J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED

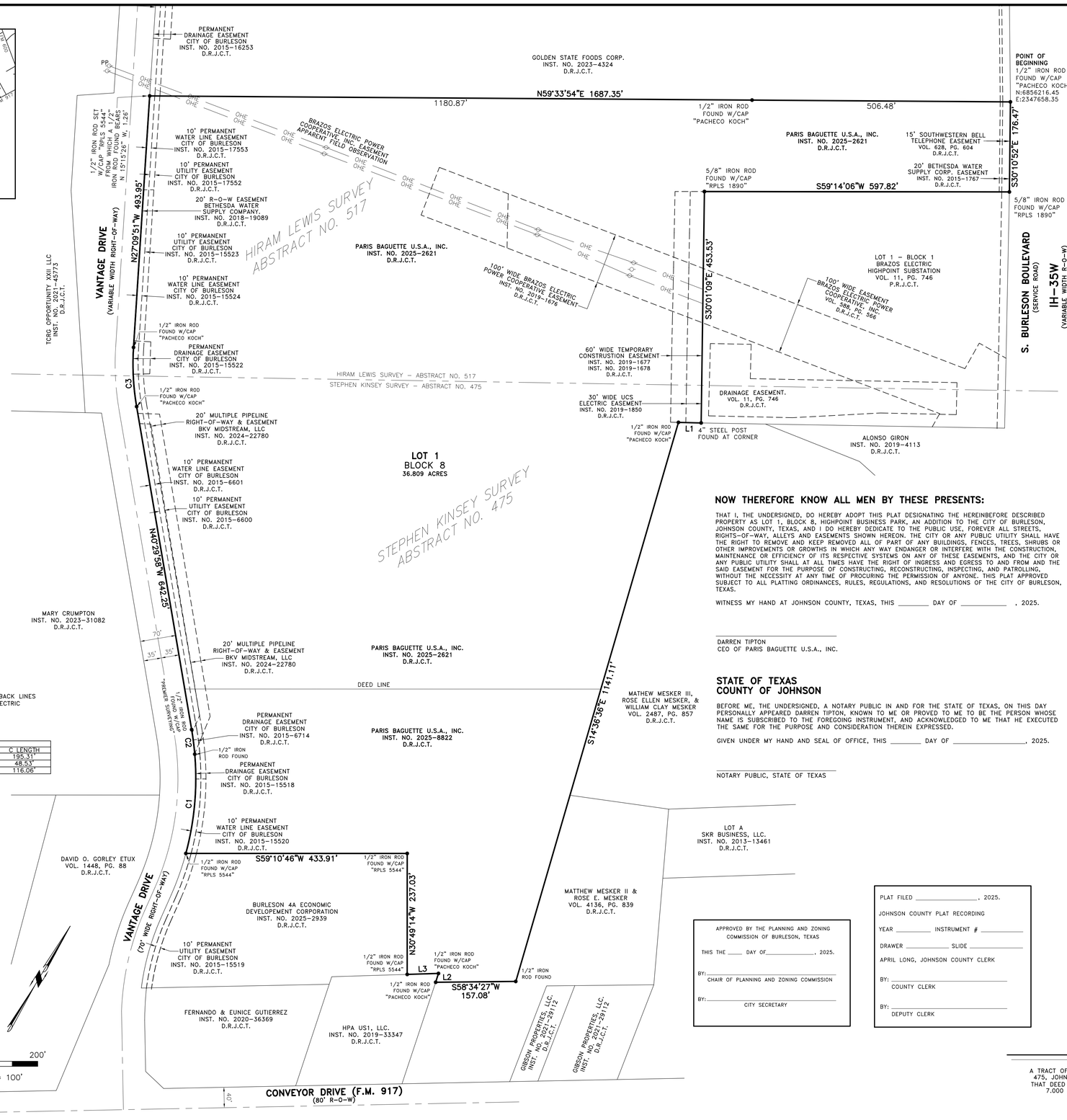
DEVELOPER
GRAY CONSTRUCTION, INL
10 QUALITY STREET
LEXINGTON, KY 40507

SURVEYOR
CWC LAND & SURVEY, LLC
300 E. RENFRO, SUITE 300
BURLESON, TX 76028
PHONE: (682)-978-8281

OWNER
PARIS BAGUETTE U.S.A., INC.
DARREN TIPTON, CEO
137 W. COMMERCIAL AVE.
MOONACHIE, NJ 07074
dtipton@parisbaguette.com
PHONE: 201-507-4805

CWC LAND & SURVEY, LLC
300 E. RENFRO STREET, STE. 300
BURLESON, TX 76028
682-978-8281
TBPELS FIRM NO. 10194853

0' 100' 200'
SCALE: 1" = 100'



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 8, HIGHPOINT BUSINESS PARK, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____ , 2025.

_____
DARREN TIPTON
CEO OF PARIS BAGUETTE U.S.A., INC.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DARREN TIPTON, KNOWN TO ME OR PROVED 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF_____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
COUNTY CLERK

BY: _____
DEPUTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE HIRAM LEWIS SURVEY ABSTRACT NO. 517 AND THE STEPHEN KINSEY SURVEY, ABSTRACT NO. 475, JOHNSON COUNTY, TEXAS, BEING ALL OF A 30.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A. INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-2621, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH A 7.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A. INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-8822, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S. BURLESON BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE MOST NORTHEASTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO GOLDEN STATE FOODS CORP. IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-4324, D.R.J.C.T.;

THENCE SOUTH 30°10'23" EAST ALONG THE NORTHEAST LINE OF SAID 30.000 ACRE TRACT, A DISTANCE OF 176.53 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1890" FOR THE MOST EASTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, BRAZOS ELECTRIC POWER COOPERATIVE INC., AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 746, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°14'06" WEST ALONG THE EASTERLY LINE OF SAID 30.000 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION, A DISTANCE OF 597.82 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1890" FOR AN ELL CORNER IN SAID EASTERLY LINE AND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION;

THENCE SOUTH 30°01'09" EAST CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION, A DISTANCE OF 453.53 FEET TO A 4" STEEL POST FOUND IN THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO MATHEW MESKER III, ROSE ELLEN MESKER, & WILLIAM CLAY MESKER IN THAT DEED RECORDED IN VOLUME 2487, PAGE 857, D.R.J.C.T., SAID 4" STEEL POST FOUND ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION;

THENCE SOUTH 60°33'15" WEST CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE NORTHWEST LINE OF SAID MESKER TRACT, A DISTANCE OF 44.50 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" FOR THE MOST WESTERLY CORNER OF SAID MESKER TRACT;

THENCE SOUTH 14°36'36" EAST ALONG SAID EAST LINE, THE EAST LINE OF SAID 7.000 ACRE TRACT, THE SOUTHWESTERLY LINE OF SAID MESKER TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO MATTHEW MESKER III & ROSE E. MESKER IN THAT DEED RECORDED IN VOLUME 4136, PAGE 839, D.R.J.C.T., A DISTANCE OF 1141.11 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID 7.000 ACRE TRACT AND FOR AN ELL CORNER IN THE SAID SOUTHWESTERLY LINE;

THENCE SOUTH 58°34'27" WEST ALONG THE SOUTHERLY LINE OF SAID 7.000 ACRE TRACT AND CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 157.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO HPA US1, LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-33347, D.R.J.C.T.;

THENCE NORTH 13°21'39" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 18.13 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" FOR THE MOST NORTHERLY CORNER OF SAID HPA US1, LLC. TRACT;

THENCE SOUTH 57°24'01" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID HPA US1, LLC. TRACT, A DISTANCE OF 61.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID HPA US1, LLC. TRACT;

THENCE LEAVING SAID NORTHWESTERLY LINE AND CONTINUING ALONG SAID SOUTHERLY LINE NORTH 30°49'14" WEST, A DISTANCE OF 237.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID SOUTHERLY LINE;

THENCE SOUTH 59°10'46" WEST, A DISTANCE OF 433.91 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VANTAGE DRIVE (70' WIDE RIGHT-OF-WAY) FOR THE MOST SOUTHWESTERLY CORNER OF SAID 7.000 ACRE TRACT AND THE BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 564.00 FEET, WHOSE LONG CHORD BEARS NORTH 25°42'22" WEST, 195.31 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°56'31", AN ARC LENGTH OF 196.30 FEET TO A 1/2" IRON ROD FOUND AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 564.00 FEET, WHOSE LONG CHORD BEARS NORTH 38°05'31" WEST, 48.53 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°55'54", AN ARC LENGTH OF 48.54 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PREMIER SURVEYING";

THENCE N 40°29'58" W, DISTANCE OF 642.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" AND THE BEGINNING THE A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 496.00 FEET, WHOSE LONG CHORD BEARS NORTH 33°49'12" WEST, 116.06 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°26'16", AN ARC LENGTH OF 116.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";

THENCE NORTH 27°09'51" WEST, A DISTANCE 493.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST WESTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID GOLDEN STATE FOODS CORP. TRACT;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 59°33'54" EAST ALONG THE NORTHWEST LINE OF SAID 30.000 ACRE TRACT AND ALONG THE SOUTHEASTERLY LINE OF SAID GOLDEN STATE FOODS CORP. TRACT, AT A DISTANCE OF 1180.87 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH", FOR A TOTAL DISTANCE OF 1687.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.809 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

_____
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 05/12/25

FINAL PLAT
LOT 1, BLOCK 8
HIGHPOINT BUSINESS PARK
36.809 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE HIRAM LEWIS SURVEY ABSTRACT NO. 517 AND THE STEPHEN KINSEY SURVEY, ABSTRACT NO. 475, JOHNSON COUNTY, TEXAS, BEING ALL OF A 30.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A. INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-2621, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH A 7.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A. INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-8822, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

CASE NO. FP25-117

CWC JOB NUMBER 20240068-03