

VICINITY MAP

NOTES:

1. THE PURPOSE OF THIS RE-PLAT IS TO ELIMINATE ALL OF THE INTERIOR LOT LINES SHOWN HEREON.
2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
3. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.

UTILITIES SERVICING SITE:

WATER: CITY OF BURLESON
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: CITY OF BURLESON

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

OWNER/DEVELOPER:

BTX OLD TOWN LLC
124 S. MAIN ST, SUITE 207
BURLESON, TX 76028

SURVEYOR:



PLAT FILED _____, 2023

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS

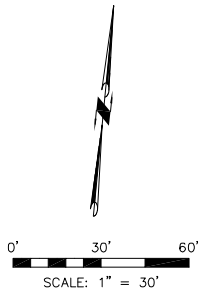
THIS THE _____ DAY OF _____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

LEGEND:

..... LOT LINES TO
BE REMOVED



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF LOTS 1R-6R & 7R2-8R2, BLOCK 13, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-135, PLAT RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH THAT 0.198 ACRE TRACT OF LAND CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-25100, D.R.J.C.T., AND TOGETHER WITH THAT TRACT OF LAND CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-34795, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X"-CUT FOUND IN THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WARREN STREET (80' R-O-W) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ELLISON STREET (80' R-O-W), AT THE NORTHWESTERLY CORNER OF SAID LOT 8R2, BLOCK 13, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WARREN STREET (80' R-O-W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ELLISON STREET (80' R-O-W), AT THE SOUTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 12, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-1, PLAT RECORDS, JOHNSON COUNTY, TEXAS, BEARS N 05°50'09" W, A DISTANCE OF 80.00 FEET;

THENCE N 84°09'51" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID LOTS 1R-6R & 7R2-8R2, BLOCK 13, A DISTANCE OF 250.00 FEET TO A MAG NAIL FOUND WITH A SHINER STAMPED "RPLS 5544" IN THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH WILSON STREET (80' R-O-W) AND SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 1R, BLOCK 13;

THENCE S 05°50'09" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID BLOCK 13, A DISTANCE OF 192.50 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE SOUTHEASTERLY CORNER OF SAID TRACT CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-34795, D.R.J.C.T. AND FOR THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO FREDY A. ROSA IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-14574, D.R.J.C.T.;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S 84°09'51" W ALONG THE COMMON LINE BETWEEN SAID BTX OLD TOWN, LLC, TRACT AND SAID ROSA TRACT, A DISTANCE OF 99.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF LOT 8R, BLOCK 13, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 172, P.R.J.C.T., FOR THE SOUTHEASTERLY CORNER OF SAID BTX OLD TOWN, LLC, TRACT, AND FOR THE NORTHEASTERLY CORNER OF SAID ROSA TRACT;

THENCE N 05°50'09" W ALONG SAID EASTERLY LINE AND THE EASTERLY LINE LOT 7R, BLOCK 13, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 172, P.R.J.C.T., A DISTANCE OF 87.50 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID BTX OLD TOWN, LLC, TRACT, AND FOR THE NORTHEASTERLY CORNER OF SAID LOT 7R, BLOCK 13;

THENCE S 84°09'51" W ALONG THE NORTHERLY LINE OF SAID LOT 7R, BLOCK 13, A DISTANCE OF 75.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 7R, BLOCK 13, AND FOR THE NORTHEASTERLY CORNER OF SAID BTX OLD TOWN, LLC, TRACT, AND FOR THE NORTHEASTERLY CORNER OF SAID 0.198 ACRE TRACT OF LAND CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-25100, D.R.J.C.T.,

THENCE S 05°50'09" E ALONG THE WESTERLY LINE OF SAID LOTS 7R AND 8R, BLOCK 13, AND ALONG THE EASTERLY LINE OF SAID 0.198 ACRE TRACT, A DISTANCE OF 115.00 FEET TO A MAG NAIL SET WITH A SHINER STAMPED "5544" IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BUFFORD STREET (80' R-O-W) FOR THE SOUTHEASTERLY CORNER OF SAID 0.198 ACRE TRACT AND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 8R, BLOCK 13;

THENCE S 84°09'51" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID 0.198 ACRE TRACT, A DISTANCE OF 75.36 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WARREN STREET (80' R-O-);

THENCE N 05°50'09" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE WESTERLY LINE OF SAID 0.198 ACRE TRACT AND ALONG THE WESTERLY LINE OF SAID LOT 8R2, BLOCK 13, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.105 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROCKY BRANSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1R1, BLOCK 13, ORIGINAL TOWN OF BURLESON, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 IN 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 THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OBTAINING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

ROCKY BRANSON
BTX OLD TOWN, LLC
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROCKY BRANSON, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 01/20/23

TOTAL LOTS = 1
A REPLAT OF
LOT 1R1, BLOCK 13
ORIGINAL TOWN OF BURLESON
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF LOTS 1R-6R & 7R2-8R2, BLOCK 13, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-135, PLAT RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH THAT 0.198 ACRE TRACT OF LAND CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-25100, D.R.J.C.T., AND TOGETHER WITH THAT TRACT OF LAND CONVEYED TO BTX OLD TOWN, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-34795, D.R.J.C.T.

CASE NO. 22-162

DFW JOB NUMBER

2016116-07