



LEGEND

PG.	=	PAGE
VOL.	=	VOLUME
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
ROW	=	RIGHT-OF-WAY
DOC. NO.	=	DOCUMENT NUMBER
O.P.R.J.C.T.	=	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
P.R.T.C.T.	=	PLAT RECORDS, TARRANT COUNTY, TEXAS
	=	CENTER LINE OF ROAD
	=	APPROXIMATE LOCATION OF SURVEY LINE

- GENERAL PLAT NOTES
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated December 04, 2012, and is located in both Community Number 485459 as shown on Map Number 4825100653 and F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, and is located in Community Number 480596 as shown on Map Number 48439C0440K.
  - The purpose of this plat is to create one lot of record from an unplatted 4.408 acre tract of land for site development.
  - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
  - No fences or other structures will be allowed within drainage easements, if any.
  - 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).
  - The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that the developer shall impose these covenants upon Lot 1 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

CERTIFICATE OF APPROVAL

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

OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF TARRANT  
COUNTY OF JOHNSON

WHEREAS, PAUL KARMY AND DARLENE KARMY, are the owners of a 4.411 acre tract of land out of the S. Gray Survey, Abstract Number 558 and the S. Gray Survey, Abstract Number 1104, situated in the City of Burleson, Johnson County and Tarrant County Texas, being all of a called 4.808 acre tract of land conveyed to Paul Karmy and Darlene Karmy by Special Warranty Deed with Mineral Reservations recorded in Document Number 2017-30944 of the Official Public Records of Johnson County, Texas, and Document Number D217286443, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the north right-of-way line of Centre Drive (a 60' right-of-way), being the southeast corner of Lot 4-R, Block 2, Business Centre-Burleson, a subdivision of record in Volume 8, Page 53, of the Plat Records of Johnson County, Texas and Cabinet B, Slide 485, of the Plat Records of Tarrant County, Texas and the southwest corner of said 4.808 acre tract, from which a found 1/2" iron bears N89°58'03"W, a distance of 282.97 feet, being the southwest corner of said Lot 4-R and the southeast corner of Lot 1-R, Block 2 of said Business Centre-Burleson;

THENCE, N00°34'23"W, along the east line of said Lot 4-R, being the common west line of said 4.808 acre tract, a distance of 458.49 feet to a 1/2" iron rod found in the south line of Lot 1, Block 1, Burleson Sam's Addition, a subdivision of record in Document Number D213279029, of said Plat Records of Tarrant County, Texas, being the northeast corner of said Lot 4-R and the northwest corner of said 4.808 acre tract, from which a found 1/2" iron bears N89°26'37"W, a distance of 282.29 feet, being the northwest corner of said Lot 4-R and the northeast corner of Lot 3-R, Block 2 of said Business Centre-Burleson;

THENCE, S89°26'37"E, along the south line of said Burleson Sam's Addition, a distance of 596.07 feet to a 3/4" inch iron rod found in the west right-of-way line of Village Creek Parkway (a variable width right-of-way), being the southeast corner of Lot 3, Block 1 of said Burleson Sam's Addition and the northeast corner of said 4.808 acre tract;

THENCE, S00°27'44"E, along the west right-of-way line of said Village Creek Parkway, being the east common line of said 4.808 acre tract, a distance of 217.92 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the intersection of the west right-of-way line of said Village Creek Parkway and the north right-of-way line of said Centre Drive;

THENCE along the north right-of-way line of said Centre Drive, being the south line of said 4.808 acre tract, the following four (4) courses and distances:

- N89°52'07"W, a distance of 86.60 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 334.00 feet, a chord bearing of S63°45'12"W, a chord length of 296.79 feet, a delta angle of 52°45'24", an arc length of 307.54 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the beginning of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 266.00 feet, a chord bearing of S63°53'47"W, a chord length of 235.74 feet, a delta angle of 52°36'23", an arc length of 244.23 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the end of said reverse curve to the right;
- N89°58'03"W, a distance of 28.73 feet to the POINT OF BEGINNING and containing an area of 4.411 Acres, or (192,123 Square Feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL KARMY AND DARLENE KARMY, do hereby adopt this plat, designating herein described property as a **LS ADDITION**, an Addition to the City of Burleson, Tarrant County and Johnson County, Texas and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. The City 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 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.

OWNER: PAUL KARMY

BY: \_\_\_\_\_  
Paul Karmy \_\_\_\_\_ Date \_\_\_\_\_

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

Before me, the undersigned authority, on this day personally appeared **PAUL KARMY**, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, \_\_\_\_\_ County, Texas.

My commission expires \_\_\_\_\_.

OWNER: DARLENE KARMY

BY: \_\_\_\_\_  
Darlene Karmy \_\_\_\_\_ Date \_\_\_\_\_

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

Before me, the undersigned authority, on this day personally appeared **DARLENE KARMY**, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, \_\_\_\_\_ County, Texas.

My commission expires \_\_\_\_\_.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the ordinances of the City of Burleson, Johnson County, Texas.

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.

Matthew Raabe R.P.L.S. # 6402 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, Denton County, Texas.

My commission expires \_\_\_\_\_.

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CLERK OF COMMISSIONERS COURT

NOTE:  
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE  
RECORDING DATE SHALL BE SUBJECT TO CURRENT  
COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

ENGINEER  
MAS Consulting Engineers  
Contact: Angel Sanchez, PE  
2702 SE Loop 820  
Fort Worth, TX 76140  
(817) 708-2422

SURVEYOR  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

OWNER  
Paul & Darlene Karmy  
321 Centre Drive  
Burleson, TX 76028

FINAL PLAT  
LS ADDITION  
LOT 1, BLOCK 2

BEING 4.411 ACRES OF LAND SITUATED IN THE  
S. GRAY SURVEY, ABSTRACT NO. 558,  
AND THE S. GRAY SURVEY, ABSTRACT NO. 1104  
IN THE CITY OF BURLESON,  
JOHNSON AND TARRANT COUNTY, TEXAS

CITY CASE #: 22-166

PAGE 1 OF 1

PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
SLIDE \_\_\_\_, VOL. \_\_\_\_ PG. \_\_\_\_  
JOHNSON COUNTY PLAT  
RECORDS  
BY: \_\_\_\_\_  
COUNTY CLERK

JOB NUMBER  
2110.047  
DATE  
07/10/2023  
REVISION  
-  
DRAWN BY  
BE/EN



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TX Firm # 10194177