

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract, or parcel of land situated in the William G. Ray A--731, City of Burleson, Johnson County, Texas and being all of Lots 4 & 5, Block A, Victron Burleson Addition, an addition to the City of Burleson, Texas according to the plat recorded in Document No. 2021-157 in the Official Public Records of Johnson County, Texas, and being part of a called 32.535 acre tract of land recorded in Document No. 2021-31682 in said Official Public Records, and being more completely described as follows:

BEGINNING a 'X' scribed in concrete found in the south right of way line of Farm to Market Road 917 (variable width right of way), and being the northeast corner of Lot 24R, Sparks-Dale Addition, an addition to the City of Burleson, Texas according to the plat recorded in Volume 10, Page 621 in said Official Public Records, and being the northwest corner of said Lot 4;

THENCE along the common line south line of said Farm to Market Road and north line of said Lot 4, the following:

North 88 degrees 13 minutes 52 seconds East, a distance of 83.43 feet to a 1/2 inch iron rod set;  
North 29 degrees 44 minutes 20 seconds West, a distance of 2.40 feet to a 1/2 inch iron rod set;  
and

North 87 degrees 58 minutes 45 seconds East, a distance of 336.35 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 4, and being in the west line of a called 20.028 acre tract of land described in a deed to John Settle and Anne Settle recorded in Document No. 2021-11236 of said Official Public Records;

THENCE South 26 degrees 43 minutes 38 seconds East departing said south right of way line of Farm to Market Road 917, and along the common east line of said Lot 4 and Lot 5 and the west line of said called 20.028 acre tract, passing at a distance of 184.59 feet to a 5/8 inch iron rod with cap found, continuing along said common line a total distance of 1,144.90 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 5, and being the northeast right-of-way of County Road 810 (variable width right of way);

THENCE South 60 degrees 51 minutes 34 seconds West along the common south line of said Lot 5 and the north right of way line of said County Road 810, a distance of 762.91 feet to a 5/8 inch iron rod found in the easternmost southwest corner of said Lot 5 and the southeast corner of a called 0.129 acre tract of land described in a deed to IRA Plus Southwest, LLC recorded in Document No. 20090024588 in said Official Public Records;

THENCE North 29 degrees 37 minutes 05 seconds West departing said north right of way line of County Road 810 and along the common west line of said Lot 5 and the east line of said called 0.129 acre tract, a distance of 75.48 feet to a 5/8 inch iron rod found in an ell corner of said Lot 5 and the northeast corner of said called 0.129 acre tract;

THENCE South 59 degrees 57 minutes 45 seconds West along the common said west line of Lot 5 and the north line of said called 0.129 acre tract, a distance of 74.99 feet to a 5/8 inch iron rod found (bent) in the northernmost southwest corner of said Lot 5 and the northwest corner of said 0.129 acre tract, and being in the east line of a tract described as the east 326.0 feet of Lot 1, Sparks-Dale Addition, an addition to the City of Burleson, Texas according to the plat recorded in Volume 396, Page 643, Deed Records of Johnson County, Texas;

THENCE North 29 degrees 34 minutes 27 seconds West along the said west line of Lot 5 and the said east line of the called east 326.0 feet of Lot 1, a distance of 125.26 feet to a 5/8 inch iron rod found (bent), and being the southeast corner of a called 4.610 acre tract of land described in and deed to PCS Properties, LLC recorded in Document No. 2018-17179 in said Official Public Records;

THENCE North 29 degrees 37 minutes 55 seconds West along the common west line of said Lot 5 and the east line of said 4.610 acre tract, a distance of 399.80 feet to a 5/8 inch iron rod found for an ell corner in said west line of Lot 5 and the northeast corner of said called 4.610 acre tract, and being in the south line of Lot 3, Block A of said Victron Burleson Addition;

THENCE North 60 degrees 21 minutes 52 seconds East along the common said west line of Lot 5 and the south line of said Lot 3, a distance of 40.24 feet to a 5/8 inch iron rod with cap found for an ell corner in same;

THENCE along the said common west line of Lot 5 and said Lot 4, and the east line of Lot 3, the following:

North 29 degrees 38 minutes 08 seconds West, a distance of 375.51 feet to a 5/8 inch iron rod with cap found for an angle corner in said Lot 4; and

North 03 degrees 09 minutes 22 seconds West, a distance of 189.27 feet to an 'X' scribed in concrete set for the northwest corner of said Lot 4 and on the said east line of Lot 3, and being in the south right-of-way of Enterprise Drive (a 100 foot right of way)

THENCE North 88 degrees 17 minutes 50 seconds East along the common most westerly north line of said Lot 4, the south right-of-way of Enterprise Drive, and the south line of said Lot 24R, a distance of 266.63 feet to a 1/2 inch iron rod capped found for an ell corner of said Lot 4 and being the southeast corner of said Lot 24R;

THENCE North 01 degree 43 minutes 57 seconds West along the common most northerly west line of said Lot 4 and the east line of said Lot 24R, a distance of 349.99 feet to the PLACE OF BEGINNING containing 22.584 acres (983,746.24 square feet square feet) of land.

OWNER'S CERTIFICATION

§ STATE OF TEXAS  
§ COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS  
That We, **DMJ Properties, Ltd.**, do hereby adopt this plat designating the hereinbefore described property as **Victron Burleson 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 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 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.

Guhania Almakdad Sharaf  
President of DMJ, LLC &  
Managing General Partner of DMJ Properties, LLC

§ STATE OF TEXAS  
§ COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Guhania Almakdad Sharaf, 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

NOTES

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.  
According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0070J dated December 4, 2012 the subject property is located within the following zones:  
Zone X - Areas determined to be outside the 500-year floodplain.  
This plat does not alter or remove existing deed restrictions or covenants, if any, on this property. 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 6 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

SURVEYORS' CERTIFICATION

I, MONTY NIXON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

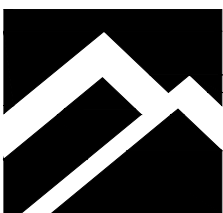
PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT

MONTY NIXON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542



REPLAT  
LOTS 4 & 5, BLOCK A,  
VICTRON BURLESON ADDITION  
22.584 ACRES (983,746 S.F.)  
WILLIAM G. RAY SURVEY, A-731  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO REVISE PROPERTY  
LINES FOR LOTS 4 & 5 AND TO CREATE LOT 6



Summit Surveying, Inc.

Land Boundary • Topography • GPS • Geodetic

2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544