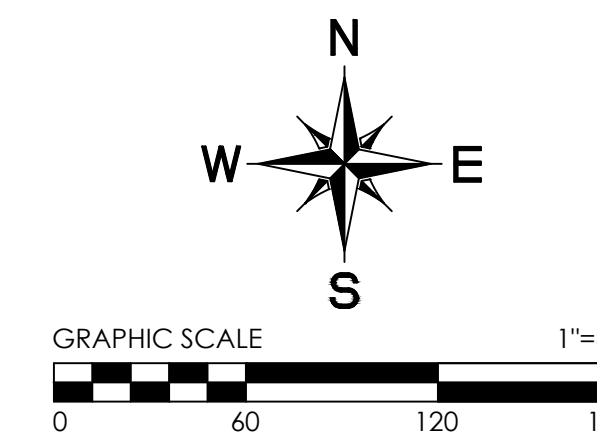


VICINITY MAP
N.T.S.



SEE SHEET 3 FOR
LINE & CURVE TABLES

SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL



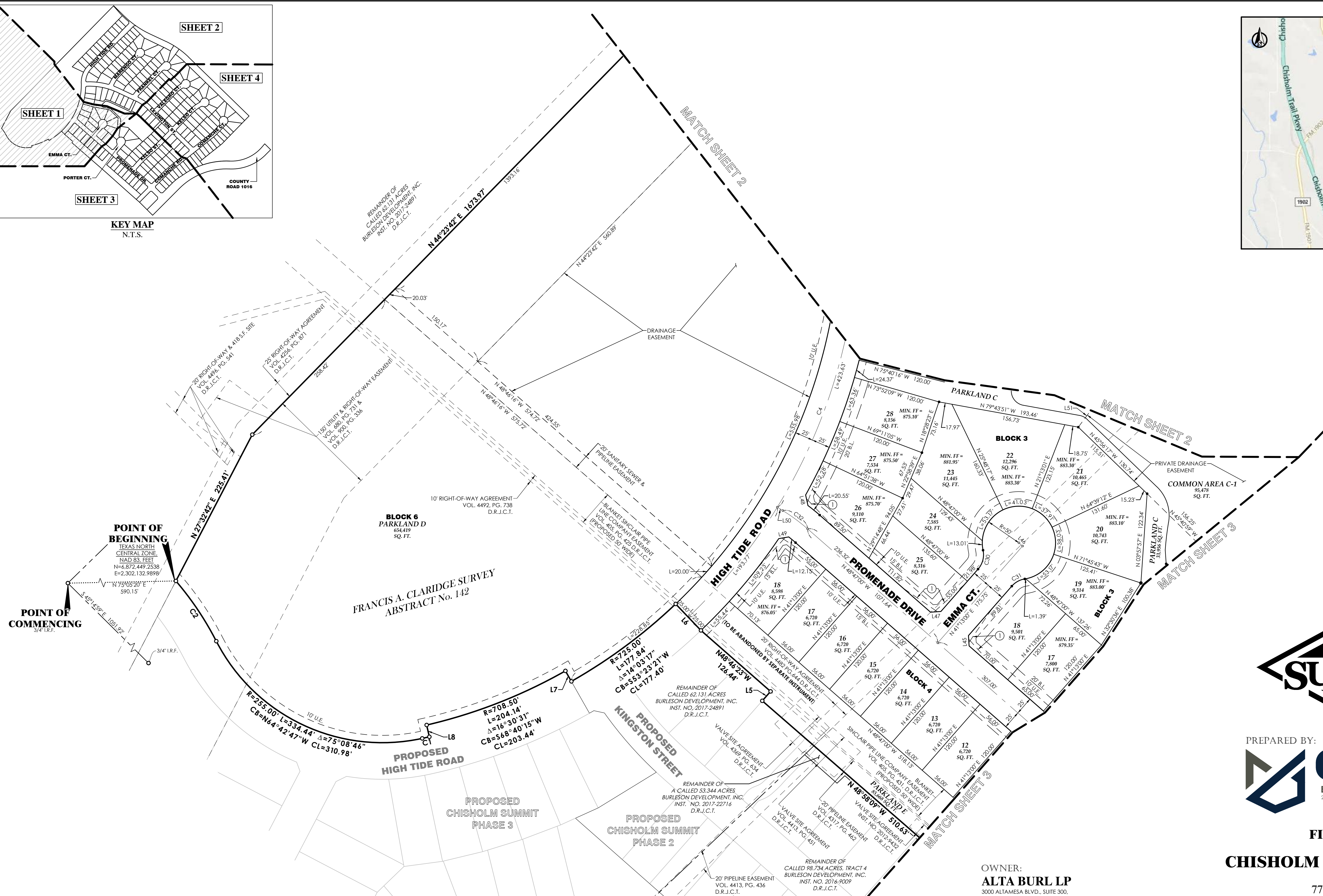
PREPARED BY:

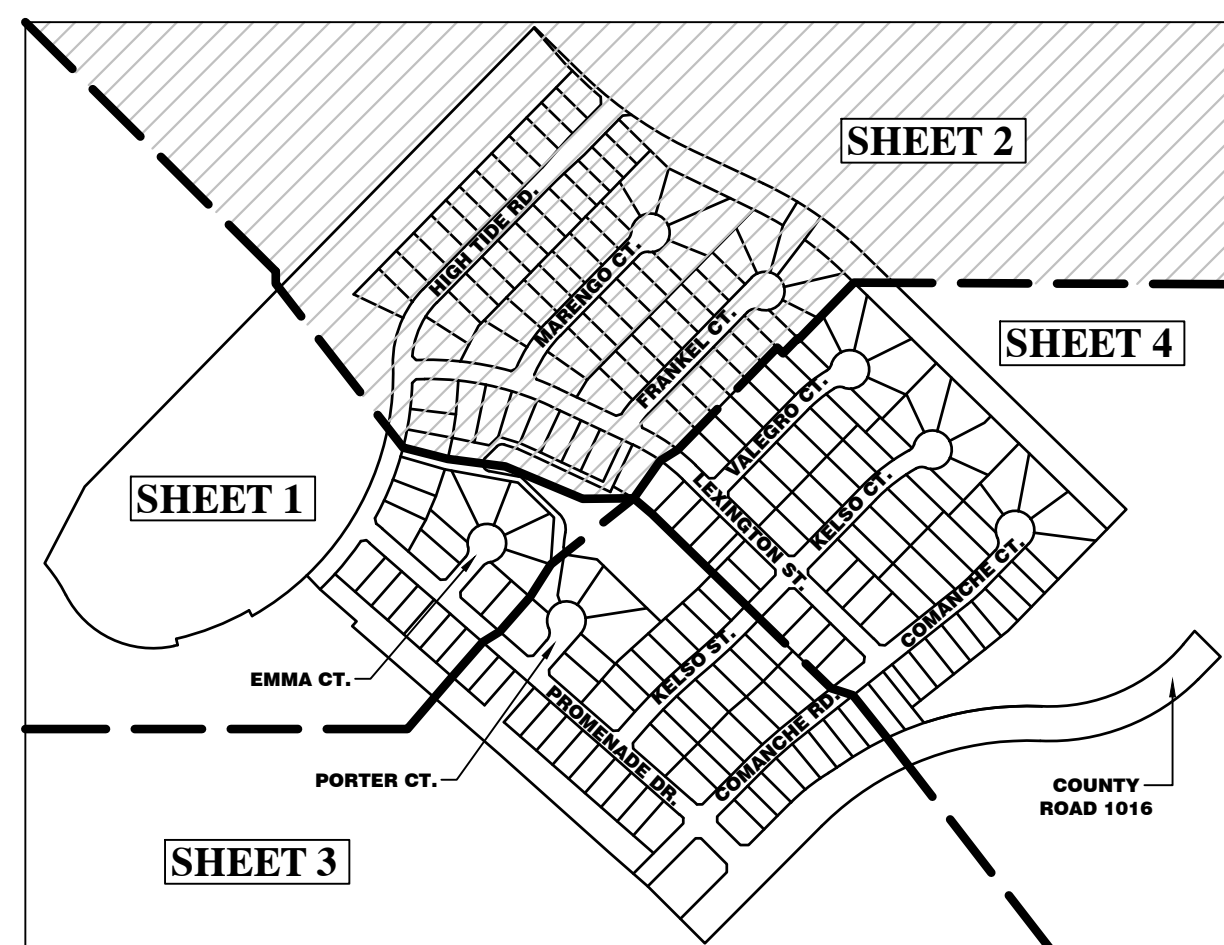


FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1

BEING
77.461 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: July 2025

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133
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





KEY MAP
N.T.S.

REMAINDER OF
CALLED 13.323 ACRES
BURLISON DEVELOPMENT, INC.
INST. NO. 2017-24891
D.R.J.C.T.

FRANCIS A. CLARIDGE SURVEY
ABSTRACT No. 142

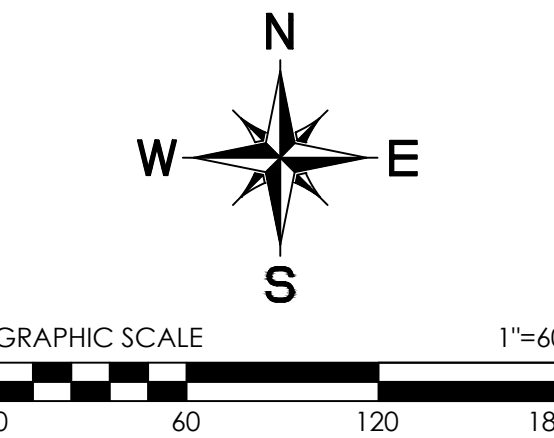
LAKEWOOD DRIVE
R.O.W. DEDICATION

APPROXIMATE LOCATION
OF ABSTRACT LINE

H. G. CATLETT SURVEY
ABSTRACT No. 185

REMAINDER OF
CALLED 133.323 ACRES
ALTA BURL LP
INST. NO. 2017-24915
D.R.J.C.T.

LAKEWOOD DRIVE
INST. NO. 2017-24915
D.R.J.C.T.



SEE SHEET 3 FOR
LINE & CURVE TABLES

SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL

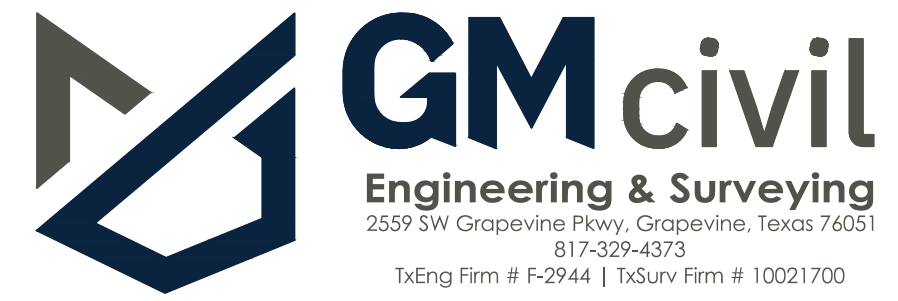


OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

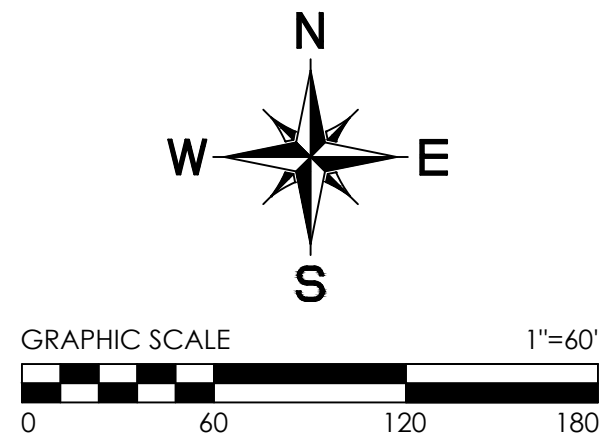
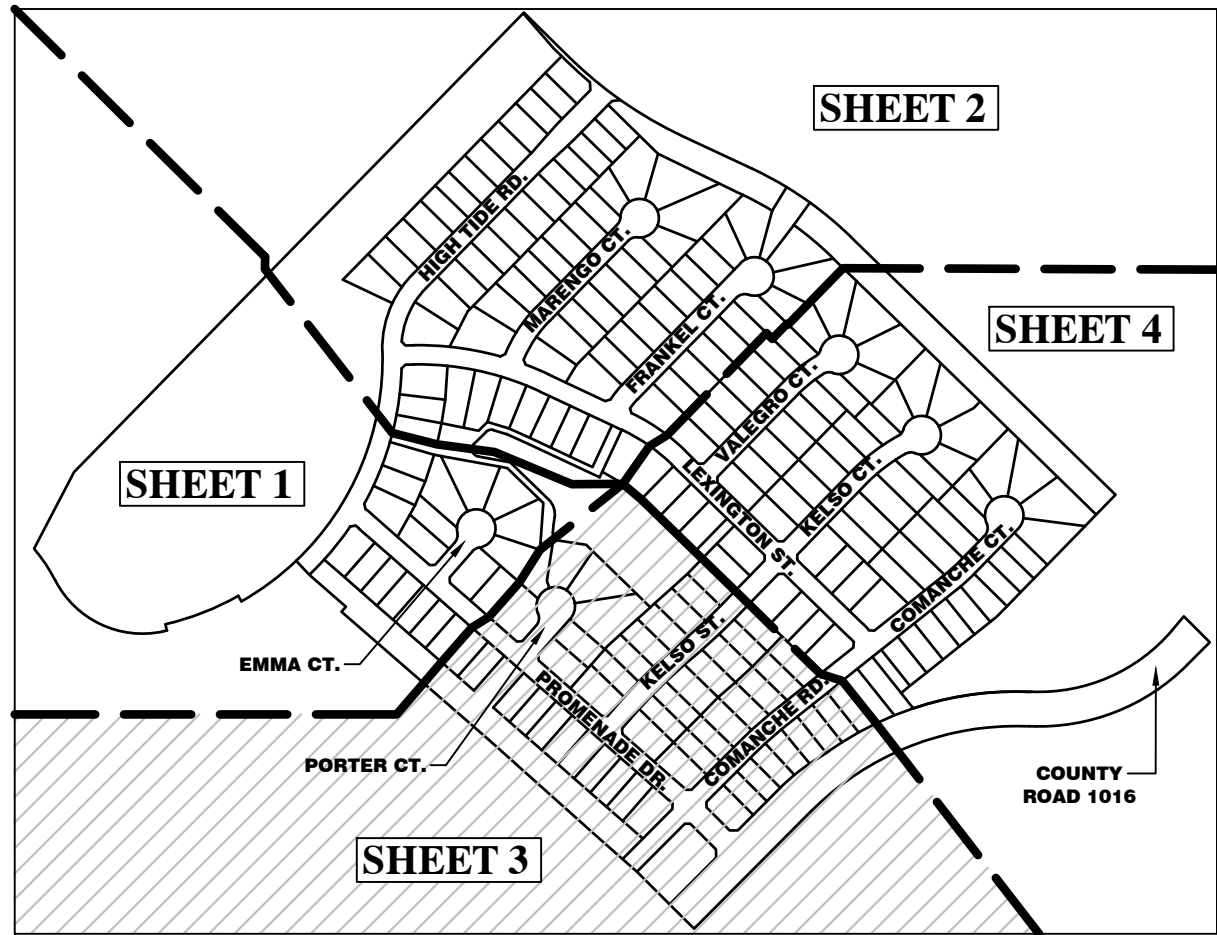
OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

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

PREPARED BY:



FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1
BEING
77.461 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: July 2025



SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL

EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	24.00'	28.47'	67°58'32"	N78°13'44"E	26.83'
EC2	56.00'	161.13'	164°51'34"	N29°47'13"E	111.02'
EC3	29.00'	33.25'	65°41'03"	N08°22'28"E	31.45'
EC4	56.00'	48.46'	49°34'45"	N00°19'19"E	46.96'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E1	N44°14'28"E	367.32'
E2	N41°13'00"E	49.07'
E3	S64°52'53"W	127.48'
E4	S64°52'53"W	130.44'
E5	S44°14'28"W	1.23'
E6	S44°14'28"W	60.59'
E7	S00°45'32"E	7.66'
E8	N44°14'28"E	60.59'
E9	N89°14'28"E	7.66'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.00'	9.98'	0°47'19"	S77°19'10"W	9.98'
C2	425.00'	99.26'	13°22'55"	N33°49'51"W	99.04'
C3	250.00'	200.72'	46°00'08"	N21°23'37"E	195.37'
C4	750.00'	627.92'	47°58'09"	N22°22'38"E	609.74'
C5	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'
C6	350.00'	161.10'	26°22'18"	N31°12'33"E	159.68'
C7	30.00'	21.68'	41°24'35"	N23°41'24"E	21.21'
C8	30.00'	26.87'	51°19'04"	N70°03'14"E	25.98'
C9	205.00'	68.49'	19°08'37"	N34°40'09"E	68.18'
C10	30.00'	33.54'	64°03'20"	N76°16'07"E	31.82'
C11	868.00'	93.95'	6°12'06"	N61°48'06"W	93.91'
C12	868.00'	128.70'	8°29'44"	N50°00'24"W	128.58'
C13	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'
C14	400.00'	155.90'	22°19'54"	N55°24'24"E	154.92'
C15	30.00'	22.40'	42°47'21"	N37°22'11"E	21.89'
C16	30.00'	26.82'	51°13'05"	N83°12'44"E	25.93'
C17	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'
C18	30.00'	22.77'	43°29'20"	N39°14'54"E	22.23'
C21	500.00'	62.91'	7°12'34"	N47°50'45"E	62.87'
C22	30.00'	35.59'	67°58'32"	N10°15'11"E	33.54'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	990.00'	113.47'	6°34'02"	N48°10'01"E	113.41'
C24	1300.00'	119.10'	5°14'57"	N46°51'56"E	119.06'
C25	1300.00'	187.72'	8°16'25"	N45°21'12"E	187.56'
C26	400.00'	25.60'	3°40'00"	N46°57'00"W	25.59'
C27	500.00'	416.25'	47°41'54"	N68°43'42"E	404.33'
C28	1072.00'	81.13'	4°20'11"	S47°42'40"E	81.11'
C29	30.00'	33.54'	64°03'20"	N09°11'20"E	31.82'
C30	30.00'	27.67'	52°51'09"	N14°47'25"E	26.70'
C31	30.00'	20.71'	39°32'40"	N60°59'20"E	20.30'
C32	250.00'	42.14'	9°39'28"	N53°36'44"W	42.09'
C33	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'
C34	475.00'	0.57'	0°04'09"	S64°52'05"E	0.57'
C35	20.00'	2.61'	7°28'33"	N69°27'09"W	2.61'
C36	20.00'	21.40'	61°17'42"	S76°09'43"W	20.39'
C37	20.00'	43.72'	125°14'43"	S17°06'29"E	35.52'
C38	20.00'	11.80'	33°47'33"	S62°50'04"E	11.63'
C39	54.50'	52.87'	55°34'57"	S18°08'49"E	50.82'
C40	385.00'	38.16'	5°40'43"	S06°48'18"W	38.14'
C41	50.00'	41.93'	48°02'38"	S47°08'16"W	40.71'
C42	775.00'	24.37'	1°48'06"	N15°13'48"E	24.37'
C43	513.50'	125.04'	13°57'08"	S51°51'34"W	124.74'
C44	486.50'	35.10'	4°08'01"	N56°46'07"E	35.09'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S38°32'58"E	51.13'	L24	N89°14'28"E	14.14'	L47	N86°13'00"E	14.14'
L2	N40°10'29"E	46.34'	L25	N00°45'32"W	14.14'	L48	N12°21'57"W	14.92'
L3	S45°07'15"E	95.33'	L26	N89°14'28"E	14.14'	L49	N80°20'03"E	13.76'
L4	S44°52'45"W	83.50'	L27	N00°45'32"W	14.14'	L50	N58°26'28"W	8.81'
L5	N41°24'47"E	17.13'	L28	N38°32'58"W	25.00'	L51	S36°45'22"W	98.26'
L6	N43°38'17"W	50.00'	L29	N84°06'41"W	14.28'	L52	S64°54'08"E	28.22'
L7	N29°35'00"W	16.50'	L30	N05°45'06"E	13.97'	L53	S45°45'32"E	26.55'
L8	S13°04'29"E	16.50'	L31	N45°45'32"W	25.00'	L54	S45°32'35"E	48.39'
L9	N02°56'33"W	20.33'	L32	N89°32'46"E	14.23'	L55	S45°45'32"E	961.98'
L10	N84°59'32"E	22.78'	L33	N00°07'01"W	14.14'	L56	N45°30'52"E	32.77'
L11	N89°11'47"E	56.72'	L34	N89°52'59"E	14.14'	L57	S64°54'09"E	27.79'
L12	N43°46'10"W	13.63'	L35	N00°29'56"W	14.05'	L58	N65°42'53"W	56.77'
L13	N45°18'19"E	14.41'	L36	N89°52'59"E	21.21'	L59	N73°11'26"W	34.84'
L14	N18°01'23"E	6.89'	L37	N00°07'01"W	21.21'	L60	S45°30'52"W	42.57'
L15	N63°42'03"E	14.82'	L38	N03°47'00"W	14.14'	L61	S03°54'48"E	18.99'
L16	N23°52'59"W	13.92'	L39	N44°14'28"E	487.74'	L62	S18°50'25"E	20.00'
L17	N45°36'18"W	5.00'	L40	N86°13'00"E	14.14'	L63	S48°47'00"E	64.48'
L18	N25°05'51"E	7.17'	L41	N03°47'00"W	14.14'	L64	N12°31'38"E	56.28'
L19	N72°56'35"E	14.83'	L42	N48°47'00"W	25.00'	L65	N45°30'52"E	32.77'
L20	S16°05'31"E	13.21'	L43	N18°50'25"W	20.00'	L66	S73°11'26"E	58.52'
L21	N45°45'32"W	25.00'	L44	N86°13'00"E	14.14'	L67	S65°42'53"E	59.23'
L22	N89°14'28"E	14.14'	L45	N03°47'00"W	14.14'			
L23	N00°45'32"W	14.14'	L46	N48°47'00"W	6.69'			



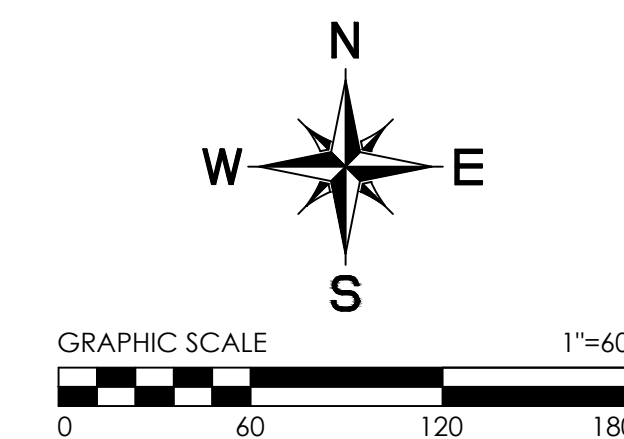
OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
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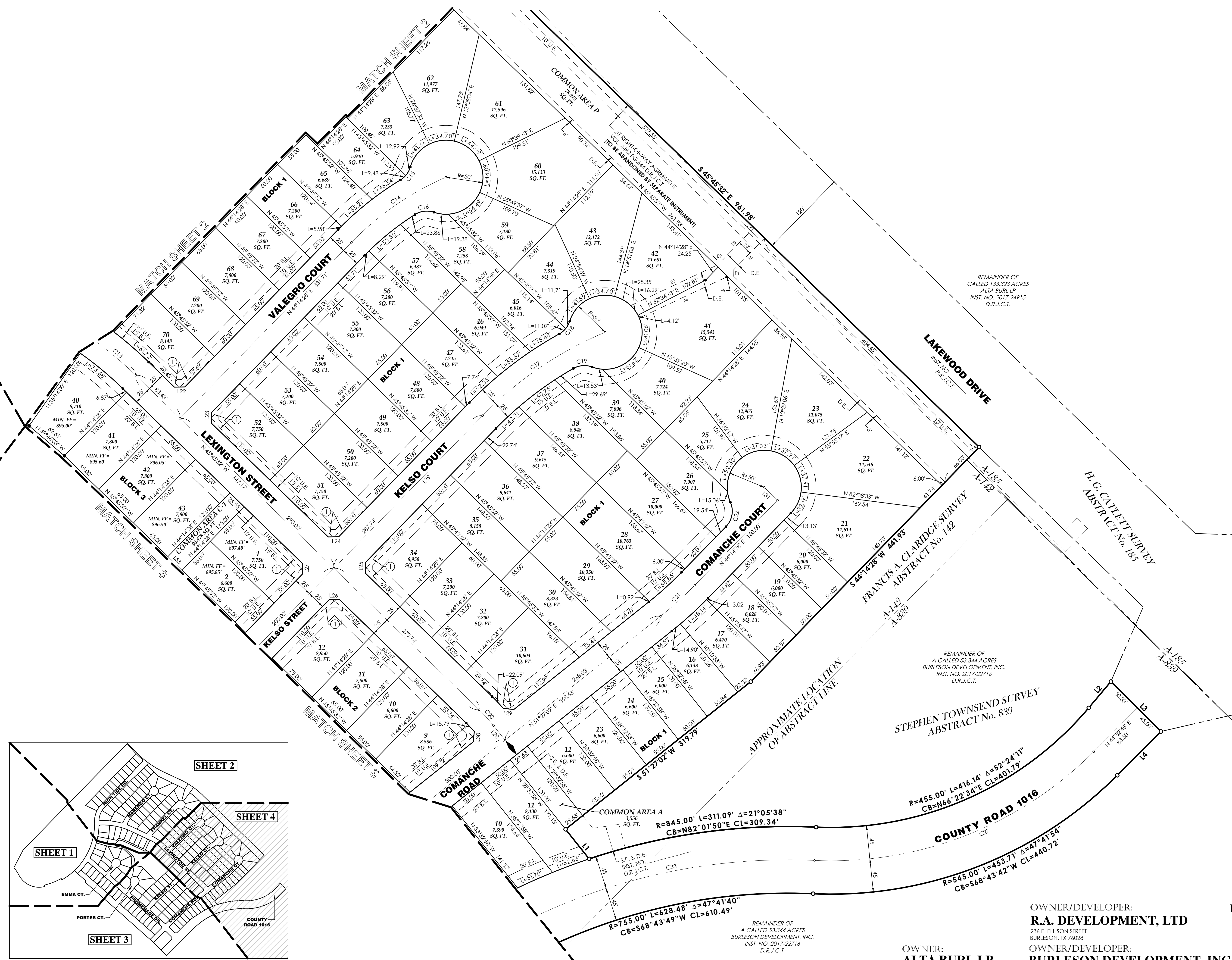
PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy., Grapevine, Texas 76051
817-329-4373
TxSurv Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1
BEING
77.461 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: July 2025



SEE SHEET 3 FOR
LINE & CURVE TABLES

SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL



PREPARED BY:

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

**FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1**

BEING
77.461 ACRES
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OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

REMAINDER OF
A CALLED 53.344 ACRES
BURLESON DEVELOPMENT, INC.
INST. NO. 2017-22716
D.R.J.C.T.

REMAINDER OF
A CALLED 53.344 ACRES
BURLESON DEVELOPMENT, INC.
INST. NO. 2017-22716
D.R.J.C.T.

REMAINDER OF
CALLED 133.323 ACRES
ALTA BURL LP
INST. NO. 2017-24915
D.R.J.C.T.

APPROXIMATE LOCATION
OF ABSTRACT LINE

COMMON AREA A
3,556
SQ. FT.
R=845.00' L=311.09' Δ=21°05'38"
CB=N82°01'50"E CL=309.34'

R=755.00' L=628.48' Δ=47°41'40"
CB=S68°43'49"W CL=610.49'

R=455.00' L=416.14' Δ=52°24'11"
CB=N66°22'34"E CL=401.79'

R=545.00' L=453.71' Δ=47°41'54"
CB=S68°43'42"W CL=440.72'

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, the H. G. Catlett Survey, Abstract No. 185, the Stephen Townsend Survey, Abstract No. 839, 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. 2017-22716 (DRJCT), being a part of that certain called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT), being a part of that certain called 59.708 acre tract described in a deed to R.A. Development LTD recorded in Instrument No. 2024-32340 (DRJCT), being a part of that certain called 24.420 acre tract described in a deed to same recorded in Instrument No. 2022-42654 (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 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 75 deg. 05 min. 20 sec. East departing said dead lines, a distance of 590.15 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 225.41 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 23 min. 42 sec. East, a distance of 1,673.97 feet to a 1/2" capped iron rod set, from which a fence post found for the North corner of said 62.131 acre tract and the East 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 01 deg. 18 min. 26 sec. West - 228.56 feet;

THENCE South 45 deg. 32 min. 35 sec. East, a distance of 1,68.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,040.00 feet, a central angle of 19 deg. 21 min. 35 sec., and being subtended by a chord which bears South 55 deg. 13 min. 22 sec. East - 356.46 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 358.16 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 54 min. 09 sec. East tangent to said curve, a distance of 200.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 940.00 feet, a central angle of 19 deg. 08 min. 37 sec., and being subtended by a chord which bears South 55 deg. 19 min. 51 sec. East - 312.61 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 314.07 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 45 min. 32 sec. East tangent to said curve, a distance of 961.98 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 14 min. 28 sec. West, a distance of 441.93 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 27 min. 02 sec. West, a distance of 319.79 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 32 min. 58 sec. East, a distance of 51.13 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 845.00 feet, a central angle of 21 deg. 05 min. 38 sec., and being subtended by a chord which bears North 82 deg. 01 min. 50 sec. East - 309.34 feet;

THENCE in an easterly direction along said curve to the right, a distance of 311.09 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 455.00 feet, a central angle of 52 deg. 24 min. 11 sec., and being subtended by a chord which bears North 66 deg. 22 min. 34 sec. East - 401.79 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 416.14 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 10 min. 29 sec. East tangent to said curve, a distance of 46.34 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 15 sec. East, a distance of 95.33 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 45 sec. West, a distance of 83.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 545.00 feet, a central angle of 47 deg. 41 min. 54 sec., and being subtended by a chord which bears South 68 deg. 43 min. 42 sec. West - 440.72 feet;

THENCE in a westerly direction along said curve to the right, a distance of 453.71 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 755.00 feet, a central angle of 47 deg. 41 min. 40 sec., and being subtended by a chord which bears South 68 deg. 43 min. 49 sec. West - 610.49 feet;

THENCE in a westerly direction along said curve to the left, a distance of 628.48 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West tangent to said curve, a distance of 430.98 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 210.00 feet to a 1/2" capped iron rod set;

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

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

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

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

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

THENCE North 43 deg. 38 min. 17 sec. West, a distance of 50.00 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 725.00 feet, a central angle of 14 deg. 03 min. 17 sec., and being subtended by a chord which bears South 53 deg. 23 min. 21 sec. West - 177.40 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 177.84 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 16.50 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 708.50 feet, a central angle of 16 deg. 30 min. 31 sec., and being subtended by a chord which bears South 68 deg. 40 min. 15 sec. West - 203.44 feet;

THENCE in a westerly direction along said curve to the right, a distance of 204.14 feet to a 1/2" capped iron rod set;

THENCE South 13 deg. 04 min. 29 sec. East 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 right, having a radius of 725.00 feet, a central angle of 00 deg. 47 min. 19 sec., and being subtended by a chord which bears South 77 deg. 19 min. 10 sec. West - 9.98 feet;

THENCE in a westerly direction along said curve to the right, a distance of 9.98 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the right, 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 North 64 deg. 42 min. 47 sec. West - 310.98 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 334.44 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 425.00 feet, a central angle of 13 deg. 22 min. 55 sec., and being subtended by a chord which bears North 33 deg. 49 min. 51 sec. West - 99.04 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 99.26 feet to a 1/2" capped iron rod set to the **POINT OF BEGINNING**, containing 3,374,185 square feet or 77.461 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, R.A. Development, LTD, Burleson Development, Inc., and ALTA BURL LP, do hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 1, 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: _____

ALTA BURL LP,

By: _____

Name: _____

Title: _____

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: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of ALTA BURL LP, 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: _____

SURVEYOR'S 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
(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 7/22/2025 4:20 PM

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

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

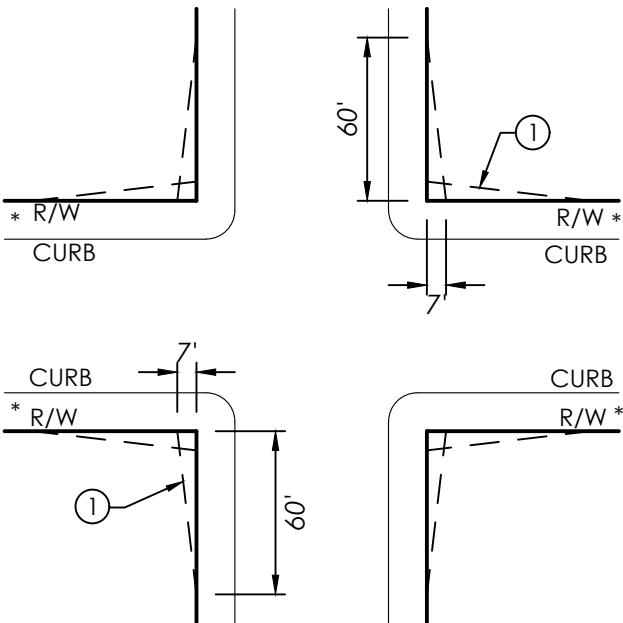
OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

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

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 300-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
- Common Areas A, C-1, P, and Q, shown hereon are for public use and to be privately maintained by the Homeowner's Association.
- Parkland areas B, C, D, E, and F shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both common area lots and parkland lots 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 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 common areas A, C-1, P, and Q and parkland areas B, C, D, E, and F abutting, adjacent to 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.

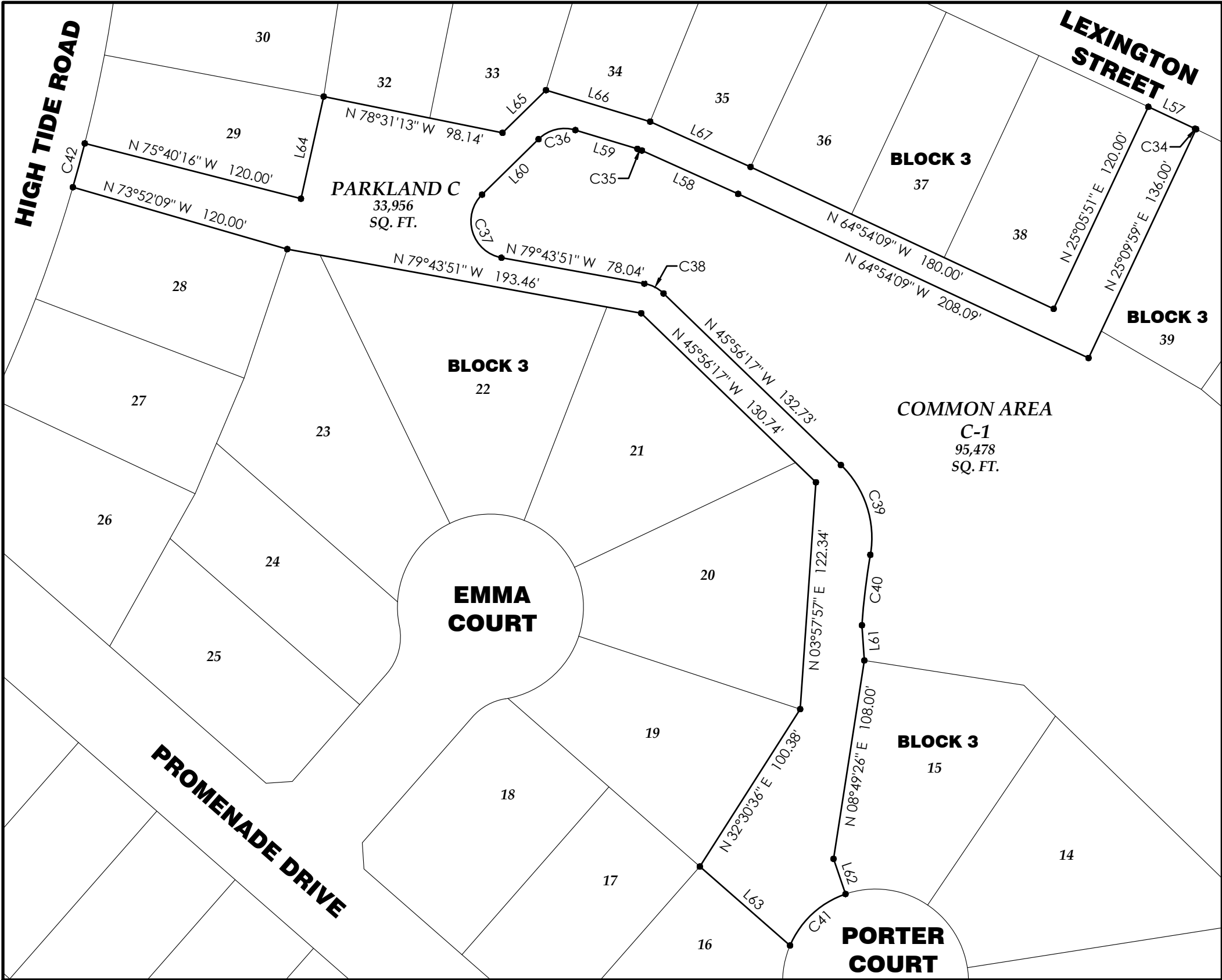
LAND USE TABLE	
Development Yield	
Gross Site Area	77.461 Acres
Total Number Lots	226
Residential Lots Area	40.015 Acres
Number Single Family Residential Lots	217
Number Dwelling Units	217
Non-Residential Lots Area	23.327 Acres
Number Common Areas	9
Right-of-Way Area	14.119 Acres



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 THE VISIBILITY EASEMENTS INCLUDING BUT NO LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.



COMMON AREA/PARKLAND C DETAIL
1" = 60'

PREPARED BY:



PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	COUNTY ROAD 1016	90' ROW	3.393
N-S	MARENGO COURT	50' ROW	0.688
N-S	EMMA COURT	50' ROW	0.288
N-S	VALEGRO COURT	50' ROW	0.646
N-S	KELSO COURT	50' ROW	0.648
N-S	COMANCHE COURT	50' ROW	0.708
N-S	COMANCHE ROAD	50' ROW	0.892
N-S	KELSO STREET	50' ROW	0.659
N-S	HIGH TIDE ROAD	50' ROW	1.811
N-S	FRANKEL COURT	55' ROW	0.739
N-S	PORTER COURT	55' ROW	0.290
E-W	LEXINGTON STREET	50' ROW	1.722
E-W	PROMENADE DRIVE	50' ROW	1.553
E-W	LAKEWOOD DRIVE	120' ROW	0.082
TOTAL ROW DEDICATION			14.119

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.

LEGEND

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT 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)
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
V.W.P.A.E.	VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
B.L.	BUILDING LINE
SVE	SIGHT VISIBILITY EASEMENT
C.A.	COMMON AREA
O	1/2" CAPPED IRON ROD SET STAMPED (GMCIVIL) UNLESS OTHERWISE NOTED
	DENOTES STREET NAME CHANGE
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - - -	EASEMENT LINE
- - - - -	CENTERLINE
- - - - -	BUILDING LINE
- - - - -	ABSTRACT LINE
----	CITY LIMIT LINE

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS



FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1

BEING
77.461 ACRES
SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: July 2025