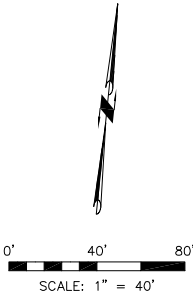


VICINITY MAP



LEGEND:

- 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED.
- LOT LINE TO BE ELIMINATED PER THIS PLAT

NOTES:

- THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE INTERIOR LOT LINES SHOWN HEREON AND REFLECT THE ABANDONMENT OF PEARL STREET.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.
- ANY IMPROVEMENTS WITHIN THE UTILITY EASEMENTS MAY REQUIRE CITY REVIEW AND APPROVAL. A ROW/USE AGREEMENT MAY BE REQUIRED AND ALL EXPENSES RELATED SHALL BE BORNE BY THE PROPERTY OWNER.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

- ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- OTHER
- ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

UTILITIES SERVICING SITE:

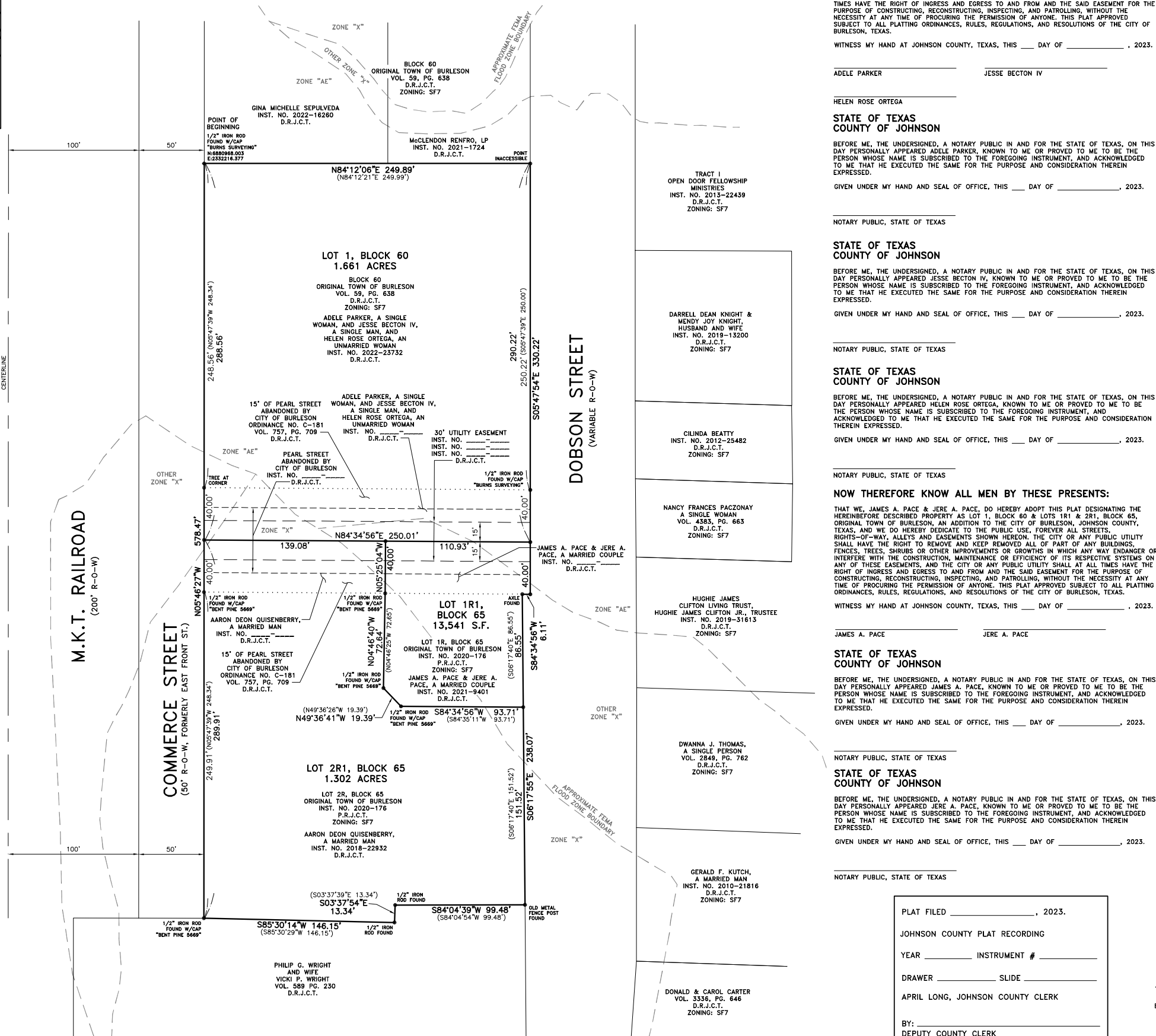
WATER: CITY OF BURLESON
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: CITY OF BURLESON

DEVELOPER:

CITY OF BURLESON
141 W. RENFRO ST.
BURLESON, TX 76028

SURVEYOR:

DFW
Geodesy
1109 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
TXSLS FIRM NO. 180706



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ADELE PARKER, JESSE BECTON IV, & HELEN ROSE ORTEGA, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 60 & LOTS 1R1 & 2R1, BLOCK 65, ORIGINAL TOWN OF BURLESON, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 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.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF ____, 2023.

ADELE PARKER JESSE BECTON IV

HELEN ROSE ORTEGA

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADELE PARKER, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JESSE BECTON IV, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED HELEN ROSE ORTEGA, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JAMES A. PACE & JERE A. PACE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 60 & LOTS 1R1 & 2R1, BLOCK 65, ORIGINAL TOWN OF BURLESON, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 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.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF ____, 2023.

JAMES A. PACE

JERE A. PACE

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES A. PACE, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JERE A. PACE, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

PLAT FILED ____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR ____ INSTRUMENT # ____

DRAWER ____ SLIDE ____

APRIL LONG, JOHNSON COUNTY CLERK

BY: DEPUTY COUNTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF BLOCK 60, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH LOTS 1R AND 2R, BLOCK 65, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2020-176, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER WITH ALL OF THAT PORTION OF PEARL STREET ABANDONED BY CITY OF BURLESON IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. ____ D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BURNS SURVEYING" IN THE WESTERLY LINE OF SAID BLOCK 60 FOR THE NORTHWESTERLY CORNER OF A 1.45 ACRE TRACT OF LAND CONVEYED TO ADELE PARKER, A SINGLE WOMAN, JESSE BECTON IV, A SINGLE MAN, AND HELEN ROSE ORTEGA, AN UNMARRIED WOMAN, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-23732, D.R.J.C.T.,

THENCE N 84°12'06" E ALONG THE NORTH LINE OF SAID 1.45 ACRE TRACT, A DISTANCE OF 249.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DOBSON STREET (VARIABLE R-O-W) FOR THE NORTHEASTERLY CORNER OF SAID 1.45 ACRE TRACT;

THENCE S 05°47'54" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.22 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED PORTION OF PEARL STREET (80' R-O-W);

THENCE S 84°34'56" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.11 FEET TO AN AXLE FOUND THE NORTHWESTERLY CORNER OF SAID LOT 1R, BLOCK 65;

THENCE S 06°17'55" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOBSON STREET AND ALONG THE WESTERLY LINE OF LOTS 1R AND 2R, BLOCK 65, A DISTANCE OF 238.07 FEET TO AN OLD METAL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2R, BLOCK 65;

THENCE ALONG THE SOUTHERLY LINE LINE OF SAID LOT 2R, BLOCK 65, THROUGH THE FOLLOWING THREE COURSES:

S 84°04'39" W, A DISTANCE OF 99.48 FEET TO A 1/2" IRON ROD FOUND;

S 03°37'54" E, A DISTANCE OF 13.34 FEET TO A 1/2" IRON ROD FOUND;

S 85°30'14" W, A DISTANCE OF 146.15 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BENT PINE 5669" FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 65;

THENCE N 05°46'27" W ALONG THE EAST LINE OF SAID BLOCK 60 AND THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 578.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.274 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON DEON QUISENBERRY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 60 & LOTS 1R1 & 2R1, BLOCK 65, ORIGINAL TOWN OF BURLESON, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 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.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF ____, 2023.

AARON DEON QUISENBERRY

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON DEON QUISENBERRY, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 10/17/23

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

3.274 ACRES

TOTAL LOTS = 3

A REPLAT OF

LOT 1, BLOCK 60 AND LOTS 1R1 & 2R1, BLOCK 65

ORIGINAL TOWN OF BURLESON

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF BLOCK 60, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH LOTS 1R AND 2R, BLOCK 65, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2020-176, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER WITH ALL OF THAT PORTION OF PEARL STREET ABANDONED BY CITY OF BURLESON IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. ____, D.R.J.C.T.

CASE NO. 23-291

DFW JOB NUMBER

2022038-01