





Minimum Lot Square Footage	Applicable Lots
7,200	Block 1: Lots 24-27, 36, 43-45, 54-63, 67-68, 74
	Block 3: Lots 2-10, 12, 15, 20-25
	Block 5: Lots 13-12, 15-22
	Block 6: Lots 2-9, 12-19
	Block 7: Lots 1-20
8,500	Block 1: Lots 23, 28, 37, 42, 46, 66, 69-71, 73, 75-76
	Block 2: Lots 1-18, 11-20
	Block 3: Lots 1, 11, 16, 18-19, 26
	Block 4: 1-5
	Block 5: Lot 1-2, 13-14, 23-24, 27-29
10,000	Block 6: Lot 1, 10-11, 20
	Block 1: Lots 1-22, 29-35, 38-41, 47-53, 64-65, 72, 77
	Block 2: Lots 9-10
	Block 3: Lots 13-14, 17
	Block 4: Lots 6-26
	Block 5: Lots: 25-26

CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHD LENGTH
C1	03°46'02"	1200.00'	39.46'	78.90'	N 01°26'13" E	78.89'
C2	03°52'00"	1200.00'	40.51'	80.99'	N 01°23'14" E	80.97'
C3	05°07'56"	4000.00'	179.26'	358.29'	S 84°15'18" E	358.17'
C4	20°55'32"	1200.00'	221.60'	438.26'	N 87°50'54" E	435.83'
C5	72°01'26"	600.00'	436.12'	754.23'	S 66°36'09" E	705.54'
C6	90°00'00"	50.00'	50.00'	78.54'	S 75°35'26" E	70.71'
C7	56°27'36"	819.00'	439.70'	807.05'	N 31°10'46" E	774.79'
C8	95°44'48"	50.00'	55.28'	83.55'	S 44°55'26" E	74.17'
C9	82°58'29"	50.00'	44.22'	72.41'	N 45°42'56" E	66.25'
C10	55°10'53"	500.00'	261.29'	481.55'	N 31°49'08" E	463.15'
C11	33°22'29"	425.00'	127.40'	247.56'	S 13°54'11" E	244.08'
C12	95°34'53"	50.00'	55.12'	83.41'	S 45°00'23" E	74.07'
C13	54°46'54"	270.00'	139.90'	258.15'	N 59°48'43" E	248.43'
C14	13°52'45"	339.07'	41.27'	82.13'	N 83°02'59" E	81.93'

CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHD LENGTH
C15	29°06'17"	1100.00'	285.55'	558.77'	S 89°20'14" E	552.78'
C16	74°46'28"	50.00'	38.21'	65.25'	S 37°23'52" E	60.72'
C17	14°05'00"	631.11'	77.96'	155.13'	N 82°56'52" E	154.74'
C18	27°46'02"	750.00'	185.38'	363.47'	N 89°47'23" E	359.92'
C19	21°00'32"	1000.00'	185.42'	366.67'	S 86°49'52" E	364.62'
C20	90°00'00"	50.00'	50.00'	78.54'	S 45°00'38" E	70.71'
C21	10°28'31"	500.00'	45.83'	91.41'	N 84°45'06" E	91.29'
C22	20°57'03"	1000.00'	184.89'	365.66'	N 89°59'22" E	363.63'
C23	10°28'31"	500.00'	45.83'	91.41'	S 84°46'23" E	91.29'
C24	90°00'00"	50.00'	50.00'	78.54'	N 44°59'22" E	70.71'

RIGHT-OF-WAY DEDICATION TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	WILLIE	WAY	2.35
	STRAIT	LANE	1.37
	OLE OPRY	DRIVE	1.06
	DOLLY	DRIVE	0.79
	CASH	STREET	1.06
	LOVETT	LANE	0.83
	LORETTA	LANE	0.94
	AUTRY	DRIVE	0.77
	TWITTY	TRAIL	0.52
	WAYLON	WAY	0.64
	LANDVIEW	DRIVE	0.06
	HIDDEN VISTAS	BOULEVARD	2.87

LAND USE SUMMARY			
USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	+/- ACRES
SINGLE FAMILY LOTS	218		45.32
PRIVATE OPEN SPACE		5	18.81
ROW			13.26
TOTALS	218	5	77.39

PRELIMINARY - FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bldding or Permit Purposes. They were prepared by, or under supervision of:

MARC P. PAQUETTE 84936 08/09/21
Type or Print Name PE # Date

Description of 77.385 Acres:

BEING all of the remainder of that tract of land situated in the Thomas Chandler Survey, Abstract Number 127, J. W. Henderson Survey, Abstract Number 376 and the B.B.B. and C. RR Co. Survey, Abstract Number 98, City of Burleson, Johnson County, Texas described by deed to County Road 711, LP recorded in Instrument Number 2015-10190, County records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of said remainder, being the southeast terminus of Hidden Vistas Boulevard as shown in the plat of Hidden Vistas Phase Three, an addition to the City of Burleson, recorded in Volume 9, Page 948, Plat Records, Johnson County, Texas, and being in the west line of the remainder of that tract of land described by deed to Burleson Hidden Vista LE, recorded in Volume 3860, Page 237 of said County records (tract 5);

THENCE S 00°10'25"W, 301.49 feet, to the northwest corner of Lot 1, Block 1, MCI Addition, an addition to the City of Burleson, Johnson County, Texas, recorded in Volume 8, Page 35 of the plat records, Johnson County, Texas;

THENCE S 00°0'04"W, 125.32 feet, to the southwest corner of said Lot 1 and the most northerly northwest corner of that tract of land described by deed to James M. & Keith Powell, recorded in Volume 2872, Page 821, said County records;

THENCE S 00°32'46"E, 961.01 feet, with the west line of said Powell tract to the southeast corner of said remainder;

THENCE S 89°43'09"W, 422.87 feet, with the north line of said Powell tract to the most souherly northwest corner of said Powell tract and the northeast corner of that tract of land described by deed to Doug & Davona Leach, recorded in Volume 3617, Page 660, said County records;

THENCE N 89°40'08"W, 709.11 feet, with the north line of said Leach tract, to the northwest corner of said Leach tract, and being in the east line of Lot 3 of Broad Valley Farm, an addition to the City of Burleson, recorded in Volume 463, Page 727 of said plat records;

THENCE N 00°00'38"W, 613.15 feet, with the east line of said addition to the northeast corner of Lot 4 and the southeast corner of Lot 5 of said Broad Valley Farm;

THENCE N 00°21'35"W, 269.00 feet, continuing with said east line to the northeast corner of said Broad Valley Farm;

THENCE S 87°12'11"W, 1663.14 feet, with the north line of said addition, to the most southerly southeast corner of Lot 1, Block A, Chisenhall - Dilmore Addition, an addition to the City of Burleson recorded in Volume 10, Page 156 of said Plat Records;

THENCE with the south line of said Chisenhall - Dilmore Addition the following courses and distances:

N 07°38'06"W, 308.94 feet;

N 03°40'31"W, 146.78 feet;

N 02°57'03"E, 71.55 feet;

N 11°51'52"E, 91.14 feet;

N 26°42'48"E, 111.55 feet;

N 36°46'56"E, 56.24 feet;

N 48°03'00"E, 107.34 feet;

N 62°04'17"E, 183.74 feet;

N 47°25'29"E, 103.00 feet;

N 40°44'51"E, 169.47 feet;

N 47°52'25"E, 43.70 feet;

N 56°18'04"E, 62.48 feet;

N 66°47'44"E, 62.31 feet;

N 80°02'24"E, 367.36 feet;

N 76°22'22"E, 62.21 feet;

N 70°58'07"E, 55.49 feet;

THENCE N 64°55'18"E, 8.99 feet, to the northwest corner of Lot 76, Block 11, of the aforementioned Hdden Vistas Phase Three Addition;

THENCE with the west and south lines of said addition the following courses and distances:

S 30°35'26"E, 673.51 feet, to the most westerly southwest corner of said addition;

N 59°24'34"E, 442.92 feet, to the common southern corner of Lots 39 and 40;

N 70°36'48"E, 108.95 feet, to the common southern corner of Lots 38 and 39;

N 86°24'29"E, 120.07 feet, the southeast corner of Lot 38, the southwest corner of Lot 37, and the northwest corner of Lot 35;

S 00°07'05"W, 405.43 feet, to the southwest corner of Lot 33;

THENCE S 89°52'15"E, 731.96 feet to the POINT OF BEGINNING and containing 3,370,892 square feet or 77.385 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

SURVEYOR'S CERTIFICATE
PREPARED UNDER MY DIRECTION.

TODD BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED:

A PRELIMINARY PLAT FOR
CASE NO. 21-101 (PREVIOUS CASE NO. 18-041)

HIGH COUNTRY

CONTAINING: LOTS 1X, 78X, 1-78, BLK 1; LOTS 1-20, BLK 2;
LOTS 1-25, BLK 3; LOTS 1X, 1-26, BLK 4; LOTS 1X, 1-29, BLK 5;
LOTS 1-20, BLK 6; LOTS 1-20, BLK 7; LOT 1X, BLK 8

EXISTING PD ZONING

BING A 77.385 ACRE TRACT OF LAND
LOCATED IN THE CHANDLER SURVEY, ABSTRACT NUMBER 127,
J. W. HENDERSON SURVEY, ABSTRACT NUMBER 376, AND THE
B.B.B. AND C. RR CO. SURVEY, ABSTRACT NUMBER 98,
SITUATED IN CITY OF BURLESON JOHNSON COUNTY, TEXAS.

SURVEYOR / ENGINEER

PELOTON

LAND SOLUTIONS

9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

OWNER / DEVELOPER

FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 250
DALLAS, TX 75201

ATTN: KENNY HAFNER

PROJECT NO. FTX18001
FILE PATH G:\JOB\FTX18001\ENT\PLAT

DRAWN BY BCD

REVIEWED BY MPP

DATE AUGUST 9, 2021

REVISIONS