



#### STANDARD NOTES

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNEL SAND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
- WATER PROVIDER - CITY OF BURLESON - (817) 426-9600
- ELECTRIC PROVIDER - ONCOR - (888) 313-8882
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATION SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
- PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.
- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT PLAT FOR DEVELOPMENT.
- THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THESE LOTS ARE ZONED "GR" - GENERAL RETAIL.
- 3RD PARTY GENERAL FIRE CODE, SPRINKLER AND FIRE ALARM PLANS REVIEW IS REQUIRED PRIOR TO PERMITTING EACH CORRESPONDING SECTION.
- THE PROPOSED FIRE LANE, FDC AND HYDRANT LOCATIONS ARE COMPLIANT.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENT.
- BOTH LOS 11A1, AND 11A2 ARE SERVED BY THE COMMON ACCESS EASEMENT.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO, PAVING AND FENCES.

LOT 1R, BLOCK 1  
SUMMER CREST ADDITION  
VOL. 11, PG. 356, DRAWER 607  
P.R.J.C.T.

Course	Bearing	Distance
L1	S 09°17'23" E	8.48'
L2	N 58°56'09" W	12.98'
L3	S 31°03'34" W	24.34'
L4	S 31°04'38" W	4.01'
L5	N 31°04'38" E	10.93'

LOT 12R  
SUMMER CREST ADDITION  
VOL. 10, PG. 57, DRAWER D  
P.R.J.C.T.

26' X 40'  
SHARED ACCESS EASEMENT  
VOL. 10, PG. 57, DRAWER D  
P.R.J.C.T.

OWNER:  
2525 FTG-TULSA, LLC  
D.B.A. MARTEX, LLC  
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Fort Worth, Texas 76116  
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LOT 4, BLOCK 1  
BURLESON PLAZA  
VOL. 1, PG. 398  
P.R.J.C.T.

STATE OF TEXAS  
COUNTY OF JOHNSON

#### OWNER'S CERTIFICATE

WHEREAS 2525 FTG-TULSA, LLC, is the sole owner of a 1.893 acre tract of land situated in the N. HUNT SURVEY, Abstract No. 383, City Of Burleson, Johnson County, Texas, according to the deed recorded in Document No. 2023-5614, of the Official Public Records of Johnson County, Texas, and being all of Lots 11-A, 11-B and 11-C, Summer Crest Addition, an addition to the City of Burleson, according to the plat thereof recorded in Volume 1, Page 197, Plat Records, Johnson County, Texas, respectively, and being more particularly described as follows:

#### LEGAL DESCRIPTION

BEING 1.893 acres of land situated in the M. HUNT SURVEY, Abstract No. 383, City of Burleson, Johnson County, Texas, and being all of Lots 11-A, 11-B and 11-C, Block 1, Summer Crest Addition, to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 1, Page 197, of the Plat Records of Johnson County, Texas. Said 1.893 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the East corner of said Lot 11-A, and said point lying at the intersection of the Southwest right-of-way line of Summercrest Boulevard (a variable width public right-of-way) with the Northwest right-of-way line of Wilshire Boulevard (State Highway No. 174)(a variable width public right-of-way);

THENCE S 31° 03' 34" W 329.88 feet, along the Southeast boundary line of said Block 1, Summer Crest Addition, to a ½" iron rod marked "Brittain & Crawford" set at the South corner of said Lot 11-C, and being the East corner of Lot 12R, Summer Crest Addition, to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 10, Page 57, Drawer D, of the Plat Records of Johnson County, Texas;

THENCE N 58° 55' 54" W 249.92 feet, along the Southwest boundary line of said Lot 11-C and the Northeast boundary line of said Lot 12R, to a ½" iron rod marked "Brittain & Crawford" set at the West corner of said Lot 11-C and the North corner of said Lot 12R, and said point lying in the Southeast boundary line of Block 1, Summer Crest Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 433, Page 641, of the Plat Records of Johnson County, Texas;

THENCE N 31° 03' 53" E 330.00 feet, along the Northwest boundary line of said Lots 11-A, 11-B and 11-C, of said Block 1, Summer Crest Addition (Volume 1, Page 197) and the Southeast boundary line of Block 1, Summer Crest Addition (Volume 433, Page 641), to a ½" iron rod found at the North corner of said Lot 11-A and the East corner of Lot 10, of said Block 1, Summer Crest Addition (Volume 433, Page 641), and said point also lying in the Southwest right-of-way line of the aforesaid Summercrest Boulevard;

THENCE S 58° 54' 17" E 249.88 feet, along the Northeast boundary line of said Lot 11-A and the Southwest right-of-way line of said Summercrest Boulevard, to the POINT OF BEGINNING containing 1.893 acres (82,454 square feet) of land.

#### NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That 2525 FTG-TULSA, LLC, does hereby adopt this plat designating the herein before described property as **LOTS 11A1 AND 11A2, BLOCK 1, SUMMER CREST ADDITION**, an addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The city, county, 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, county, 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 or Johnson County.

WITNESS MY HAND at Burleson, Johnson County, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

2525 FTG-TULSA, LLC

BY: **RUSSELL MARTIN**  
Title: Manager

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **RUSSELL MARTIN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2025.

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



REPLAT  
OF  
**LOTS 11A1 AND 11A2,  
BLOCK 1  
SUMMER CREST ADDITION**  
LOCATED IN THE  
**N HUNT SURVEY**  
ABSTRACT No. 383  
CITY OF BURLESON, JOHNSON COUNTY,  
TEXAS

PREPARED: AUGUST 2023

GROSS AREA: 1.893 ACRES, 2 LOT CASE # 23-257  
(DANNY) ...Projects\CARRILLO\BURLESON SUMMERCREST\SUMMERCREST-PLAT.dwg

SIN FIN #XXX