


Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	963.58'	160.11'	9°31'13"	159.93'	N 05°35'34" W
C2	963.58'	75.96'	4°31'00"	75.94'	N 01°25'32" E

OWNER: STELLAR A&P CORPORATION
500 N. BURLESON BLVD.
BURLESON TX. 76028

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CONTACT: Paul LeSarge, PRESIDENT



SURVEYOR:
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STATE OF TEXAS
COUNTY OF JOHNSON
OWNER'S CERTIFICATE

WHEREAS STELLAR ASP CORPORATION IS THE SOLE OWNER OF A 2.996 ACRE TRACT OF LAND SITUATED IN THE SARAH GRAY HARBOR, ABSTRACT NO. 558, CITY OF BURLESON, TARRANT COUNTY, TEXAS, AND THE SARAH GRAY SUBURBY, ABSTRACT NO. 1104, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D216296408, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF LOTS 1-R, 2-R AND 3-R, BLOCK 2, BUSINESS CENTRE BURLESON, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 53, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND CABINET B, SLIDE 405, PLAT RECORDS, TARRANT COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1-R, LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTRE DRIVE, (A 60' WIDE PUBLIC RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF NORTH BURLESON BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND SAID POINT OF BEGINNING LYING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BURLESON BOULEVARD AND THE WEST BOUNDARY LINE OF SAID BLOCK 2, AS FOLLOWS:

1. NORTHWESTERLY 236.07 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 963.58 FEET, A CENTRAL ANGLE OF 14° 02' 13", AND A CHORD BEARING N 03° 20' 04" W 235.48 FEET, TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND AT THE END OF SAID CURVE;

2. N 03° 43' 38" E 110.51 FEET, TO A ¾" CAPPED IRON ROD STAMPED "LONESTAR 6882" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

3. NORTHEASTERLY 117.93 FT. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5611.26 FEET, A CENTRAL ANGLE OF $0^{\circ} 14' 12''$ 15", AND A CHORD BEARING N $02^{\circ} 28' 36''$ E 117.93 FEET, TO A $\frac{1}{4}$ " IRON ROD FOUND AT THE NORTHWEST CORNER OF THE AFORESAID LOT 3-R, AND SAID POINT LYING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, BURLESON SAM'S ADDITION, TO THE CITY OF BURLESON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D213279029, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE S 89° 22' 47" E 212.74 FEET, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF BURLESON BOULEVARD AND ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3-R, BLOCK 1, BURLESON SAM'S ADDITION, TO A 5" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 3-R, SAME BEING THE NORTHWEST CORNER OF LOT 4-R, OF SAID BUSINESS CENTRE BURLESON;

THENCE S 00° 27' 17" E 460.91 FEET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1-R, 2-R AND 3-R, AND THE WEST BOUNDARY LINE OF SAID LOT 4-R, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1-R AND THE SOUTHWEST CORNER OF SAID LOT 4-R, AND SAID POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID CENTRE DRIVE;

THENCE N 89° 51' 40" W 274.97 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1-R AND THE NORTH RIGHT-OF-WAY LINE OF SAID CENTRE DRIVE, TO THE **POINT OF BEGINNING** CONTAINING 2.996 ACRES (130,496 SQUARE FEET) OF LAND.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT SELLER ABP CORPORATION DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1, 2, 3 AND LOT 2.1, BLOCK 2, BUSINESS CENTRE BURLESON**, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOUR (4) ALLS, RIGHTS OF WAY AND OTHERS, AND DOES HEREBY ALLOW THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, TO REMOVE OR TO KEEP OR TO KEEP REMOVED ALL OF ANY AND ALL BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH 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, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND ACROSS ANY AND ALL OF THE EASEMENTS, RIGHTS OF WAY AND OTHERS, AND DOES HEREBY GRANT TO THE CITY, COUNTY, OR ANY PUBLIC UTILITY 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 OR JOHNSON COUNTY.

WITNESS MY HAND AT BURLESON, JOHNSON COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2022

STELLAR A&P CORPORATION

BY: PAUL LESARGE, PRESIDENT

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL LESARGE, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT S/H/E EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PERFORMED, FOR THIS PLAT, AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.

CHRIS L. BLEVINS
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5792



APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TX

THIS THE _____ DAY OF _____, 20____

BY: _____
CHAIR OF PLANNING AND ZONING

BY: _____
CITY SECRETARY

PLAT FILE _____, 20____

SLIDE _____, VOLUME _____, PAGE _____
JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

REPLAT
OF
LOT 1-R1 AND 2-R1,
BLOCK 2
BUSINESS CENTRE
BURLESON

BEING
2.996 ACRES OF LAND

SARAH GRAY SURVEY
ABSTRACT No. 558 (TARRANT COUNTY)
ABSTRACT NO. 1104 (JOHNSON COUNTY)
CITY OF BURLESON, TEXAS

PREPARED: JULY 2022

GROSS AREA: 2.996 ACRES, 2 LOT CASE # 22-101
(D.G.) ...Projects\BUSINESS CENTRE BURLESON\MBUSINESS-CENTRE-PLAT.dwg

SIN FIN #XXX

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.

