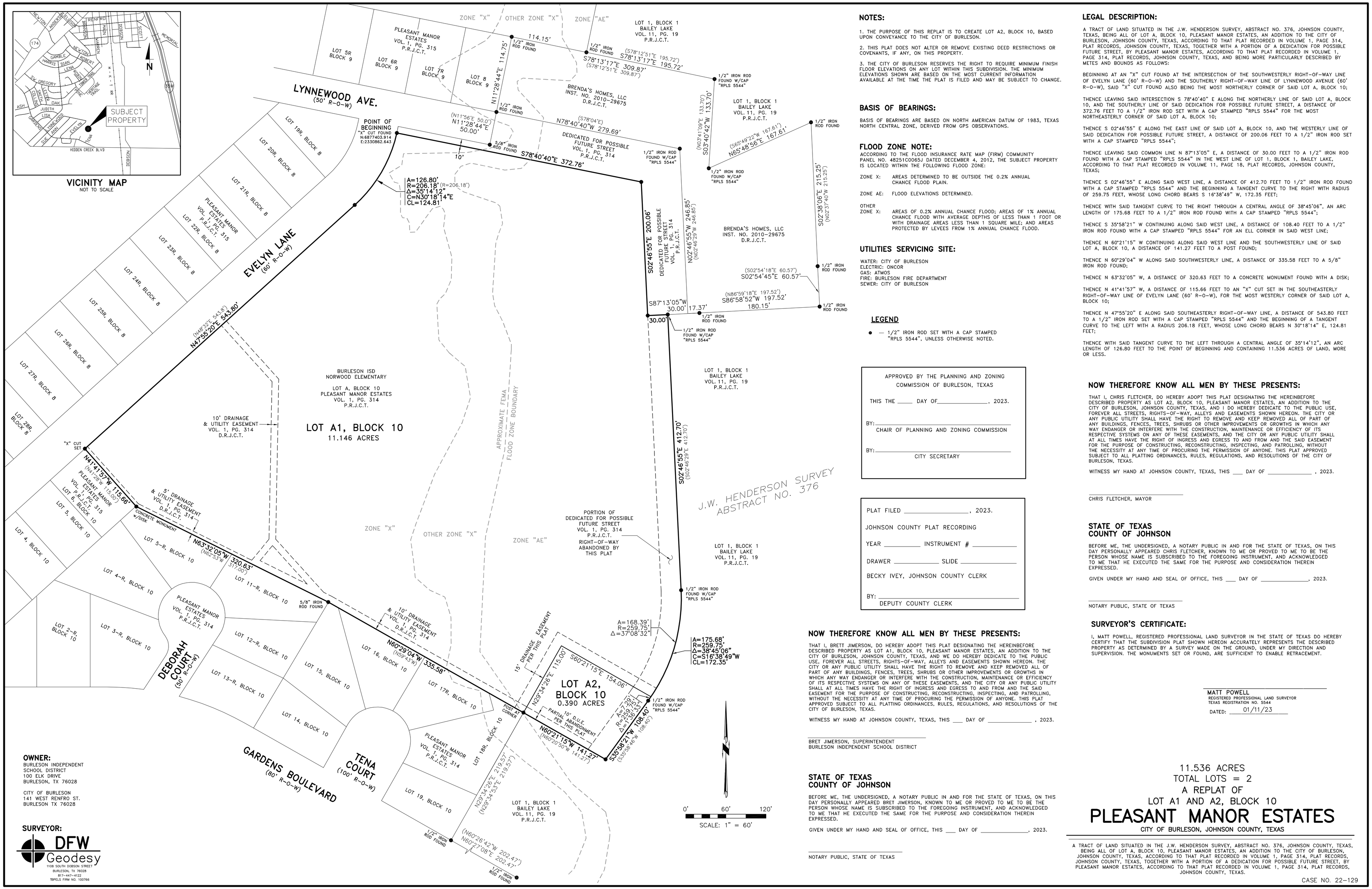
VICINITY MAP
NOT TO SCALE



OWNER:
BURLESON INDEPENDENT SCHOOL DISTRICT
100 ELK DRIVE
BURLESON, TX 76028

CITY OF BURLESON
141 WEST RENFRO ST.
BURLESON TX 76028

SURVEYOR:
DFW Geodesy
1106 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
TBPELS FIRM NO. 100766

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE LOT A2, BLOCK 10, BASED UPON CONVEYANCE TO THE CITY OF BURLESON.

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.

BASIS OF BEARINGS:

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

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.

ZONE AE: FLOOD ELEVATIONS DETERMINED.

OTHER ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UTILITIES SERVICING SITE:

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

LEGEND

● — 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544", UNLESS OTHERWISE NOTED.

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

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRETT JIMERSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT A1, BLOCK 10, PLEASANT MANOR ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND WE 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 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 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.

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

_____
BRET JIMERSON, SUPERINTENDENT
BURLESON INDEPENDENT SCHOOL DISTRICT

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 BRET JIMERSON, 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

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT A, BLOCK 10, PLEASANT MANOR ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 314, PLAT RECORDS, JOHNSON COUNTY, TEXAS, TOGETHER WITH A PORTION OF A DEDICATION FOR POSSIBLE FUTURE STREET, BY PLEASANT MANOR ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 314, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EVELYN LANE (60' R-O-W) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LYNNEWOOD AVENUE (60' R-O-W), SAID "X" CUT FOUND ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT A, BLOCK 10;

THENCE LEAVING SAID INTERSECTION S 78°40'40" E ALONG THE NORTHERLY LINE OF SAID LOT A, BLOCK 10, AND THE SOUTHERLY LINE OF SAID DEDICATION FOR POSSIBLE FUTURE STREET, A DISTANCE OF 372.76 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHEASTERLY CORNER OF SAID LOT A, BLOCK 10;

THENCE S 02°46'55" E ALONG THE EAST LINE OF SAID LOT A, BLOCK 10, AND THE WESTERLY LINE OF SAID DEDICATION FOR POSSIBLE FUTURE STREET, A DISTANCE OF 200.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID COMMON LINE N 87°13'05" E, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE WEST LINE OF LOT 1, BLOCK 1, BAILEY LAKE, ACCORDING TO THAT PLAT RECORDED IN VOLUME 11, PAGE 18, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 02°46'55" E ALONG SAID WEST LINE, A DISTANCE OF 412.70 FEET TO 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING A TANGENT CURVE TO THE RIGHT WITH RADIUS OF 259.75 FEET, WHOSE LONG CHORD BEARS S 16°38'49" W, 172.35 FEET;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°45'06", AN ARC LENGTH OF 175.68 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE S 35°58'21" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 108.40 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID WEST LINE;

THENCE N 60°21'15" W CONTINUING ALONG SAID WEST LINE AND THE SOUTHWESTERLY LINE OF SAID LOT A, BLOCK 10, A DISTANCE OF 141.27 FEET TO A POST FOUND;

THENCE N 60°29'04" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 335.58 FEET TO A 5/8" IRON ROD FOUND;

THENCE N 63°32'05" W, A DISTANCE OF 320.63 FEET TO A CONCRETE MONUMENT FOUND WITH A DISK;

THENCE N 41°41'57" W, A DISTANCE OF 115.66 FEET TO AN "X" CUT SET IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EVELYN LANE (60' R-O-W), FOR THE MOST WESTERLY CORNER OF SAID LOT A, BLOCK 10;

THENCE N 47°55'20" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 543.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS 206.18 FEET, WHOSE LONG CHORD BEARS N 30°18'14" E, 124.81 FEET;

THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°14'12", AN ARC LENGTH OF 126.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.536 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRIS FLETCHER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT A2, BLOCK 10, PLEASANT MANOR ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, 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 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 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.

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

_____
CHRIS FLETCHER, MAYOR

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 CHRIS FLETCHER, 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: 01/11/23

11.536 ACRES
TOTAL LOTS = 2
A REPLAT OF
LOT A1 AND A2, BLOCK 10

PLEASANT MANOR ESTATES

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 LOT A, BLOCK 10, PLEASANT MANOR ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 314, PLAT RECORDS, JOHNSON COUNTY, TEXAS, TOGETHER WITH A PORTION OF A DEDICATION FOR POSSIBLE FUTURE STREET, BY PLEASANT MANOR ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 314, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

CASE NO. 22-129

DFW JOB NUMBER 2014019-06