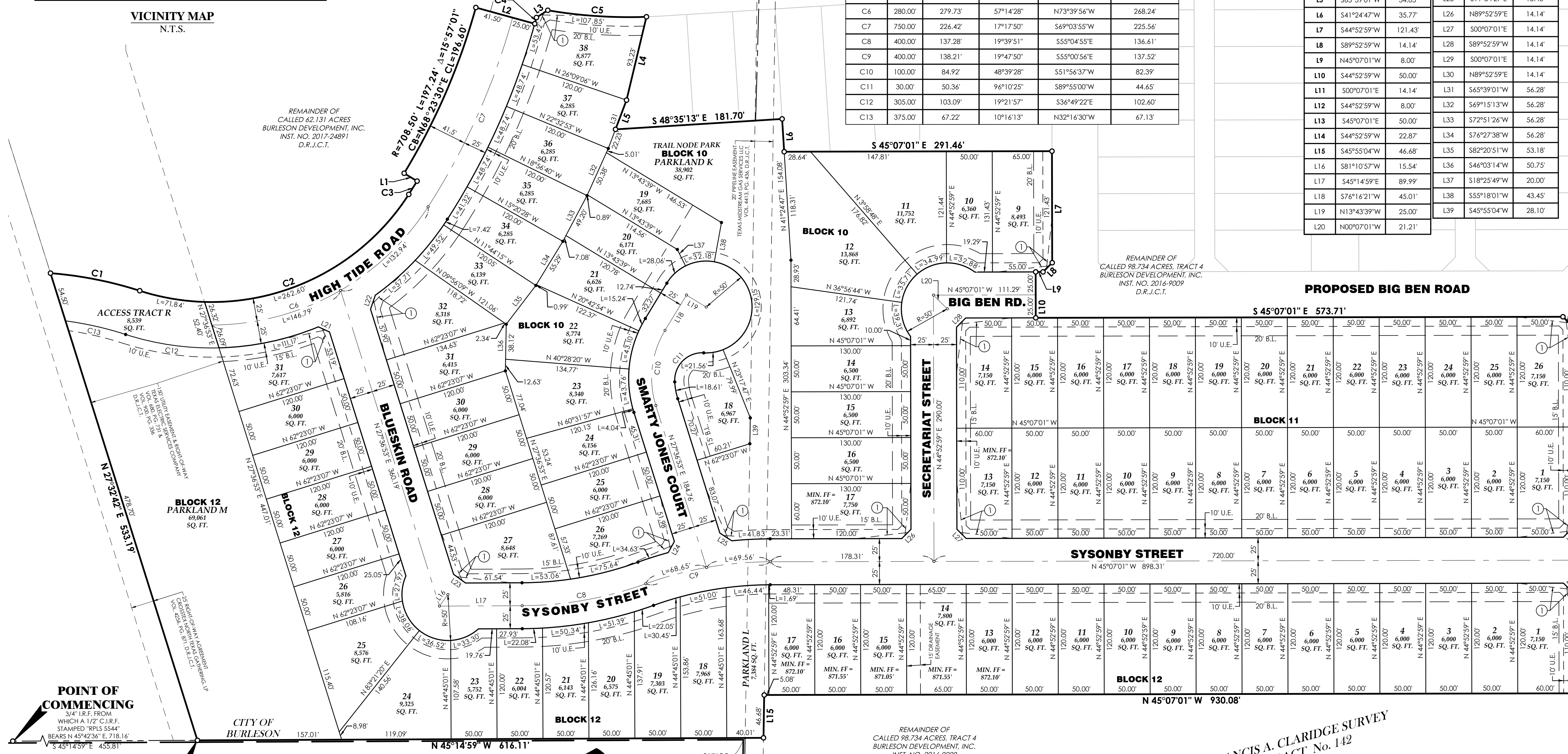


VICINITY MAP  
N.T.S.



PROPOSED  
CHISHOLM SUMMIT  
PHASE 1

PROPOSED  
HIGH TIDE ROAD



| CURVE TABLE |         |            |             |               |
|-------------|---------|------------|-------------|---------------|
| CURVE #     | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING |
| C1          | 425.00' | 99.26'     | 13°22'55"   | S33°49'51"E   |
| C2          | 255.00' | 334.44'    | 75°08'46"   | S64°42'47"E   |
| C3          | 725.00' | 17.04'     | 1°20'49"    | N77°02'25"E   |
| C4          | 775.00' | 7.00'      | 0°31'03"    | N60°09'28"E   |
| C5          | 525.00' | 107.85'    | 11°46'12"   | S41°12'26"E   |
| C6          | 280.00' | 279.73'    | 57°14'28"   | N73°39'56"W   |
| C7          | 750.00' | 226.42'    | 17°17'50"   | S69°03'55"W   |
| C8          | 400.00' | 137.28'    | 19°39'51"   | S55°04'55"E   |
| C9          | 400.00' | 138.21'    | 19°47'50"   | S55°00'56"E   |
| C10         | 100.00' | 84.92'     | 48°39'28"   | S51°56'37"W   |
| C11         | 30.00'  | 50.36'     | 96°10'25"   | S89°55'00"W   |
| C12         | 305.00' | 103.09'    | 19°21'57"   | S36°49'22"E   |
| C13         | 375.00' | 67.22'     | 10°16'13"   | N32°16'30"W   |

| LINE TABLE |             |          | LINE TABLE |             |          |
|------------|-------------|----------|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE | LINE #     | BEARING     | DISTANCE |
| L1         | N13°37'59"W | 16.50'   | L21        | S20°21'24"E | 13.39'   |
| L2         | S29°35'00"E | 66.50'   | L22        | S63°54'10"W | 16.12'   |
| L3         | S77°37'25"E | 14.66'   | L23        | S08°49'03"E | 16.09'   |
| L4         | S58°28'03"W | 93.23'   | L24        | N74°01'18"E | 13.79'   |
| L5         | S65°39'01"W | 34.05'   | L25        | S11°54'27"E | 15.43'   |
| L6         | S41°24'47"W | 35.77'   | L26        | N89°52'59"E | 14.14'   |
| L7         | S44°52'59"W | 121.43'  | L27        | S00°07'01"E | 14.14'   |
| L8         | S89°52'59"W | 14.14'   | L28        | S89°52'59"W | 14.14'   |
| L9         | N45°07'01"W | 8.00'    | L29        | S00°07'01"E | 14.14'   |
| L10        | S44°52'59"W | 50.00'   | L30        | N89°52'59"E | 14.14'   |
| L11        | S00°07'01"E | 14.14'   | L31        | S65°39'01"W | 56.28'   |
| L12        | S44°52'59"W | 8.00'    | L32        | S69°51'53"W | 56.28'   |
| L13        | S45°07'01"E | 50.00'   | L33        | S72°51'26"W | 56.28'   |
| L14        | S44°52'59"W | 22.87'   | L34        | S76°27'38"W | 56.28'   |
| L15        | S45°55'04"W | 46.68'   | L35        | S82°20'51"W | 53.18'   |
| L16        | S81°10'57"W | 15.54'   | L36        | S46°03'14"W | 50.75'   |
| L17        | S45°14'59"E | 89.99'   | L37        | S18°25'49"W | 20.00'   |
| L18        | S76°16'21"W | 45.01'   | L38        | S55°18'01"W | 43.45'   |
| L19        | N13°37'59"W | 25.00'   | L39        | S45°55'04"W | 28.10'   |
| L20        | N00°07'01"W | 21.21'   |            |             |          |

PROPOSED COMANCHE ROAD

COUNTY ROAD 1016

CITY OF BURLESON

PROPOSED  
HIGH TIDE ROAD

PROPOSED  
CHISHOLM SUMMIT  
PHASE 1

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PHASE 2

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PHASE 178



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. 2017-24691 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. 2017-22716 (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 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT) bears North 45 deg. 42 min. 36 sec. East - 718.16 feet;

**THENCE** South 45 deg. 14 min. 59 sec. East along the South line of said 62.131 acre tract, a distance of 455.81 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 the **TRUE POINT OF BEGINNING**;

**THENCE** North 27 deg. 32 min. 42 sec. East, a distance of 533.19 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 425.00 feet, a central angle of 13 deg. 22 min. 53 sec., and being subtended by a chord which bears South 33 deg. 49 min. 51 sec. East - 99.04 feet;

**THENCE** in a Southeasterly direction along said curve to the right, a distance of 99.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 255.00 feet, a central angle of 75 deg. 08 min. 46 sec., and being subtended by a chord which bears South 64 deg. 42 min. 47 sec. East - 310.98 feet;

**THENCE** in a Southeasterly direction along said curve to the left, a distance of 334.44 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 725.00 feet, a central angle of 01 deg. 20 min. 49 sec., and being subtended by a chord which bears North 77 deg. 02 min. 25 sec. East - 17.04 feet;

**THENCE** in an Easterly direction along said curve to the left, a distance of 17.04 feet to a 1/2" capped iron rod set;

**THENCE** North 13 deg. 37 min. 59 sec. West non-tangent to said curve, a distance of 16.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 708.50 feet, a central angle of 15 deg. 57 min. 01 sec., and being subtended by a chord which bears North 68 deg. 23 min. 30 sec. East - 196.60 feet;

**THENCE** in an Easterly direction along said curve to the left, a distance of 197.24 feet to a 1/2" capped iron rod set;

**THENCE** South 29 deg. 35 min. 00 sec. East non-tangent to said curve, a distance of 66.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, 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 North 60 deg. 09 min. 28 sec. East - 7.00 feet;

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

**THENCE** South 77 deg. 37 min. 25 sec. East 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 left, 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 South 41 deg. 12 min. 26 sec. East - 107.66 feet;

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

**THENCE** South 58 deg. 28 min. 03 sec. West non-tangent to said curve, a distance of 93.23 feet to a 1/2" capped iron rod set;

**THENCE** South 65 deg. 39 min. 01 sec. West, a distance of 34.05 feet to a 1/2" capped iron rod set;

**THENCE** South 48 deg. 35 min. 13 sec. East, a distance of 181.70 feet to a 1/2" capped iron rod set;

**THENCE** South 41 deg. 24 min. 47 sec. West, a distance of 35.77 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 07 min. 01 sec. East, a distance of 291.46 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 52 min. 59 sec. West, a distance of 121.43 feet to a 1/2" capped iron rod set;

**THENCE** South 89 deg. 52 min. 59 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 8.00 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 52 min. 59 sec. West, 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 573.71 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 07 min. 01 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 52 min. 59 sec. West, a distance of 8.00 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 07 min. 01 sec. East, 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 580.87 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 07 min. 01 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 52 min. 59 sec. West, a distance of 950.00 feet to a 1/2" capped iron rod set;

**THENCE** North 45 deg. 07 min. 01 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 52 min. 59 sec. West, a distance of 22.87 feet to a 1/2" capped iron rod set;

**THENCE** North 45 deg. 07 min. 01 sec. West, a distance of 930.08 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 55 min. 04 sec. West, a distance of 46.68 feet to a 1/2" capped iron rod set;

**THENCE** North 45 deg. 14 min. 59 sec. West, passing 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 at a distance of 20.01 feet, continue a total distance of 616.11 feet to the **POINT OF BEGINNING**, containing 987,340 square feet or 22.666 acres of land, more or less.

Burleson Development, Inc., does hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 3, 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\_\_\_\_.

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 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

JOHNSON COUNTY RECORDING

FILED FOR RECORD \_\_\_\_\_, 20\_\_\_\_

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

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

**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 5/7/2025 8:07 AM

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 Tract R shown hereon is for public use and to be maintained by the Homeowner's Association and is reserved for future development.
- Parkland areas K, L, & M shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both access tracts and parkland areas will be maintained by the HOA.
- 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 tract R, and parkland areas K, L, & M 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 platting.

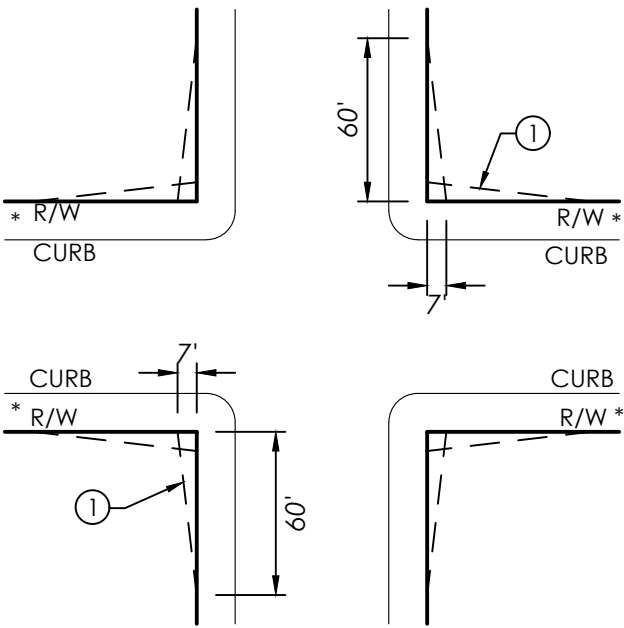
| LEGEND     |                                                           |
|------------|-----------------------------------------------------------|
| SQ. FT.    | SQUARE FEET                                               |
| INST. NO.  | INSTRUMENT NUMBER                                         |
| VOL.       | VOLUME                                                    |
| PG.        | PAGE                                                      |
| D.R.J.C.T. | DEED RECORDS, JOHNSON COUNTY, TEXAS                       |
| I.R.F.     | IRON ROD FOUND                                            |
| C.I.R.F.   | CAPPED IRON ROD FOUND                                     |
| C.I.R.S.   | CAPPED IRON ROD SET (GMCIVIL)                             |
| B.L.       | BUILDING LINE                                             |
| U.E.       | UTILITY 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                                             |
| _____      | ABSTRACT LINE                                             |
| _____      | CITY LIMIT LINE                                           |

| LAND USE TABLE                        |              |
|---------------------------------------|--------------|
| Development Yield                     |              |
| Gross Site Area                       | 22.666 Acres |
| Total Number Lots                     | 110          |
|                                       |              |
| Residential Lots Area                 | 15.950 Acres |
| Number Single Family Residential Lots | 106          |
| Number Dwelling Units                 | 106          |
|                                       |              |
| Common Areas                          | 2.844 Acres  |
| Number Common Area Lots               | 4            |
|                                       |              |
| Right-of-Way Area                     | 3.872 Acres  |

| PRE DIRECTION        | STREET NAME        | STREET TYPE/SUFFIX | R-O-W (ACRES) |
|----------------------|--------------------|--------------------|---------------|
| N-S                  | BLUESKIN ROAD      | 50' ROW            | 0.441         |
| W-E                  | BIG BEN ROAD       | 50' ROW            | 0.082         |
| N-S                  | COMANCHE ROAD      | 50' ROW            | 0.464         |
| N-S                  | HIGH TIDE ROAD     | V/W ROW            | 0.669         |
| N-S                  | SECRETARIAT STREET | 50' ROW            | 0.357         |
| N-S                  | SMARTY JONES COURT | 50' ROW            | 0.462         |
| W-E                  | SYSONBY STREET     | 50' ROW            | 1.397         |
| TOTAL ROW DEDICATION |                    |                    | 3.872         |

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.

\*V/W = VARIABLE WIDTH



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.

# - NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THEE VISIBILITY EASEMENTS INCLUDING BUT NO LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.



FINAL PLAT  
OF  
CHISHOLM SUMMIT, PHASE 3

BEING  
22.666 ACRES  
SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
106 RESIDENTIAL LOTS, 4 COMMON AREAS  
Date: May 2025

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

PREPARED BY:

