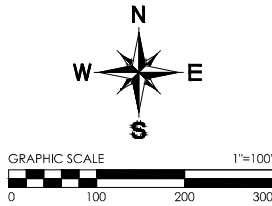


CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	5040.00'	137.05'	1°33'29"	N44°20'59"E
C2	800.00'	213.03'	15°15'25"	N53°10'15"W
C3	160.00'	205.61'	73°37'47"	S82°23'08"W
C4	665.50'	51.50'	4°26'02"	N50°18'30"W
C5	170.00'	240.52'	81°03'50"	N07°33'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°47'58"W	17.43'
L2	N45°32'33"W	27.31'
L3	N60°47'58"W	162.56'
L4	N32°58'21"E	41.58'
L5	N31°36'27"W	77.91'
L6	N44°25'45"W	40.00'
L7	N45°34'15"E	100.00'
L8	N44°25'45"W	40.00'



RIGHT-OF-WAY TABLE		
STREET NAME	AREA (SQ. FT.)	ACRES (AC)
LAKEWOOD DRIVE	48,531	1.114

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.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS by deed recorded in Document Number 2017-17710, Real Property Records, Johnson County, Texas (RPRJCT), The City of Burleson is the owner of Lot 1, Block 1 of Ranch Country Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 255, Plat Records, Johnson County, Texas (PRJCT) together with the Certificate of Correction of Error recorded in Book 2022, Page 536 (RPRJCT), part of the H.G. Catlett Survey No. 16, Abstract No. 178, Johnson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron pin found at the most southerly corner of said Lot 1, Block 1, said point also being the most easterly corner of Lot 2, Block 1 of said Ranch Country Estates, said point also being in the northwesterly right-of-way line of Burlington Northern Santa Fe Railroad (100' R.O.W.);

THENCE North 44 deg. 31 min. 14 sec. West departing said northwesterly right-of-way line and continue along the common line between said Lot 1, Block 1 and said Lot 2, Block 1, a distance of 499.80 feet to a 5/8" iron pin found, said point also being in the southeasterly right-of-way line of County Road 1021 (R.O.W. Varies);

THENCE North 47 deg. 04 min. 02 sec. East along the southeasterly right-of-way line of County Road 1021, a distance of 314.83 feet to a 5/8" iron pin found, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 5040.00 feet, a central angle of 1 deg. 33 min. 29 sec., and being subtended by a chord which bears North 44 deg. 20 min. 59 sec. East - 137.05 feet;

THENCE in a northeasterly direction along said curve to the left and along the southeasterly right-of-way line of County Road 1021, a distance of 137.05 feet to a 5/8" iron pin found;

THENCE North 45 deg. 34 min. 15 sec. East tangent to said curve and along the southeasterly right-of-way line of County Road 1021, a distance of 1216.14 feet to a capped 1/2" iron pin set stamped "Goodwin & Marshall", said point also being in the said northwesterly right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE South 29 deg. 12 min. 02 sec. West along said northwesterly right-of-way line, a distance of 1737.54 feet to the POINT OF BEGINNING, containing 410,356 square feet or 9.420 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT The City of Burleson, Texas, does hereby adopt this plat of LOT 1AR and LOT 1BR, BLOCK 1 OF RANCH COUNTRY ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public, forever the streets and easements shown hereon. 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.

Date:

By: _____
Mayor

Attest: _____
City Secretary

SURVEYORS CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted 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
metro (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 1/25/2023 10:21 AM

NOTES CONT...

13. City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

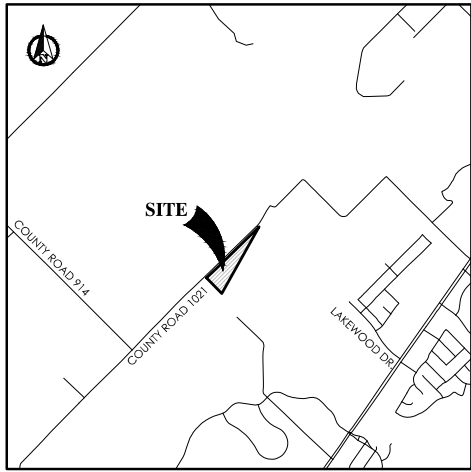
14. Property is located within the city limits of Burleson.

15. This subdivision is subject to the 20' Utility Easement and Right-Of-Way to Johnson County Special Utility District recorded in Book 4607, Page 877 of the Deed Records of Johnson County, Texas. The approximate location of the easement is shown as provided by the JCSUD through the City of Burleson.

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panel 48251C0050J, effective December 4, 2012, this property is located in an area determined to be outside the 0.2% annual chance floodplain.
- All 1/2" iron pin set with yellow plastic cap stamped "GMCivil" unless otherwise noted.
- No direct residential access to Lakewood Drive will be permitted.
- The drainage easements shown on this plat are copied from the Final Plat of Ranch Country Estates as recorded in Volume 8, Page 255, Plat Records, Johnson County, Texas (PRJCT) together with the Certificate of Correction of Error recorded in Book 2022, Page 536 (RPRJCT), part of the H.G. Catlett Survey No. 16, Abstract No. 178, Johnson County, Texas. That final plat states that those items reflect a graphic representation of fully urbanized watershed conditions based on a model prepared by Carler and Burgess, Inc. Neither GMCivil nor the surveyor has performed a drainage analysis for this final plat.
- Blocking the flow of water or constructing improvements in the drainage easements and filling or obstruction of the floodway is prohibited.
- 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 any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 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.
- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 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.

PREPARED BY:



VICINITY MAP
N.T.S.

LEGEND

•	CORNER AS NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.P.F.	IRON PIPE FOUND
C.I.P.F.	CAPPED IRON PIPE FOUND
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
J.C.S.U.D.E.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
---	BOUNDARY
- - - -	ADJOINERS
- - - -	EASEMENTS
- - - -	CENTERLINE
- - - -	BUILDING LINE
- - - -	ABSTRACT LINE

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

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

RE-PLAT OF

LOT 1AR AND LOT 1BR, BLOCK 1 RANCH COUNTRY ESTATES BEING A REPLAT OF LOT 1, BLOCK 1 RANCH COUNTRY ESTATES

BEING
9.420 ACRES
SITUATED IN THE

H.G. CATLETT SURVEY, ABSTRACT No. 178
H.G. CATLETT SURVEY, ABSTRACT No. 182
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Date: January 2023

SHEET 1 of 1

CASE 22-168