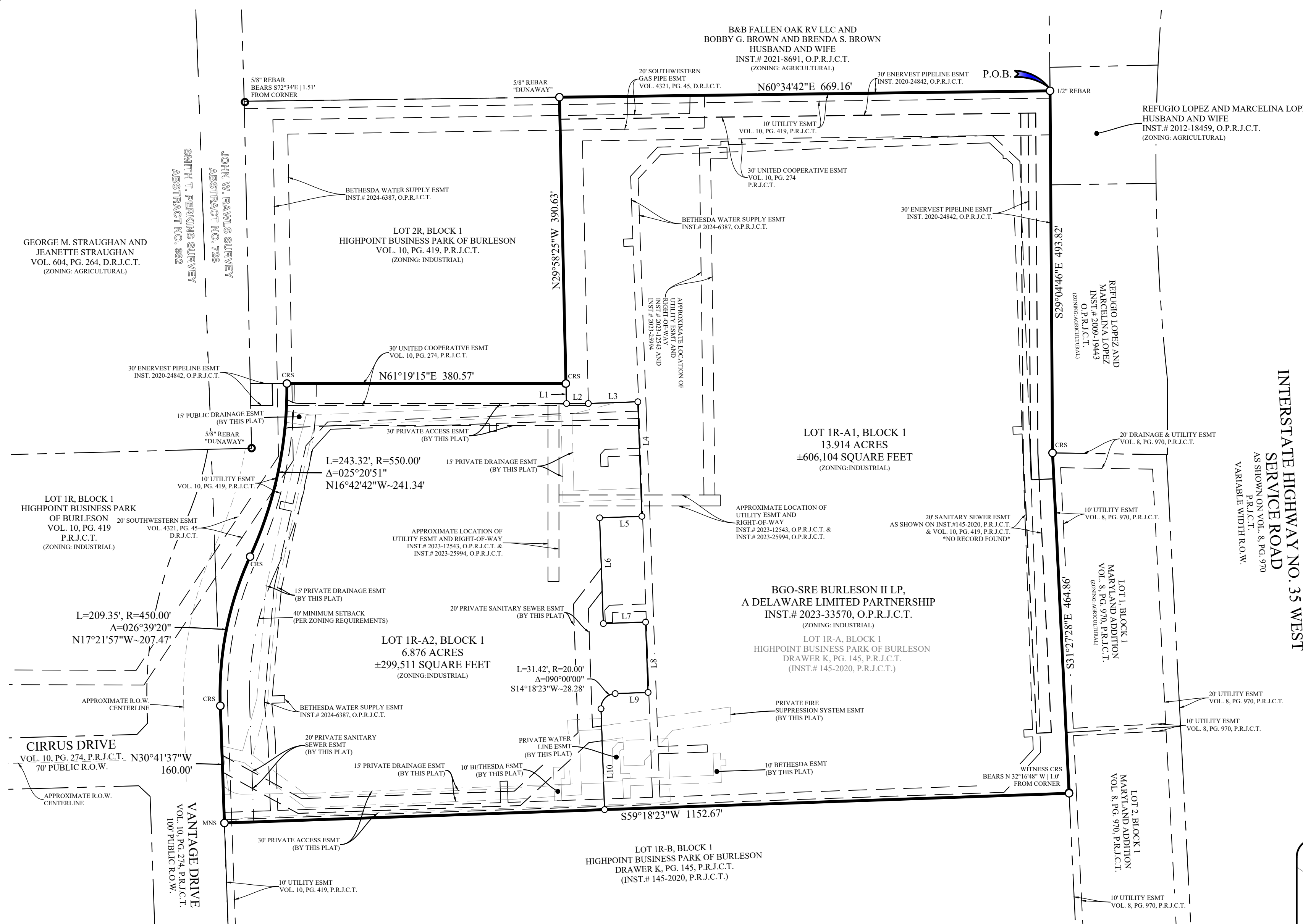


LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.J.C.T. Plat Records of Johnson County, Texas
O.P.R.J.C.T. Official Public Records of Johnson County, Texas
D.R.J.C.T. Deed Records of Johnson County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
ESMT/BL Easement/ Building Line
POB/POC Point of Beginning/Point of Commencing
R.O.W. Right of Way

MONUMENTS / DATUMS / BEARING BASIS

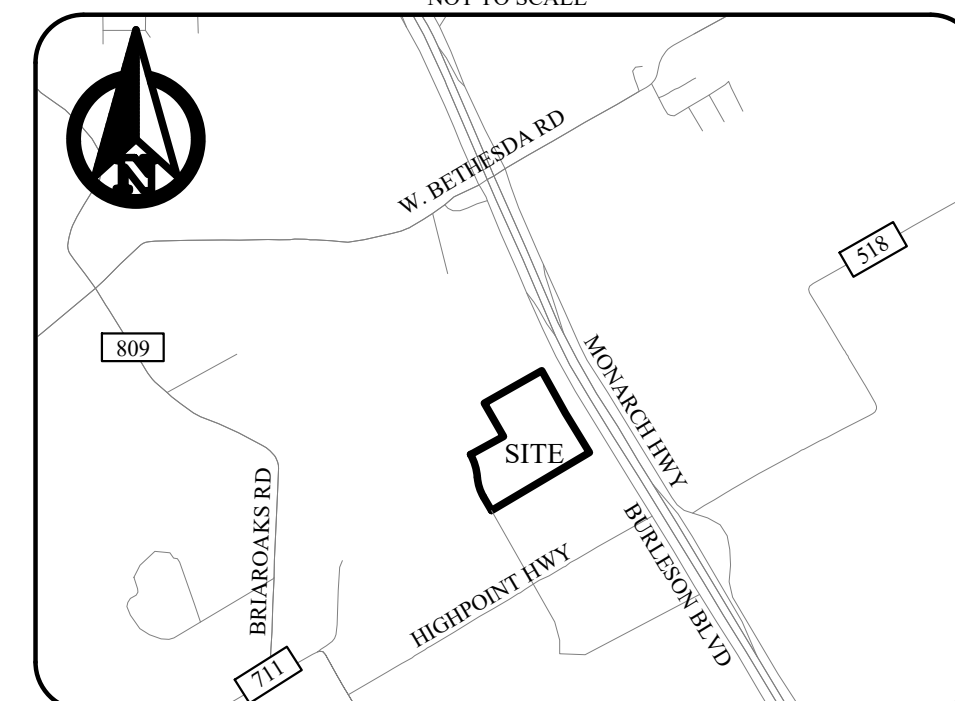
CRS ○ 1/2" rebar stamped "JPH Land Surveying" found
MNS ○ Mag nail & washer stamped "JPH Land Surveying" found
"++" ○ "++" in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Bearings are based on grid north (TxCS,'83,NCZ)



INTERSTATE HIGHWAY NO. 35 WEST
SERVICE ROAD
AS SHOWN ON VOL. 8, PG. 970
P.R.J.C.T.
VARIABLE WIDTH R.O.W.

VICINITY MAP

NOT TO SCALE



**REPLAT
LOTS 1R-A1 & 1R-A2, BLOCK 1
HIGHPOINT BUSINESS PARK BURLESON**

20.790 ACRES
BEING A REPLAT OF
LOT 1R-1, BLOCK 1, HIGHPOINT BUSINESS PARK BURLESON
SITUATED IN THE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PREPARED: APRIL 2024 | REVISED: NOVEMBER 2024 - JANUARY 2025
PAGE 1 OF 4

REFER TO PAGE 2 FOR PROPOSED EASEMENT DISTANCES
REFER TO PAGE 3 FOR LINE | CURVE TABLE

SURVEYOR:

Robert W. Bryan
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
(817) 328-3200
rbryan@langan.com

OWNER:

BGO-SRE Burleson II LP,
a Delaware limited partnership
c/o BentallGreenOak (U.S.) limited
partnership
399 Park Avenue, Floor 18,
New York, New York 10022

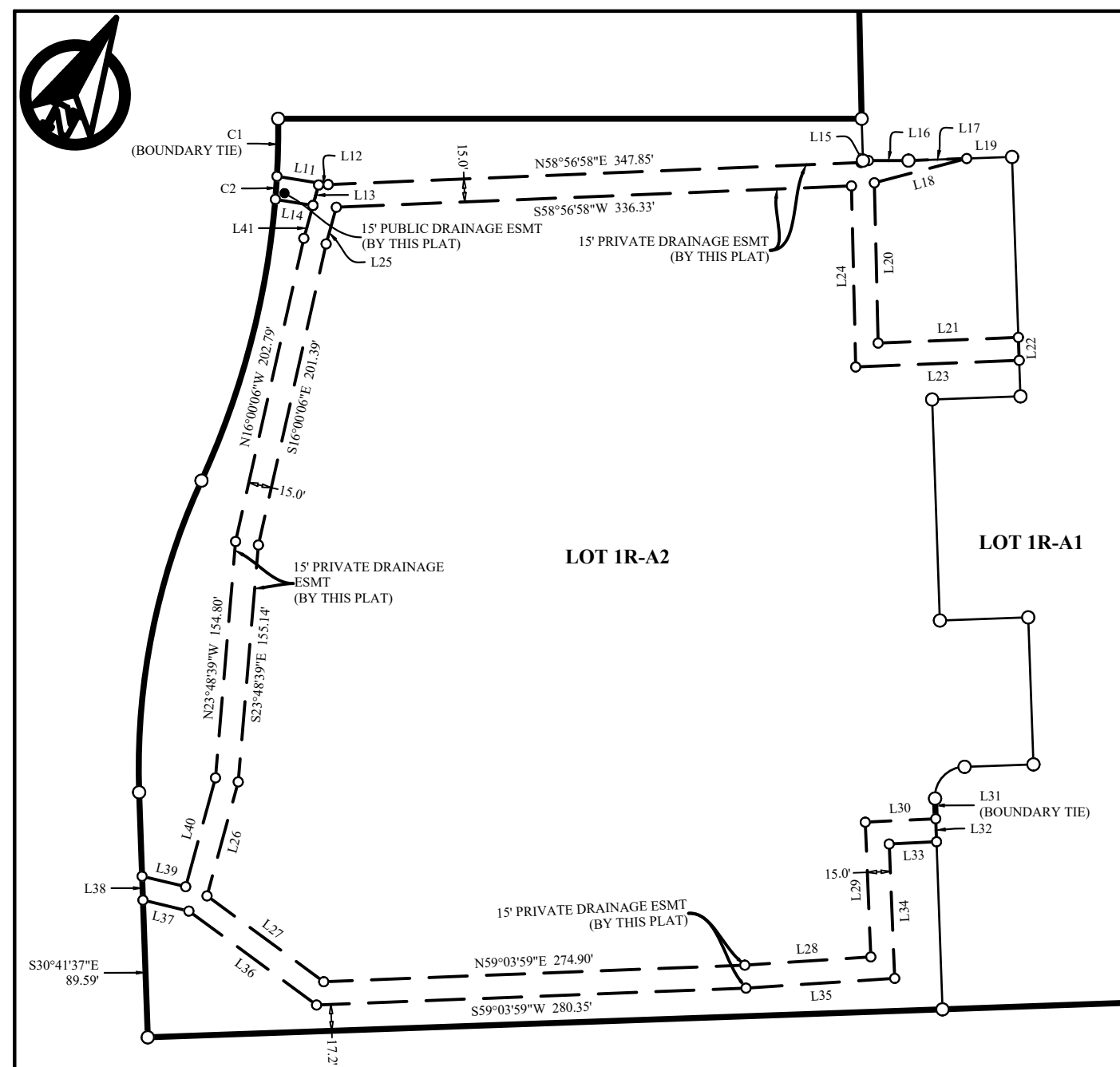
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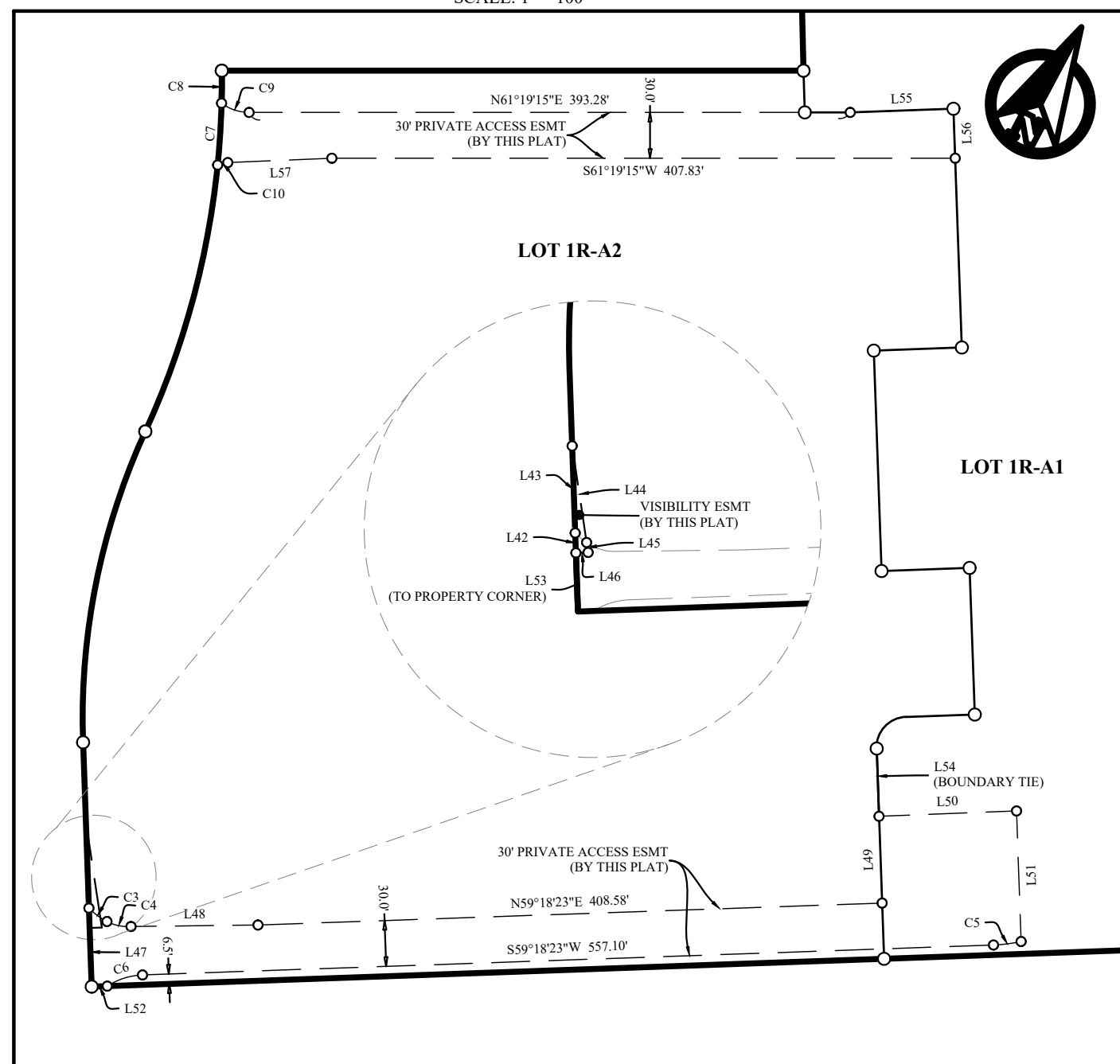
EASEMENTS DETAIL A

SCALE: 1" = 100'



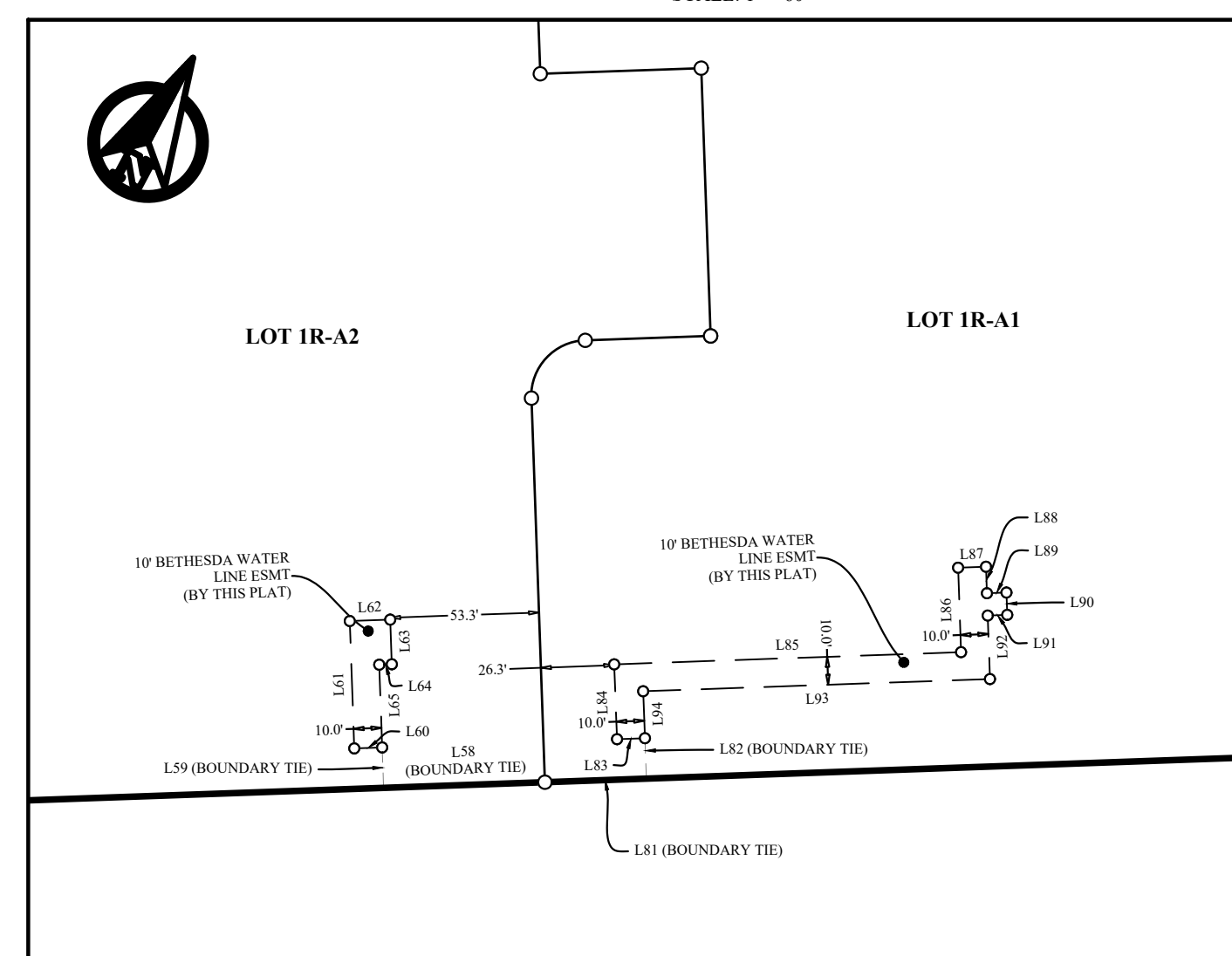
EASEMENTS DETAIL B

SCALE: 1" = 100'



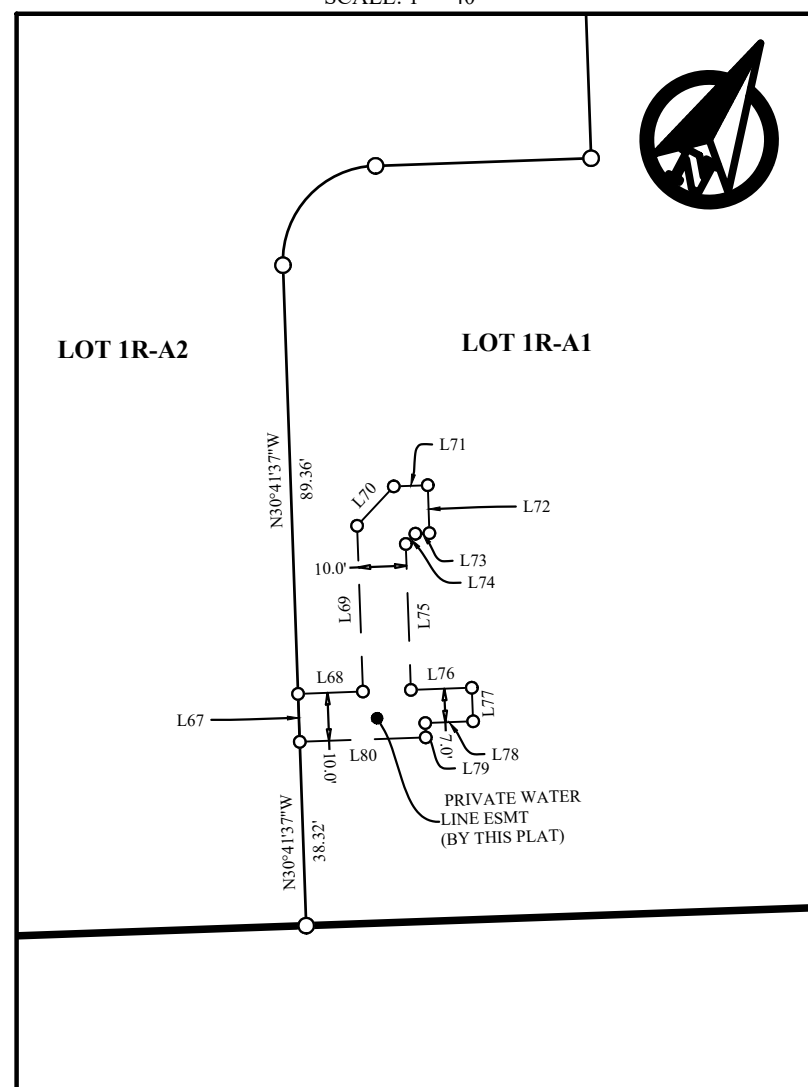
EASEMENTS DETAIL C

SCALE: 1" = 60'



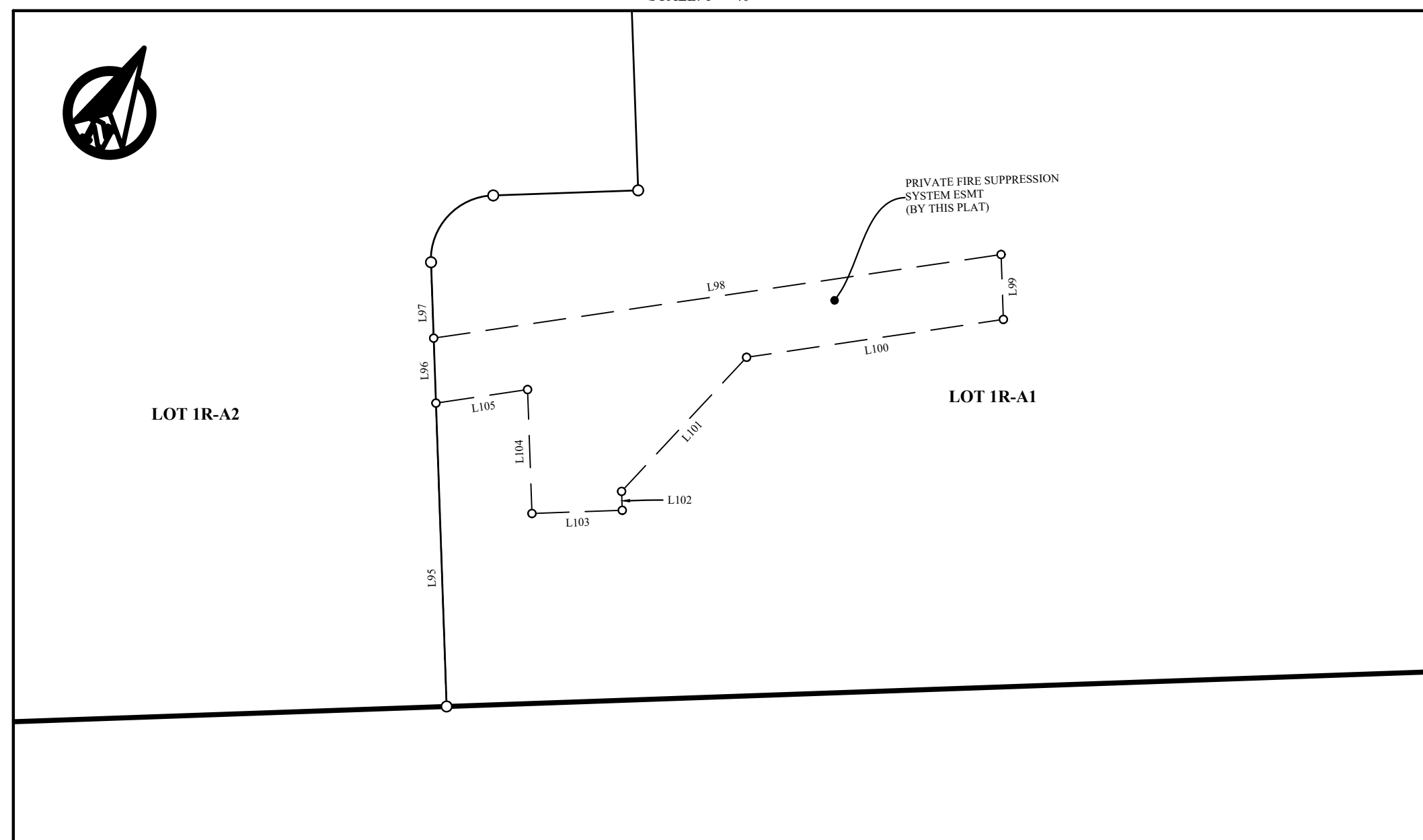
EASEMENTS DETAIL D

SCALE: 1" = 40'



EASEMENTS DETAIL E

SCALE: 1" = 40'



REFER TO PAGE 3 FOR LINE | CURVE TABLE

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TBPELS Firm #10194888

REPLAT
LOTS 1R-A1 & 1R-A2, BLOCK 1
HIGHPOINT BUSINESS PARK BURLESON

20.790 ACRES
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PAGE 2 OF 4

Lot Line Data Table		
Line #	Bearing	Distance
L1	S30°30'43"E	27.31'
L2	N61°19'15"E	29.71'
L3	N59°18'23"E	67.59'
L4	S30°41'37"E	156.33'
L5	S59°18'23"W	57.67'
L6	S30°41'37"E	144.33'
L7	N59°18'23"E	57.67'
L8	S30°41'37"E	96.00'
L9	S59°18'23"W	44.92'
L10	S30°41'37"E	137.68'

Easement Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	37.60'	550.00'	003°55'02"	S27°25'37"E	37.59'
C2	15.06'	550.00'	001°34'08"	N24°41'02"W	15.06'
C3	14.79'	45.00'	018°49'48"	S81°59'50"E	14.72'
C4	16.26'	30.00'	031°03'48"	N73°03'22"E	16.07'
C5	18.25'	100.00'	010°27'23"	S54°04'33"W	18.22'
C6	24.49'	45.00'	031°10'44"	S43°43'01"W	24.19'
C7	40.54'	550.00'	004°13'25"	N25°03'24"W	40.54'
C8	21.28'	550.00'	002°13'01"	N28°16'37"W	21.28'
C9	19.32'	30.01'	036°53'27"	N79°46'25"E	18.99'
C10	6.88'	15.00'	026°16'58"	S47°50'16"W	6.82'

Easement Line Data Table		
Line #	Bearing	Distance
L11	N70°27'59"E	33.82'
L12	S58°56'58"W	6.22'
L13	S13°10'08"E	13.84'
L14	S70°27'59"W	24.84'
L15	N46°36'10"E	5.02'
L16	N61°19'15"E	26.17'
L17	N59°18'23"E	37.98'
L18	S46°36'10"W	62.27'
L19	N59°18'23"E	29.61'
L20	S30°01'59"E	104.63'
L21	N59°00'06"E	91.56'
L22	S30°41'36"E	15.00'
L23	S59°00'06"W	106.74'
L24	N30°01'59"W	118.18'
L25	S13°10'08"E	24.83'
L26	S13°23'06"E	77.13'
L27	S82°20'01"E	94.51'
L28	N57°34'17"E	82.40'
L29	N31°01'53"W	87.98'
L30	N58°33'05"E	46.02'

Easement Line Data Table		
Line #	Bearing	Distance
L31	N30°41'37"W	13.23'
L32	S30°41'37"E	15.00'
L33	S58°33'05"W	30.93'
L34	S31°01'53"E	87.73'
L35	S57°34'17"W	97.23'
L36	N82°20'01"W	103.39'
L37	S74°46'29"W	30.84'
L38	N30°41'37"W	15.56'
L39	N74°46'29"E	29.25'
L40	N13°23'06"W	73.65'
L41	N13°10'08"W	22.28'
L42	N30°41'37"W	13.04'
L43	N30°41'37"W	56.96'
L44	S37°12'49"E	63.88'
L45	S37°12'49"E	6.57'
L46	S59°18'23"W	8.00'
L47	N30°41'37"W	51.45'
L48	N60°38'17"E	83.09'
L49	N30°41'37"W	56.82'
L50	N59°04'40"E	90.00'

Easement Line Data Table		
Line #	Bearing	Distance
L51	S30°41'37"E	85.52'
L52	S59°18'23"W	10.20'
L53	S30°41'37"E	38.42'
L54	N30°41'37"W	44.36'
L55	N59°18'23"E	67.59'
L56	S30°41'37"E	32.40'
L57	S58°55'16"W	68.14'
L58	S59°18'23"W	57.82'
L59	N30°41'37"W	14.49'
L60	S59°18'23"W	10.00'
L61	N30°41'37"W	45.66'
L62	N59°18'23"E	14.50'
L63	S30°41'37"E	16.00'
L64	S59°18'23"W	4.50'
L65	S30°41'37"E	29.66'
L67	N30°41'37"W	10.00'
L68	N59°18'23"E	13.52'
L69	N30°41'37"W	34.56'
L70	N14°18'23"E	11.21'
L71	N59°18'23"E	7.07'

Easement Line Data Table		
Line #	Bearing	Distance
L72	S30°41'37"E	10.00'
L73	S59°18'23"W	2.93'
L74	S14°18'23"W	2.93'
L75	S30°41'37"E	30.42'
L76	N59°18'23"E	12.70'
L77	S30°54'29"E	7.00'
L78	S59°18'23"W	9.98'
L79	S30°33'01"E	3.00'
L80	S59°18'23"W	26.25'
L81	N59°18'23"E	36.35'
L82	N30°41'37"W	14.49'
L83	S59°18'23"W	10.00'
L84	N30°52'28"W	26.83'
L85	N59°18'23"E	124.31'
L86	N30°41'37"W	30.28'
L87	N59°18'23"E	10.00'
L88	S30°41'37"E	9.50'
L89	N59°18'23"E	7.00'
L90	S30°41'37"E	8.00'
L91	S59°18'23"W	7.00'

Easement Line Data Table		
Line #	Bearing	Distance
L92	S30°41'37"E	22.78'
L93	S59°18'23"W	124.28'
L94	S30°52'28"E	16.83'
L95	N30°41'37"W	94.03'
L96	N30°41'37"W	20.12'
L97	N30°41'37"W	23.53'
L98	N52°56'13"E	177.67'
L99	S30°41'37"E	20.12'
L100	S52°56'13"W	80.41'
L101	S14°18'23"W	56.78'
L102	S30°41'37"E	5.86'
L103	S59°18'23"W	28.00'
L104	N30°41'37"W	38.40'
L105	S52°56'13"W	28.69'

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REPLAT
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PAGE 3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS BGO-SRE Burleson II LP, a Delaware limited partnership, is the owner of that certain tract being all of Lot 1R-A, Block A, Highpoint Business Park Burleson, an addition in the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Drawer K, Page 145, Plat Records, Johnson County, Texas (P.R.J.C.T.) (Instrument No. 145-2020, P.R.J.C.T.), and being the same tract described in the deed to said BGO-SRE Burleson II LP, a Delaware limited partnership recorded under Instrument Number 2023-33570, Official Public Records, Johnson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the north corner of said Lot 1R-A;

THENCE with the perimeter and to the corners of said Lot 1R-A, the following calls:

- 1. SOUTH 29°04'46" EAST, a distance of 493.82 feet to a found 1/2 inch capped rebar stamped "JPH Land Surveying";
- 2. SOUTH 31°27'28" EAST, a distance of 464.86 feet to a lot corner, from which a found 1/2 inch capped rebar stamped "JPH Witness Corner" bears NORTH 32°16'48" WEST, a distance of 1.0 feet;
- 3. SOUTH 59°18'23" WEST, a distance of 1,152.67 feet to a found Mag Nail with Metal Washer stamped "JPH Land Surveying";
- 4. NORTH 30°41'37" WEST, a distance of 160.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found at the beginning of a curve concave easterly (curve to the right), having a radius of 450.00 feet;
- 5. In a northerly direction, along the arc of said curve, passing through a central angle of 26°39'20", an arc length of 209.35 feet (a chord bearing of NORTH 17°21'57" WEST, a chord distance of 207.47 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" found in a point of reverse curvature, concave westerly (curve to the left) having a radius of 550.00 feet;
- 6. In a northerly direction, along the arc of said curve, passing through a central angle of 25°20'51", an arc length of 243.32 feet (a chord bearing of NORTH 16°42'42" WEST, a chord distance of 241.34 feet) to a found 1/2 inch capped rebar stamped "JPH Land Surveying";
- 7. NORTH 61°19'15" EAST, a distance of 380.57 feet to a found 1/2 inch capped rebar stamped "JPH Land Surveying";
- 8. NORTH 29°58'25" WEST, a distance of 390.63 feet to a found 5/8 inch capped rebar stamped "Dunaway";
- 9. NORTH 60°34'42" EAST, a distance of 669.16 feet returning to the POINT OF BEGINNING and enclosing 20.790 acres (±905,615 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BGO-SRE Burleson II LP, a Delaware limited partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1R-A1 & 1R-A2, Block A, Highpoint Business Park Burleson, an addition in the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, tight-of-way, alleys 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 the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Johnson County, Texas.

WITNESS my hand this the ____ day of _____, 20__.

Authorized Officer of _____ Name
BGO-SRE Burleson II LP,
a Delaware limited liability company

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, authorized officer of BGO-SRE Burleson II LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

GENERAL PLAT NOTES:

- 1. The purposed of this replat is to subdivide the existing Lot 1R-A, Block A, into two (2) lots.
- 2. This replat does not alter or remove existing deed restriction or covenants, if any, on this property.
- 3. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- 4. The private access and utility easement provides unrestricted use and maintenance of the property for utilities. These rights extend to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City of County to remove any vehicle or obstacle within the street that impairs emergency access.
- 5. The fieldwork was completed in April 2024.
- 6. Zoning information shown hereon are based on the City of Burleson interactive maps (https://www.burlesontx.com/600/Maps).
- 7. 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.
- 8. No fences or other structures will be allowed within the drainage easement.
- 9. The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on December 09, 2024 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection. Please contact the City of Burleson's Development Services department prior to any development permit being issued.
- 10. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0200J dated 2012/12/04 the subject property is located within the following zone: Zone X – Areas determined to be outside the 500-year floodplain.
- 11. 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 of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot(s) 1R-A2 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- 12. The undersigned does covenant and agree that the private access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Burleson, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises. Maintenance of private access easements shall be the responsibility of the property owner.
- 13. 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.
- 14. The existing drainage system within the boundaries of Lots 1R-A1 and 1R-A2 was designed and constructed as a private drainage system. The City of Burleson will have no maintenance responsibility for any storm drainage facility located within private drainage easements as noted on the plat.
- 15. Bethesda Water Supply nor the City of Burleson will have any maintenance responsibility for the 12 inch private fire line that supports the fire suppression system. The developer shall be responsible for the maintenance of the 12-inch private fire line.

PLANNING AND ZONING 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

Plat Filed _____

Instrument Number: _____ - _____

Drawer _____, Slide _____

By: _____
Johnson County Clerk

By: _____
Deputy Clerk

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

THIS is to certify that I, Robert W. Bryan, a Registered Professional Land Surveyor for the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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

Robert W. Bryan
Registered Professional
Land Surveyor No. 5508
rbryan@langan.com

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