



JPH Job/Drawing No. (see below)
2022.238.001 425 SW Wilshire, Burleson, Johnson Co., TX- Replat.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
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TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

PREPARED BY:
Jewel Chadd, R.P.L.S.
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
MHL America, Ltd.
a Texas limited partnership
7209 Hummingbird Court
North Richland Hills, Texas 76180

ENGINEER:
JDJR Engineers & Consultants, Inc.
2500 Texas Drive, Suite 100
Irving Texas 75062
Phone: 972-252-5357

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"x" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.J.C.T. Plat Records of Johnson County, Texas
O.P.R.J.C.T. Official Public Records of Johnson County, Texas
D.R.J.C.T. Deed Records of Johnson County, Texas
VOL.PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, MHL America, Ltd., a Texas limited partnership, is the owner of that certain tract being all of Lot 7-C-R, Block 2, Wilshire Square Addition, an addition in the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Volume 7, Page 58, Plat Records, Johnson County, Texas, said tract being the same tract described in the deed to the said MHL America, Ltd., a Texas limited partnership recorded in Volume 4062, Page 197, Deed Records, Johnson County, Texas (D.R.J.C.T.); the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the southeast line of the tract described in the deed to the State of Texas for the right of way of State Highway No. 174 (a.k.a. S.W. Wilshire Boulevard | a 160-foot right of way) recorded in Volume 402, Page 413, D.R.J.C.T., being the southwest corner of the said Lot 7-C-R;

THENCE with the perimeter and to the corners of Lot 7-C-R, the following calls:

- NORTH 30°59'14" EAST, a distance of 334.90 feet to a set Mag Nail with metal washer stamped "JPH Land Surveying";
- SOUTH 58°39'46" EAST, a distance of 168.41 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- NORTH 31°20'14" EAST, a distance of 108.00 feet to a set Mag Nail with metal washer stamped "JPH Land Surveying";
- SOUTH 58°39'46" EAST, a distance of 213.01 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on a curve concave southeast (curve to the left) having a radius of 296.73 feet;
- In a southwesterly direction, along the arc of the said curve, passing through a central angle of 16°32'02", (a chord distance of SOUTH 69°22'02" WEST, a chord distance of 85.33 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
- SOUTH 61°06'03" WEST, a distance of 111.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve concave northwest (curve to the right) having a radius of 755.50 feet;
- In a southwesterly direction, along the arc of the said curve, passing through a central angle of 24°29'01", an arc length of 322.84 feet (a chord bearing of SOUTH 73°20'33" WEST, a chord distance of 320.39) feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- SOUTH 85°35'14" WEST, a distance of 70.60 feet returning to the **POINT OF BEGINNING** and enclosing 1.809 acres (± 78,790 square feet).

That MHL America, Ltd., a Texas limited partnership, does hereby adopt this plat designating the herein before described property as Lots 7-C-R-1 and 7-C-R-2, Block 2, **WILSHIRE SQUARE 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 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 this ____ day of _____, 20__.

Authorized Agent of _____ Name & Title
MHL America, Ltd.,
a Texas limited partnership

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, authorized agent of MHL America, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this the ____ day of _____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATION:

That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 20__.

By: _____
Chair of Planning and Zoning

By: _____
City Secretary

GENERAL PLAT NOTES:

- The purpose of this replat is to abandon/release an existing fire lane easement and to subdivide the existing lot into two (2) lots.
- This plat does not alter or remove any existing deed restriction or covenants, if any, on this property.
- 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 City of Burleson, 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.
- 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.
- For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.
- All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
- The minimum fire flow and flow duration for buildings other than one-and two-family dwelling shall be as specified the most current adopted international fire code.
- 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.
- All buildings or structure shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000lbs shall be required on site at time of construction.
- Property is located within the city limits of Burleson.
- This property lies within ZONE(S) X, per the LOMC (Letter of Map Change) having a Case Number of 07-06-1387V, Community: City of Burleson, Texas, Community No. 485459, Effective Date December 05, 2012.
- This plat was prepared with the benefit of a title commitment provided by Stewart Title Guaranty Company, GF# PL21-30990, Commitment # 002, effective April 10, 2022, and issued April 20, 2022.
- The fieldwork was completed on March 17, 2022.

REPLAT OF LOTS 7-C-R-1 & 7-C-R-2, BLOCK 2 WILSHIRE SQUARE ADDITION

BEING A 1.809-ACRE TRACT BEING
LOT 7-C-R, BLOCK 2, WILSHIRE SQUARE ADDITION
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PROPOSED LOTS : 2

PREPARED: MARCH 2023 | REVISED: JULY 2023
CASE NO. 23-089

THIS PLAT FILED IN INSTRUMENT NUMBER _____, DATE _____