






VICINITY MAP
N.T.S.

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.I.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
C.A.	COMMON AREA
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
O	1/2" CAPPED IRON ROD SET (GMCIVIL) UNLESS OTHERWISE NOTED
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING LINE



PREPARED BY:



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 5/6/2025 3:50 PM

FINAL PLAT OF CHISHOLM SUMMIT, PHASE 2

BEING
11.688 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
53 RESIDENTIAL LOTS, 8 COMMON AREAS
Date: May 2025

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

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

All that certain lot, tract, or parcel of land, situated in a portion of the Francis A. Claridge Survey, Abstract No. 142, City of Burleson, Johnson County, Texas, being a 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 a part of that certain called 98.734 acre tract described as tract 4 in a deed to same recorded in Instrument No. 2016-9009 (DRJCT), being a part of that certain called 53.344 acre tract described in a deed to same recorded in Instrument No. 2017-22216 (DRJCT), and being more completely described as follows, to-wit:

COMMENCING at a 3/4" iron rod found for the West corner of said 62.131 acre tract, from which a 1/2" capped iron rod found stamped "RPLS 5544" for the South corner of a called 92.304 acre tract described in a deed to Burleson A/Economic Development Corporation recorded in Instrument No. 2021-21496 (DRJCT) bears North 45 deg, 42 min, 36 sec, East - 718.16 feet and a 3/4" iron rod found for the South corner of said 62.131 acre tract and being in the Northwest line of said 98.734 acre tract bears South 45 deg, 14 min, 59 sec, East - 1,051.92 feet;

THENCE North 89 deg, 14 min, 36 sec, East departing said deed lines, a distance of 1,110.35 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 725.00 feet, a central angle of 14 deg, 03 min, 17 sec., and being subtended by a chord which bears North 53 deg, 23 min, 21 sec, East - 177.40 feet, said point being the **TRUE POINT OF BEGINNING**;

THENCE in a northeasterly direction along said curve to the left, a distance of 177.84 feet to a 1/2" capped iron rod set;

THENCE South 43 deg, 38 min, 17 sec, East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 46 min, 23 sec, East, a distance of 126.44 feet to a 1/2" capped iron rod set;

THENCE South 41 deg, 24 min, 47 sec, West, a distance of 17.13 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 58 min, 09 sec, East, a distance of 510.63 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 12 min, 12 sec, East, a distance of 379.84 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 39 min, 12 sec, East, a distance of 134.57 feet to a 1/2" capped iron rod set;

THENCE South 44 deg, 52 min, 59 sec, West, a distance of 580.87 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 07 min, 01 sec, West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 573.71 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 07 min, 01 sec, East, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 52 min, 59 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 121.43 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 291.46 feet to a 1/2" capped iron rod set;

THENCE North 41 deg, 24 min, 47 sec, East, a distance of 35.77 feet to a 1/2" capped iron rod set;

THENCE North 48 deg, 35 min, 13 sec, West, a distance of 181.70 feet to a 1/2" capped iron rod set;

THENCE North 65 deg, 39 min, 01 sec, East, a distance of 34.05 feet to a 1/2" capped iron rod set;

THENCE North 58 deg, 28 min, 03 sec, East, a distance of 93.23 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 11 deg, 46 min, 12 sec., and being subtended by a chord which bears North 41 deg, 12 min, 26 sec, West - 107.66 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 107.85 feet to a 1/2" capped iron rod set;

THENCE North 77 deg, 37 min, 25 sec, West non-tangent to said curve, a distance of 14.66 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 775.00 feet, a central angle of 00 deg, 31 min, 03 sec., and being subtended by a chord which bears South 60 deg, 09 min, 28 sec, West - 7.00 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 7.00 feet to a 1/2" capped iron rod set;

THENCE North 29 deg, 35 min, 00 sec, West non-tangent to said curve, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 509,128 square feet or 11.688 acres of land, more or less.

That We, R.A. Development, LTD and Burleson Development, Inc., do hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 2, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of any public utility shall have the right to remove and keep removed all or 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 upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20____.

R.A. Development, LTD.

By: _____

Name: _____

Title: _____

Burleson Development, Inc.,

By: _____

Name: _____

Title: _____

PROPERTY DESCRIPTION CONT...

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of R.A. Development, LTD, 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 purposes and considerations therein expressed.

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

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of Burleson Development, Inc., 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 purposes and considerations therein expressed.

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

Notary Public, State of Texas

My commission expires: _____

APPROVAL

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

NOTES:

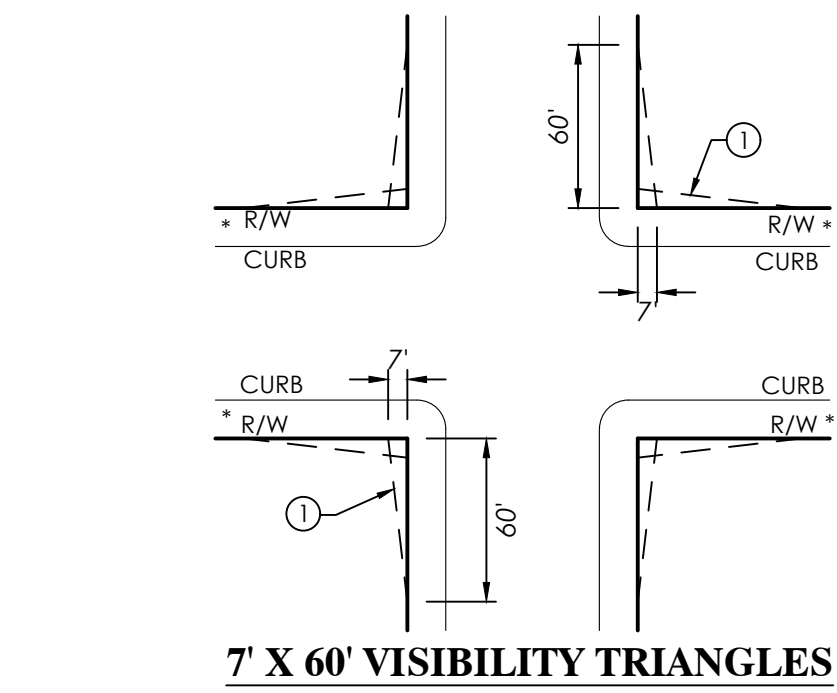
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0050J dated December 4th, 2012 the subject property is located within Zone "X" non-shaded - Areas determined to be outside the 500 year-floodplain
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is " PD " Planned Development CSO #4008-10-2022
- Access Tracts A & B, and Common Areas G-1, G-2, I, and J shown hereon are for public use and to be maintained by the Homeowner's Association.
- Parkland areas G & H shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both common areas lots and parkland lots will be maintained by the HOA.
- The city shall have no maintenance responsibilities for Access Tracts A & B.
- 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.
- 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.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No fences or other structures will be allowed within drainage easements dedicated herein.
- No improvements greater than 2 feet in height will be allowed within the visibility easements including but not limited to fences, walls, landscaping, signs, etc.
- 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.
- 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 access tracts A & B, common areas G-1, G-2, I, and J, and parkland areas G & H abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The entire trail system including the portion within the Rights-Of-Way shall be maintained by the HOA. The city shall maintain all other sidewalks within the Rights-Of-Way.
- Non-conforming parcels created as an unnecessary remainder have been included in the dedication to avoid future conflicts with lot use and platting.

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
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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* - 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.

- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.

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PREPARED BY:

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

LAND USE TABLE	
Development Yield	
Gross Site Area	11.688 Acres
Total Number Lots	61
Residential Lots Area	6.924 Acres
Number Single Family Residential Lots	53
Number Dwelling Units	53
Common Areas	1.568 Acres
Number Common Areas	8
Right-of-Way Area	3.196 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____
PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	COMANCHE ROAD	50' ROW	0.693
N-S	KINGSTON STREET	50' ROW	1.278
N-S	BIG BEN ROAD	50' ROW	0.672
N-S	HIGH TIDE ROAD	50' ROW	0.225
N-S	TRAVELLER ROAD	50' ROW	0.328
TOTAL ROW DEDICATION			3.196

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 purposes.



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