

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS Woodbine Equities, LLC are the owners of a 21.208 acre tract of land situated in the James Wallace Survey, Abstract Number 862, Johnson County, Texas, being all of a tract of land described to Woodbine Equities, LLC by Warranty Deed recorded in Instrument Number 2015-15050, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012);

BEGINNING at a 3/8 inch rebar found for the southwest corner of the herein described tract, same being a point on the east line of a tract of land described to Jimmy Dwaine Goldsmith by General Warranty Deed recorded in Volume 4337, Page 857, Deed Records, Johnson County, Texas and lying on the north right-of-way line of County Road 530B (Variable Width right-of-way);

THENCE North 00 degrees 17 minutes 40 seconds West, departing the north right-of-way line of said County Road 530B, with the east line of said Goldsmith tract, continuing with an east line of a tract of land described to Charles Marshall Tyson and Wife, Frances Ann Tyson by Warranty Deed recorded in Volume 516, Page 268, Deed Records, Johnson County, Texas, passing at a distance of 692.62 feet a 1/2 inch rebar found for the northeast corner of said Tyson tract, same being the southeast corner of a tract of land described to Kenneth Tootle Et Ux Ann Tootle by deed recorded in Volume 2042, Page 730, Deed Records, Johnson County, Texas and continuing with the east line of said Tootle tract, passing a 1/2 inch rebar found for the northeast corner of said Tootle tract, an additional 320.00 feet, continuing with the east line of a tract of land described to Rebecca A. Brunner by deed recorded in Instrument Number 2011-26871, Deed Records, Johnson County, Texas, continuing with the east line of a trat of land described to Russel R. Pope and Wife, Connie I. Pope by deed recorded in Volume 1590, Page 677, Deed Records, Johnson County, Texas and continuing with the east line of a tract of land described to James H. Sessums and Patricia H. Sessums Revocable Trust by deed recorded in Instrument Number 201300005299, Deed Records, Johnson County, Texas, a total distance of 1975.39 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of tract of land referred to as "Tract 1" as described to Victoria Y. Barabas Webb by deed recorded in Instrument Number 2017-28150, Deed Records, Johnson County, Texas;

THENCE North 89 degrees 45 minutes 47 seconds East, with the south line of said Tract 1, continuing with Tract 2 of said Webb tract, a total distance of 485.02 feet to a fence corner post found for corner;

THENCE South 00 degrees 37 minutes 42 seconds West, with the west line Tract 3 of said Webb tract, a distance of 769.34 feet to a 3/8 inch rebar found for the southwest corner of said Tract 3, same being the northwest corner of a tract of land described to Charles B. Hogg and Wife, Nancy L. Hogg by General Warranty Deed recorded in Volume 1948, Page 5, Deed Records, Johnson County, Texas;

THENCE South 00 degrees 50 minutes 40 seconds West, with the west line of said Hogg tract, a distance of 1205.90 feet to a 1/2 inch rebar capped "WINDROSE" set for corner, said point lying on the north right-of-way line of said County Road 530B;

THENCE South 89 degrees 42 minutes 21 seconds West, with the north right-of-way line of said County Road 530B, a distance of 448.66 feet to THE POINT OF BEGINNING and containing 923,833 square feet or 21.208 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That we, **Woodbine Equities, LLC**, being the owners of the above described tract of land, do hereby adopt the attached plat depicting the same to be known as **530B Addition**, an addition in Johnson County, Texas, and do hereby dedicate to the public's use forever all streets, rights-of-way, alleys and easements shown thereon. The City of Burleson, Johnson 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 which in 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 and public utility shall have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity of at any time of procuring the permission of anyone within reason. This plat subject to all platting ordinances, rules, regulations and resolutions of the City of Burleson, Texas.

Woodbine Equities, LLC

By: _____

Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known 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 purposes and consideration therein expressed.

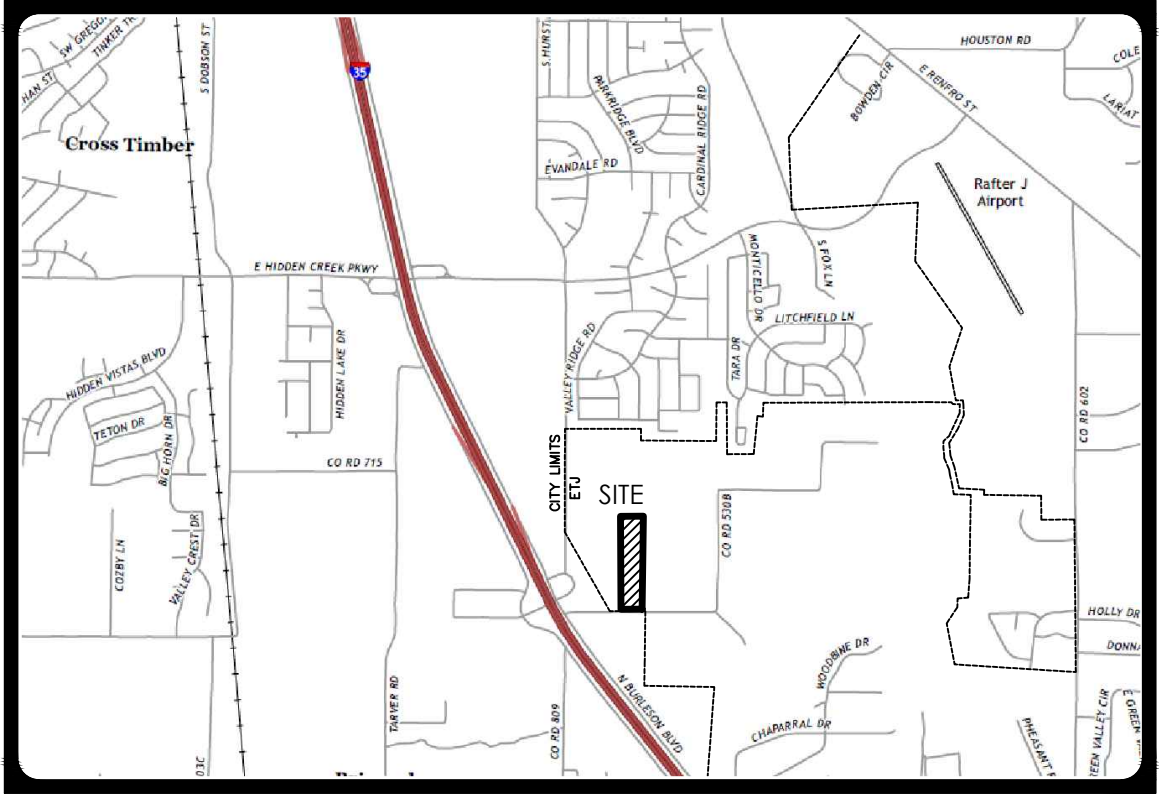
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

NOTES:

- Johnson County will be responsible for all floodplain regulations as it relates to development. In the event the property is ever annexed into the City of Burleson, all future proposed development shall follow the City of Burleson's floodplain regulations.
- 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 channels and 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.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water ii is required to dispose of is not controlled. II will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- 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 efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, 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.
- A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.
- The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on May 15, 2023 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection. Please contact the City of Burleson's Development Services department prior to any development permit being issued.
- No fences or other structures will be allowed within the drainage easement.
- The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access
- 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 (Ord. 6.1.H).

VICINITY MAP
NOT TO SCALE



PLAT RECORDED, DATE: _____, 20____,
PLAT RECORDS, JOHNSON COUNTY, TEXAS.
VOL. _____, PG. _____, SLIDE _____

COUNTY CLERK

DEPUTY COUNTY CLERK

Approved by the Planning and Zoning Commission of
Burleson, Texas.

This the ____ day of ____, 20 ____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

Plat Filed: _____
Slide: _____, Volume _____, Page _____

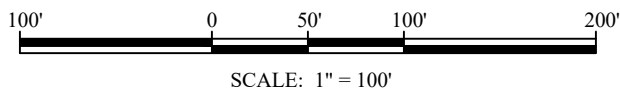
Johnson County, Plat Records

By: _____ County Clerk
By: _____ Deputy County Clerk

OWNER/DEVELOPER
Woodbine Equities, LLC
225 Woodbine Drive,
Burleson, Texas 76028


WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: GLC DATE: 08/18/2023 CHECKED BY: MP JOB NO.: D58606

FINAL PLAT
530B ADDITION
LOTS 1, 2 AND 3, BLOCK 1
Being a 21.208 Acre
Tract of Land Situated in the
James Wallace Survey
Abstract Number 862
City of Burleson ETJ, Johnson County, Texas



JAMES H. SESSUMS AND
PATRICIA H. SESSUMS
REVOCABLE LIVING TRUST
INST. NO. 201300005299
D.R.J.C.T.

RUSSEL R. POPE AND
WIFE, CONNIE I. POPE
VOL. 1590, PG. 677
D.R.J.C.T.

REBECCA A. BRUNNER
INST. NO. 2011-26871
D.R.J.C.T.

N00°17'40"W 1975.39'

KENNETH TOOTLE ET UX,
ANN TOOTLE
VOL. 2042, PG. 730
D.R.J.C.T.

CHARLES MARSHALL TYSON AND
WIFE, FRANCES ANN TYSON
VOL. 516, PG. 268
D.R.J.C.T.

JIMMY DWAIN GOLDSMITH,
CURTIS RAY GOLDSMITH AND
ANITA LYNN GOLDSMITH
VOL. 4337, PG. 857
D.R.J.C.T.

VICTORIA Y. BARABAS WEBB
TRACT 1
INST. NO. 2017-28150
D.R.J.C.T.

VICTORIA Y. BARABAS WEBB
TRACT 2
INST. NO. 2017-28150
D.R.J.C.T.

FENCE CORNER
POST FOUND
(C.M.)

N89°45'47"E 485.02'

30' UTILITY EASEMENT
INST. NO. 2017-4083,
O.P.R.J.C.T.

ACCESS EASEMENT

LOT 3, BLOCK 1
259,215 SQ. FT.
5.951 ACRES

BETHESDA WATER
LINE EASEMENT

30' UTILITY EASEMENT
INST. NO. 2017-4083,
O.P.R.J.C.T.

S00°37'42"W 769.34'

VICTORIA Y. BARABAS WEBB
TRACT 3
INST. NO. 2017-28150
D.R.J.C.T.

L6 L5 L4 L3 L2 L1

ACCESS EASEMENT

DRAINAGE
EASEMENT

DRAINAGE
EASEMENT

DRAINAGE
EASEMENT

40' ACCESS EASEMENT
(BY SEPARATE
INSTRUMENT)

1/2" REBAR
FOUND (C.M.)

LOT 2, BLOCK 1
323,988 SQ. FT.
7.438 ACRES

699.93'

320.00'

L9

L8

DRAINAGE
EASEMENT

BETHESDA WATER
LINE EASEMENT

WOODBINE EQUITIES, LLC,
SERIES E
INST. NO. 2015-15050
D.R.J.C.T.

ACCESS EASEMENT

S00°50'40"W 1205.90'

LOT 1, BLOCK 1
340,630 SQ. FT.
7.819 ACRES

692.62'

742.16'

748.56'

DRAINAGE
EASEMENT

LOT 1, BLOCK 1
CLARAS PLACE
CAB. C, PG. 741
P.R.J.C.T.

PRIVATE DETENTION
POND EASEMENT

20' UTILITY EASEMENT
INST. NO. 2017-490,
O.P.R.J.C.T.

DRAINAGE
EASEMENT

3/8" REBAR
FOUND (C.M.)

POINT OF
BEGINNING

S89°42'21"W 448.66'

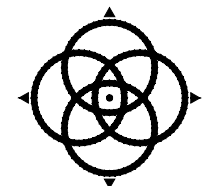
COUNTY ROAD 530B
(VARIABLE WIDTH RIGHT-OF-WAY)

APPROXIMATE CENTERLINE

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48251C0070J, dated December 04, 2012, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create three (3) lots out of a tract of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°42'20" W	294.04'
L2	N 00°17'40" W	21.21'
L3	S 59°42'20" W	77.70'
L4	S 89°42'20" W	30.00'
L5	N 00°17'40" W	24.15'
L6	S 89°42'20" W	85.00'
L7	S 89°42'20" W	348.54'
L8	S 00°17'40" E	6.25'
L9	S 89°42'20" W	115.00'



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: GLC DATE: 08/18/2023 CHECKED BY: MP JOB NO.: D58606

FINAL PLAT 530B ADDITION LOTS 1, 2 AND 3, BLOCK 1

Being a 21.208 Acre
Tract of Land Situated in the
James Wallace Survey
Abstract Number 862

City of Burleson ETJ, Johnson County, Texas

OWNER/DEVELOPER

Woodbine Equities, LLC
225 Woodbine Drive,
Burleson, Texas 76028