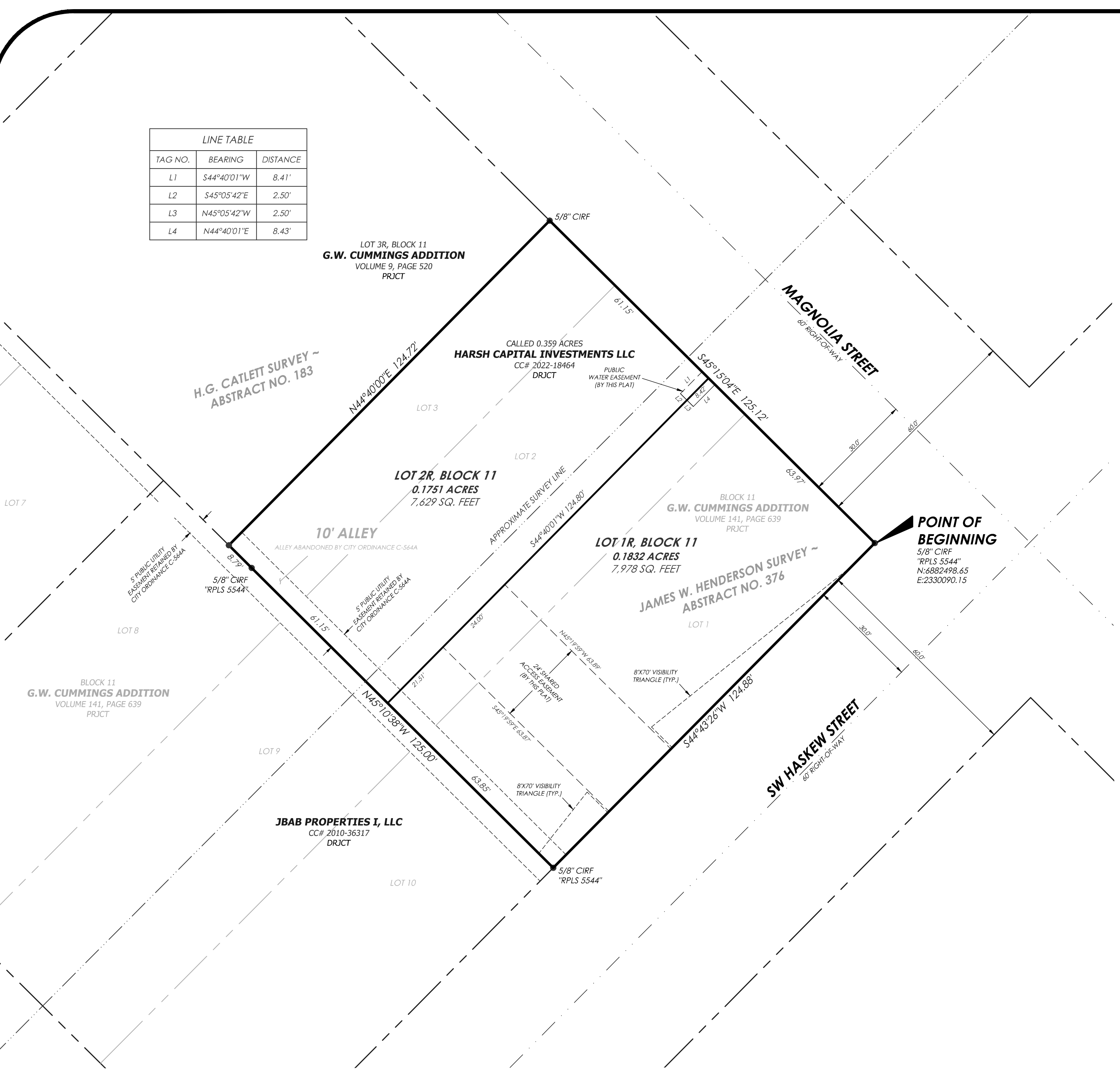


LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S44°40'1"W	8.41'
L2	S45°03'42"E	2.50'
L3	N45°03'42"W	2.50'
L4	N44°40'1"E	8.43'



STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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 EFFICACY 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.
5. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
6. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE PRELIMINARY CONSTRUCTION PLANS DATED JANUARY, 2024, SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
7. WATER PROVIDER - CITY OF BURLESON - (817) 426-9601
8. ELECTRIC PROVIDER - ONCOR ELECTRIC DELIVERY - (888) 313-6862
9. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION 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.
10. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
4. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
6. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOTS 1, 2, AND A PORTION OF LOT 3 FOR COMMERCIAL DEVELOPMENT.
7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS, HARSH CAPITAL INVESTMENTS LLC, IS THE SOLE OWNER OF A 0.3583 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 183, AND THE JAMES W. HENDERSON SURVEY, ABSTRACT NUMBER 376, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 AND 2, AND A PORTION OF LOT 3, BLOCK 11, G.W. CUMMINGS ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 141, PAGE 639, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.359 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO HARSH CAPITAL INVESTMENTS LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-18464, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" FOR THE EASTERNMOST CORNER OF SAID LOT 1, AND BEING AT THE INTERSECTION OF THE NORTHWEST LINE OF SW HASKEY STREET, A 60' RIGHT-OF-WAY, AND THE SOUTHEAST LINE OF MAGNOLIA STREET, A 60' RIGHT-OF-WAY;

THENCE SOUTH 44 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, BEING COMMON WITH SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 124.88 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" FOR THE SOUTHERNMOST OF SAID CALLED 0.359 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO JBAB PROPERTIES I, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2010-36317, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE CENTERLINE OF A CLOSED 10' ALLEY (CLOSED BY ORDINANCE C-564A);

THENCE NORTH 45 DEGREES 10 MINUTES 38 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 0.359 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID JBAB PROPERTIES I, LLC TRACT, AND ALONG SAID ALLEY CENTERLINE, AT A DISTANCE OF 116.21 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5544", AND CONTINUING FOR A TOTAL DISTANCE OF 125.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882" FOR THE WESTERNMOST CORNER OF SAID CALLED 0.359 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF LOT 3R, BLOCK 11, G.W. CUMMINGS ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 520, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, DEPARTING SAID COMMON LINE AND SAID ALLEY CENTERLINE, AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.359 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 124.72 FEET, TO A 5/8" CAPPED IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID CALLED 0.359 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 3R, AND BEING ON SAID SOUTHWEST RIGHT-OF-WAY LINE;

THENCE SOUTH 45 DEGREES 15 MINUTES 04 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 0.359 ACRE TRACT AND SAID BLOCK 11, BEING COMMON WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 125.12 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 0.3583 ACRES (15,607 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT HARSH CAPITAL INVESTMENTS LLC, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1R AND 2R, BLOCK 11, G.W. CUMMINGS ADDITION**, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON, THE CITY, COUNTY, OR 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, COUNTY, 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 THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

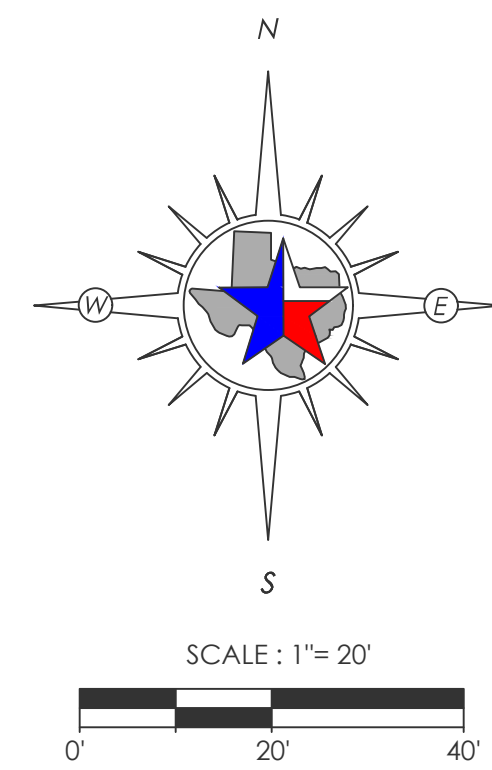
NAME: _____
TITLE: _____

DATE: ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

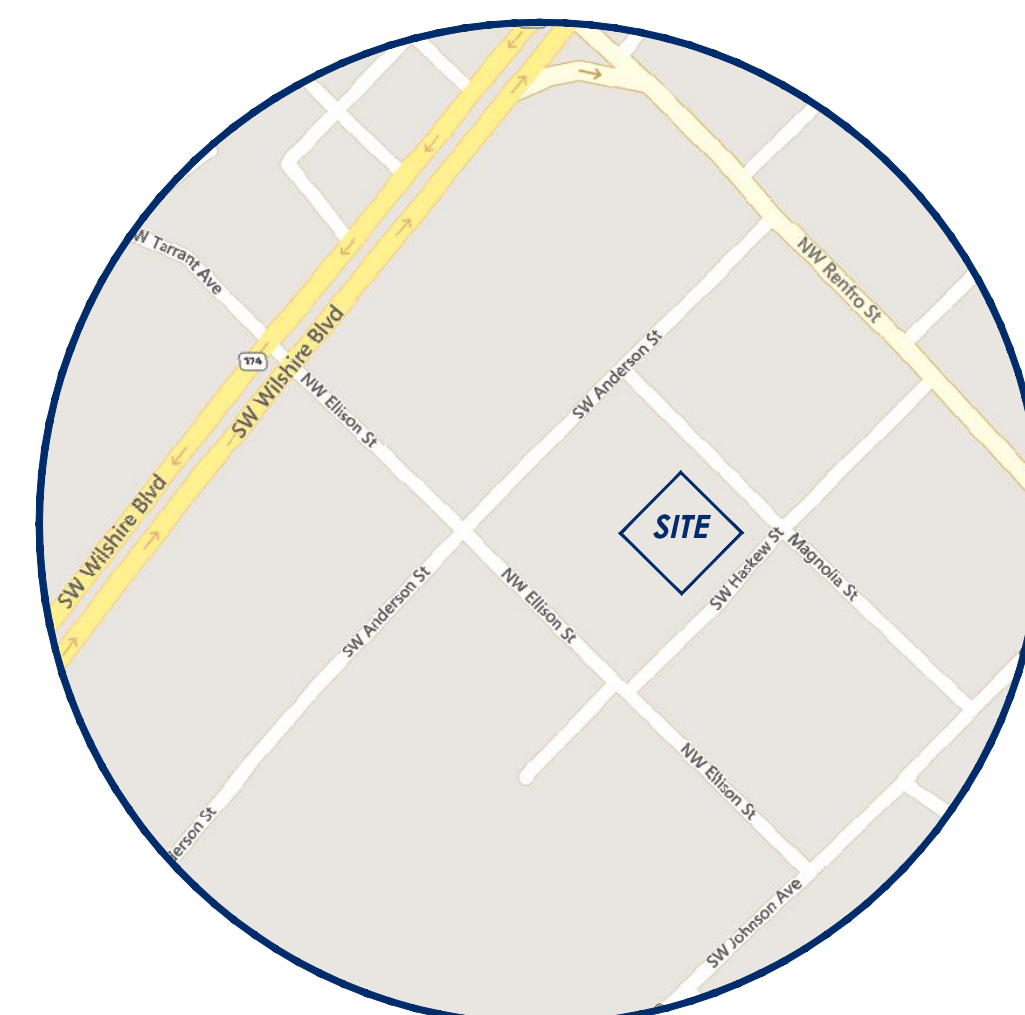
THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS
DATE: _____, 2024

PROJECT NUMBER: 230553 DATE: JANUARY 29, 2024
REVISED DATE:
REVISION NOTES:



OWNER(S)
HARSH CAPITAL INVESTMENTS LLC
124 S MAIN ST, SUITE 214,
BURLESON, TX 76028

LEGEND
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLR = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS,

THIS THE ____ DAY OF _____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

JOHNSON COUNTY APPROVAL BLOCK

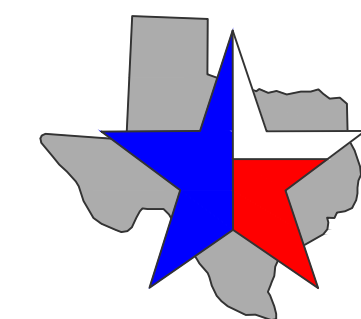
PLAT FILED YEAR _____, INST # _____.

SLIDE _____, VOL. _____, PG. _____.

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

REPLAT
LOTS 1R & 2R, BLOCK 11
G.W. CUMMINGS ADDITION
BEING A REPLAT OF LOTS 1, 2, AND A PORTION OF 3, BLOCK
11, G.W. CUMMINGS ADDITION, AN ADDITION TO THE CITY
OF BURLESON, TEXAS.
PREPARED: JANUARY, 2024
2 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE NO.: 23-282



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM