

RFGTX, LLC  
(DOC. NO. 2023-30504)

**POINT OF BEGINNING**  
N: 6873601.58  
E: 2335510.21

S 89°26'56" E 587.71'

PART OF  
HOLY CROSS CHRISTIAN ACADEMY, INC.  
(DOC. NO. 2021-8655)

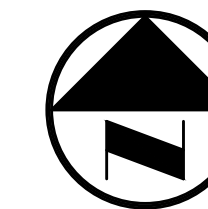
LOT 1, BLOCK 1  
7.262 ACRES  
(316,318 SF)

HOLY CROSS CHRISTIAN ACADEMY, INC.  
TRACT I  
(VOL. 3789, PG. 400)

N 89°34'10" W 793.58'

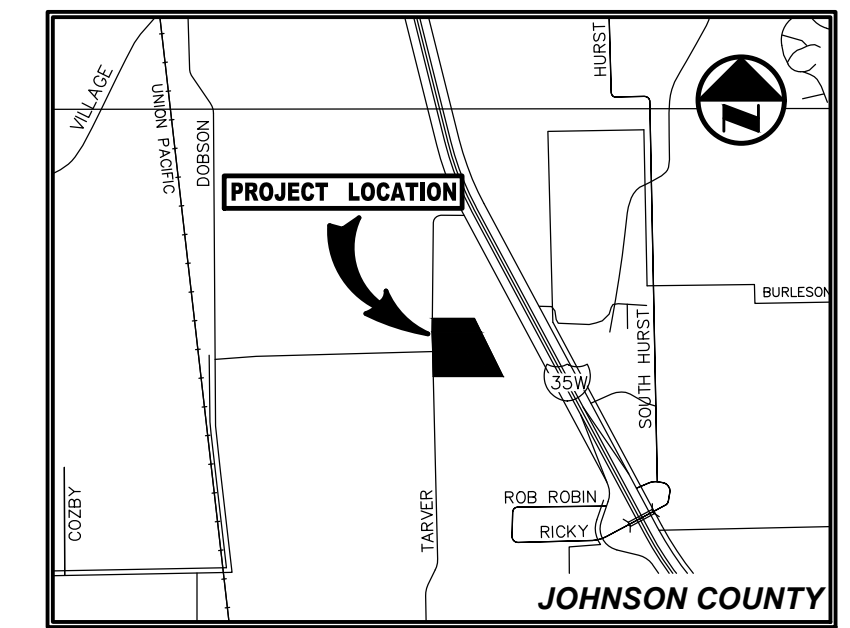
JERRY BRANSON  
(DOC. NO. 2014-8081)

N: 6873139.42  
E: 2336328.29



0 15 30 60 90  
GRAPHIC SCALE IN FEET  
1" = 30'

**LEGEND**  
--- PROPERTY LINE  
--- EASEMENT LINE  
--- SETBACK LINE  
(C.M.) CONTROLLING MONUMENT  
IRS 1/2-INCH IRON ROD  
W/WESTWOOD PS" CAP SET



**VICINITY MAP**  
(NOT TO SCALE)

Approved by the Planning and Zoning  
Commission of Burleson, Texas  
This the \_\_\_ day of \_\_\_\_\_, 202\_\_  
By: \_\_\_\_\_  
Chair of Planning and Zoning Commission  
By: \_\_\_\_\_  
City Secretary

JOHNSON COUNTY APPROVAL  
Plat Filed \_\_\_\_\_ 202\_\_  
Slide \_\_\_\_\_ Volume \_\_\_\_\_ Page \_\_\_\_\_  
Johnson County Plat Records  
By: \_\_\_\_\_  
County Clerk

OWNER:  
HOLY CROSS CHRISTIAN ACADEMY  
1233 TARVER ROAD  
BURLESON, TEXAS 76028  
817-295-7232  
CONTACT: JEFF SELLS  
  
SURVEYOR:  
PACHECO KOCH, A WESTWOOD COMPANY  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109  
817-412-7155  
CONTACT: DUSTIN PUSTEJOVSKY  
  
ENGINEER:  
BAIRD, HAMPTON & BROWN  
6300 RIDGLEA PLACE # 700  
FORT WORTH, TX 76116  
817-338-1277  
CONTACT: JOE LACROIX

**TARVER ROAD**  
(GENERALLY RECOGNIZED PUBLIC ROAD)  
(NO DEED OF RECORD FOUND)

**CO. RD. 715**  
(GENERALLY RECOGNIZED PUBLIC ROAD)  
(NO DEED OF RECORD FOUND)

CENTERLINE OF EXISTING ROAD

HAROLD BRENT OREGG  
(VOL. 2999, PG. 716)

**OWNER CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF JOHNSON §

WHEREAS, Holy Cross Christian Academy, Inc. is the owner of a 7.262 acre (316,318 square foot) tract of land situated in the James M Cartwright Survey, Abstract No. 132, City of Burleson, Johnson County, Texas; said tract being all of that tract of land described as Tract I in Warranty Deed with Vendor's Lien to Holy Cross Christian Academy, Inc. recorded in Volume 3789, Page 400 of the Official Records of Johnson County, Texas; said tract also being part of that 1.267 acre tract of land described in Correction Warranty Deed with Vendor's Lien to Holy Cross Christian Academy, Inc. recorded in Document No. 2021-8655 of said Official Records; said 7.262 acre (316,318 square foot) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 28, 2023 with a combined scale factor of 1.00012);

BEGINNING, at a 1/2-inch iron rod with "WESTWOOD PS" cap set in the west line of said 1.267 acre tract and in the right-of-way of Tarver Road (A generally recognized public road) (No deed of record found); said point being the southwest corner of that tract of land described in Special Warranty Deed to RFGTX, LLC recorded in Document No. 2023-30504 of said Official Records;

THENCE, South 89 degrees, 26 minutes, 56 seconds East, along the south line of said RFGTX, LLC tract and parallel to and 90.2 feet from the north line of said Tract I, a distance of 587.71 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, South 26 degrees, 47 minutes, 13 seconds East, continuing along said south line of RFGTX, LLC tract, at a distance of 101.50 feet, passing a 3/8-inch iron rod found for the most southerly southwest corner of said RFGTX, LLC tract, the northeast corner of said Tract I, the northeast corner of that tract of land described as Tract Two in Special Warranty Deed to Johnnie and Linda Tackett recorded in Volume 4590, Page 256 of said Official Records, and being in the south line of said 1.267 acre tract, continuing along the east line of said Tract I and the west line of said Tract Two, in all a total distance of 511.46 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for the southeast corner of said Tract I and the southwest corner of said Tract Two; said point being in the north line of that tract of land described in Special Warranty Deed to Jerry Branson recorded in Document No. 2014-8081 of said Official Records;

THENCE, North 89 degrees, 34 minutes, 10 seconds West, along the south line of said Tract I and the north line of said Jerry Branson tract, a distance of 793.58 feet to a 1-inch iron pipe found for the southwest corner of said Tract I in said Tarver Road;

THENCE, North 04 degrees, 21 minutes, 14 seconds West, along the west line of said Tract I, a distance of 367.19 feet to a 1/2-inch iron rod found for the northwest corner of said Tract I and the southwest corner of said 1.267 acre tract;

THENCE, North 02 degrees, 03 minutes, 53 seconds East, along the west line of said 1.267 acre tract, a distance of 90.19 feet to the POINT OF BEGINNING;

CONTAINING: 316,318 square feet or 7.262 acres of land, more or less.

**OWNER'S CERTIFICATION**

**GENERAL NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 28, 2023 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Map No. 4482510070J, Community-Panel No. 485459 0070J, Revised Date: December 4, 2012. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- 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.

**SURVEYOR CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

I, Dustin C. Pustejovsky, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal 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.  
RELEASED 3/12/24  
Dustin C. Pustejovsky  
Registered Professional Land Surveyor  
No. 6690  
Dustin.pustejovsky@westwoodsps.com  
www.westwoodsps.com

REF. CASE NO. FP-23-126  
TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**HOLY CROSS CHRISTIAN ACADEMY**  
BEING A 7.262 ACRE TRACT  
LOCATED IN THE CITY OF BURLESON  
AND BEING OUT OF THE  
JAMES M CARTWRIGHT SURVEY, ABSTRACT NO. 132,  
JOHNSON COUNTY, TEXAS

<b>Westwood</b>		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GAL	DCP	1"=30'	JUNE 2023	R0043805.00

D:\PUSTEJOVSKY\PM\1\WESTWOOD\LOCAL PROJECTS\0043805.01\06\_CAD\DWG\SURVEY\_CSD\0043805.01\FP.DWG