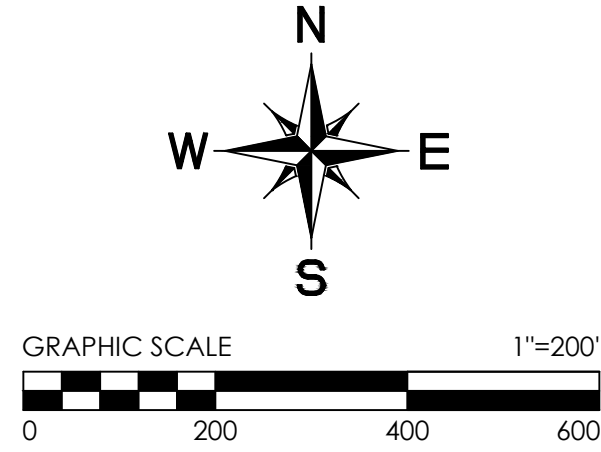


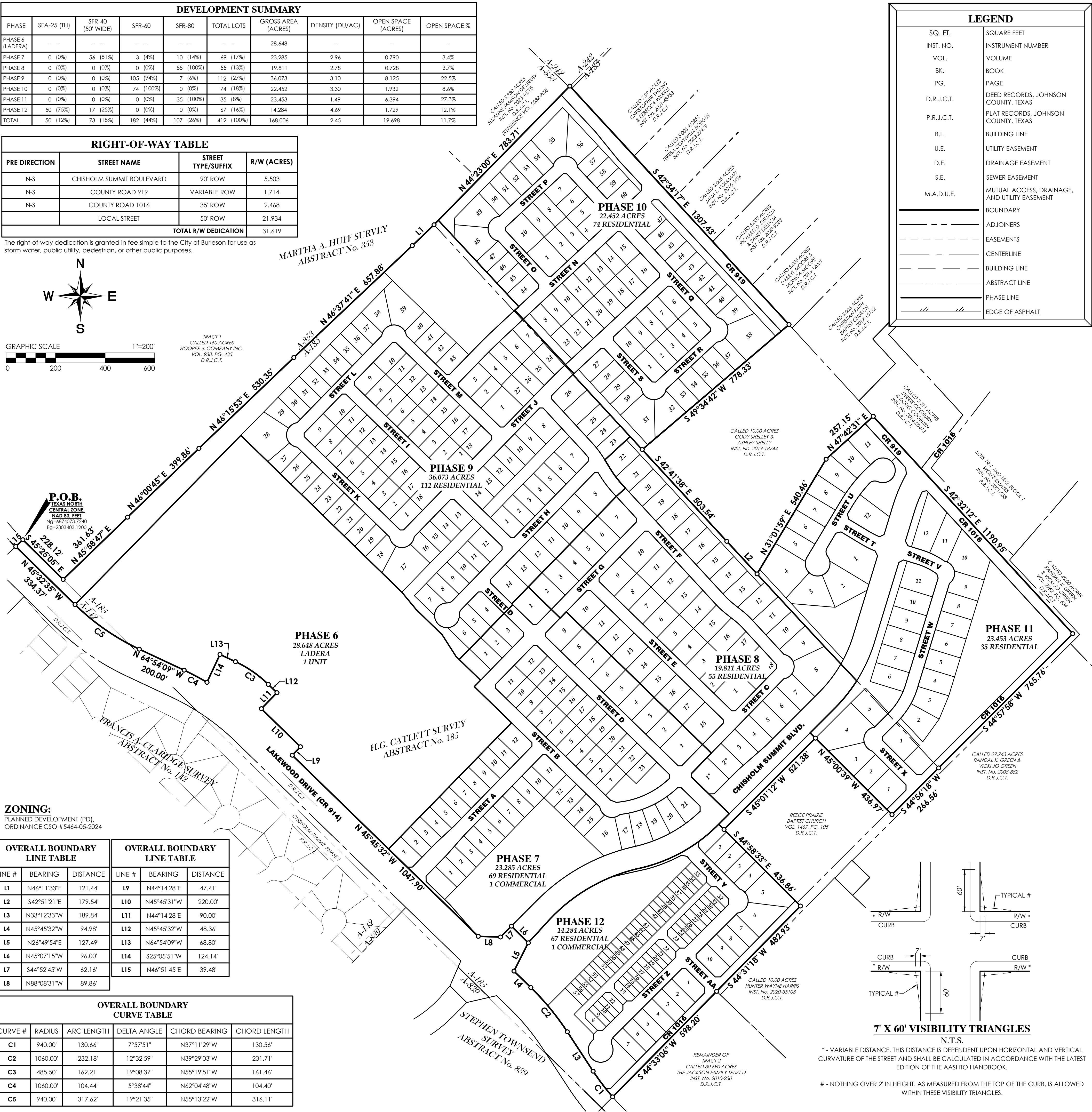
DEVELOPMENT SUMMARY									
PHASE	SFA-25 (TH)	SFR-40 (50' WIDE)	SFR-60	SFR-80	TOTAL LOTS	GROSS AREA (ACRES)	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE %
PHASE 6 (LADERA)	--	--	--	--	--	28.648	--	--	--
PHASE 7	0 (0%)	56 (81%)	3 (4%)	10 (14%)	69 (17%)	23,285	2.96	0.790	3.4%
PHASE 8	0 (0%)	0 (0%)	0 (0%)	55 (100%)	55 (13%)	19,811	2.78	0.728	3.7%
PHASE 9	0 (0%)	0 (0%)	105 (94%)	7 (6%)	112 (27%)	36,073	3.10	8.125	22.5%
PHASE 10	0 (0%)	0 (0%)	74 (100%)	0 (0%)	74 (18%)	22,452	3.30	1.932	8.6%
PHASE 11	0 (0%)	0 (0%)	0 (0%)	35 (100%)	35 (8%)	23,453	1.49	6.394	27.3%
PHASE 12	50 (75%)	17 (25%)	0 (0%)	0 (0%)	67 (16%)	14,284	4.69	1.729	12.1%
TOTAL	50 (12%)	73 (18%)	182 (44%)	107 (26%)	412 (100%)	168,006	2.45	19.698	11.7%

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R/W (ACRES)
N-S	CHISHOLM SUMMIT BOULEVARD	90' ROW	5.503
N-S	COUNTY ROAD 919	VARIABLE ROW	1.714
N-S	COUNTY ROAD 1016	35' ROW	2.468
	LOCAL STREET	50' ROW	21.934
TOTAL R/W DEDICATION			31.619

The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.



TRACT 1
CALLED 160 ACRES
HOOPER & COMPANY INC.
VOL. 938, PG. 435
D.R.J.C.T.



ZONING:
PLANNED DEVELOPMENT (PD),
ORDINANCE CSO #5464-05-2024

OVERALL BOUNDARY LINE TABLE			OVERALL BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N46°11'33"E	121.44'	L9	N44°14'28"E	47.41'
L2	S42°51'21"E	179.54'	L10	N45°45'31"W	220.00'
L3	N33°12'33"W	189.84'	L11	N44°14'28"E	90.00'
L4	N45°45'32"W	94.98'	L12	N45°45'32"W	48.36'
L5	N26°49'54"E	127.49'	L13	N64°54'09"W	68.80'
L6	N45°07'15"W	96.00'	L14	S25°05'51"W	124.14'
L7	S44°52'45"W	62.16'	L15	N46°51'45"E	39.48'
L8	N88°08'31"W	89.86'			

OVERALL BOUNDARY CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	940.00'	130.66'	7°57'51"	N37°11'29"W
C2	1060.00'	232.18'	12°32'59"	N39°29'03"W
C3	485.50'	162.21'	19°08'37"	N55°19'51"W
C4	1060.00'	104.44'	5°38'44"	N62°04'48"W
C5	940.00'	317.62'	19°21'35"	N55°13'22"W

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
M.A.D.U.E.	MUTUAL ACCESS, DRAINAGE, AND UTILITY EASEMENT
	BOUNDARY
	ADJOINERS
	EASEMENTS
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE
	PHASE LINE
	EDGE OF ASPHALT

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the H.G. Catlett Survey, Abstract No. 185, the Francis A. Claridge Survey, Abstract No. 142, the Martha A. Huff Survey, Abstract No. 353, the Dennis Dykes Survey, Abstract No. 229, and the Margaret Edmunds Survey, Abstract No. 242, City of Burleson, Johnson County, Texas, being part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas (DRJCT), being part of that certain called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT), being all of that certain called 22.770 acre tract described in a deed to said Burleson Development, Inc. recorded in Instrument No. 2017-24940 (DRJCT), being all of that certain called 20.503 acre tract described in a deed to said ALTA BURL LP recorded in Instrument No. 2017-24938 (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 3" steel fence post found for the North corner of said 42.131 acre tract and the Northeast corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT);

THENCE South 45 deg. 25 min. 05 sec. East, a distance of 228.12 feet;

THENCE North 45 deg. 58 min. 47 sec. East, a distance of 361.63 feet;

THENCE North 46 deg. 00 min. 45 sec. East, a distance of 399.86 feet;

THENCE North 46 deg. 15 min. 53 sec. East, a distance of 530.35 feet;

THENCE North 46 deg. 37 min. 41 sec. East, a distance of 657.88 feet;

THENCE North 46 deg. 11 min. 33 sec. East, a distance of 121.44 feet;

THENCE North 44 deg. 23 min. 00 sec. East, a distance of 783.71 feet;

THENCE South 42 deg. 34 min. 17 sec. East, a distance of 1,307.43 feet;

THENCE South 49 deg. 34 min. 42 sec. West, a distance of 778.33 feet;

THENCE South 42 deg. 41 min. 38 sec. East, a distance of 503.54 feet;

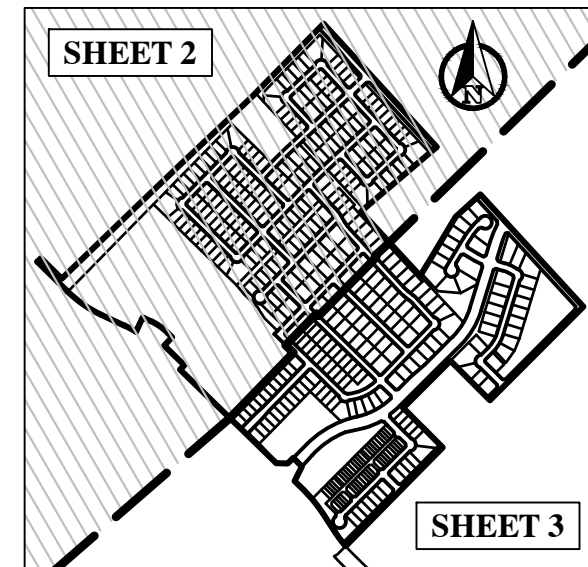
THENCE South 42 deg. 51 min. 21 sec. East, a distance of 179.54 feet;

THENCE North 31 deg. 01 min. 59 sec. East, a distance of 540.46 feet;

THENCE North 47 deg. 42 min. 31 sec. East, a distance of 257.15 feet;

THENCE South 42 deg. 32 min. 12 sec. East, a distance of 1,190.95 feet;

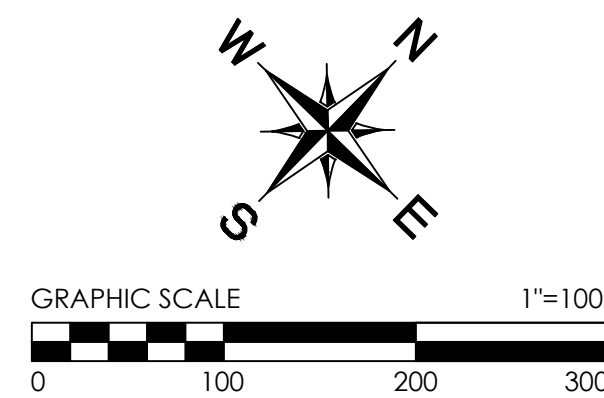
THENCE South 44 deg. 57 min. 58 sec. West, a distance of 765.76 feet;



KEY MAP
N.T.S.

SEE SHEET 4 FOR LADERA
EASEMENT EXHIBIT &
EASEMENT LINE & CURVE TABLES

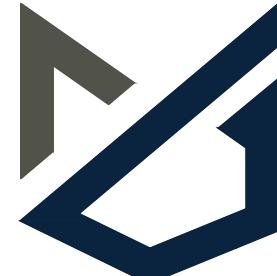
SEE SHEET 3 FOR
LINE & CURVE TABLES



OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

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.
Issued for review 9/22/2025 3:29 PM

PREPARED BY:
 **GMcivil**
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxDwg Firm # F-2944 | TxDwg Firm # 10021700

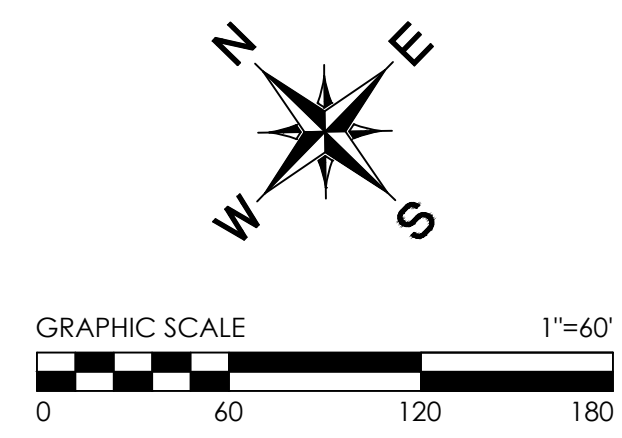
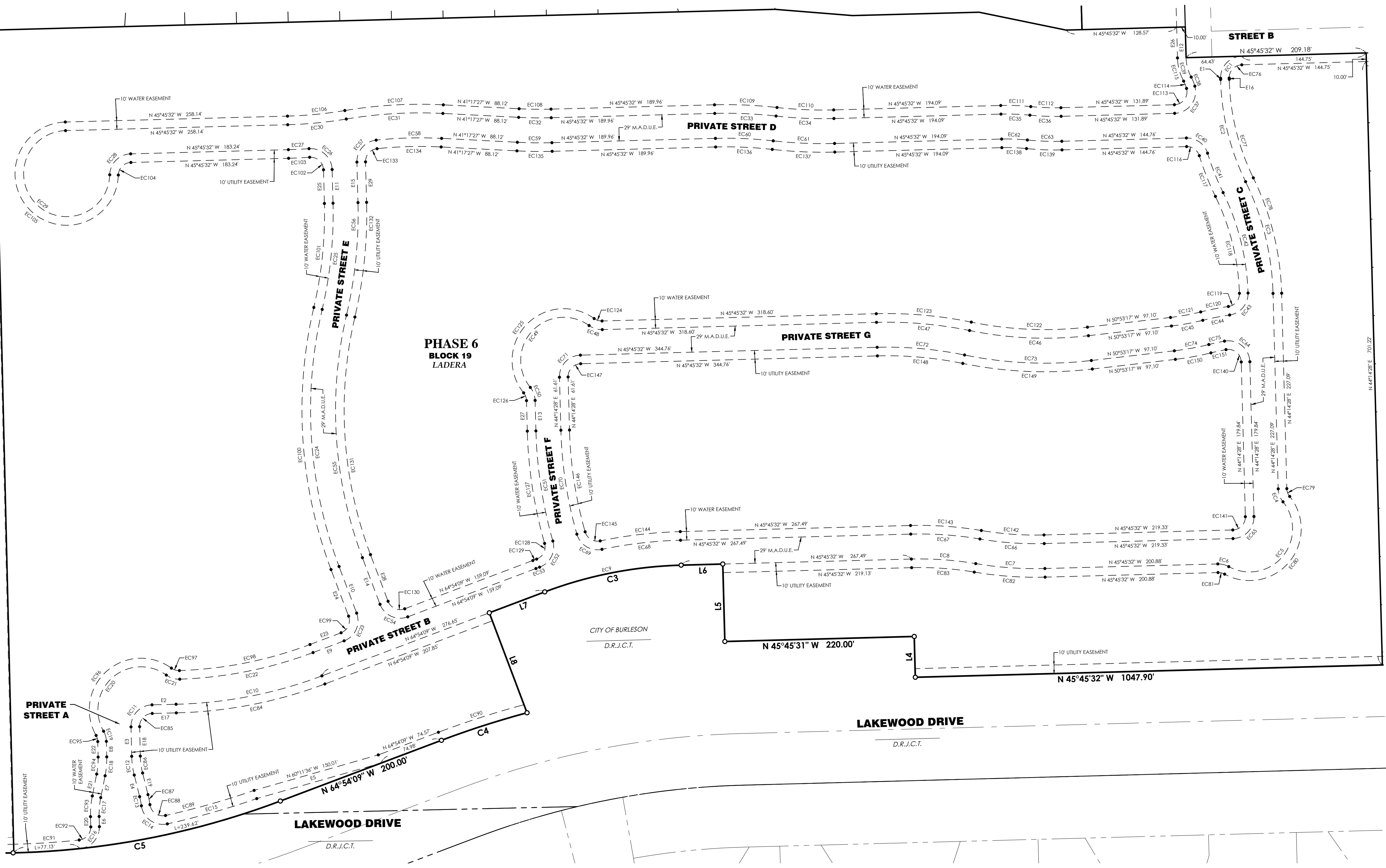
CASE No.: PP-25-193

Date: September 2025

SHEET 2 of 4

PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 6-12
BEING
168.006 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 185
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
412 RESIDENTIAL LOTS, 1 COMMON AREAS,
2 COMMERCIAL LOTS, 1 UNIT (LADERA)





OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy., Grapevine, Texas 76051
817-325-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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.
Issued on review 9/22/2025 3:29 PM

PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 6-12
BEING
168.006 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 185
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
412 RESIDENTIAL LOTS, 19 COMMON AREAS,
2 COMMERCIAL LOTS, 1 UNIT (LADERA)
Date: September 2025

LADERA CURVE TABLE						
C#	R	L	D	CHD B	CHD L	
EC1	25.00	39.20	89°50'48"	S89°19'04"W	35.31'	
EC2	285.50	123.11	24°42'25"	S32°02'27"W	122.16'	
EC3	314.50	134.78	24°33'13"	S31°57'51"W	133.75'	
EC4	25.00	16.36	37°30'07"	S25°29'24"W	16.07'	
EC5	50.00	137.80	15°54'08"	S85°41'25"W	98.15'	
EC6	25.00	13.26	30°24'01"	N30°33'32"W	13.11'	
EC7	414.50	80.65	11°08'54"	N40°11'06"W	80.52'	
EC8	385.50	75.01	11°08'54"	N40°11'06"W	74.89'	
EC9	485.50	162.21	19°08'37"	N55°19'51"W	161.46'	
EC10	514.50	173.29	19°17'51"	S55°15'14"E	172.47'	
EC11	25.00	39.27	90°00'00"	N89°23'42"E	35.36'	
EC12	100.00	22.04	12°37'34"	N38°04'54"E	21.99'	
EC13	100.00	10.78	8°10'35"	N34°51'25"E	10.77'	
EC14	25.00	41.30	94°39'49"	N09°23'12"W	36.76'	
EC15	928.00	107.93	8°39'50"	N40°03'01"W	107.87'	
EC16	25.00	37.22	89°18'29"	N89°02'56"E	33.88'	
EC17	100.00	22.04	12°37'34"	N50°42'29"E	21.99'	
EC18	100.00	22.04	12°37'34"	N50°42'29"E	21.99'	
EC19	25.00	12.37	28°21'22"	N30°12'58"E	12.25'	
EC20	50.00	135.99	15°54'07"	S85°42'52"E	97.78'	
EC21	25.00	16.40	38°03'15"	S27°09'36"E	16.30'	
EC22	485.50	158.59	18°42'56"	S55°32'42"E	157.88'	
EC23	25.00	39.27	90°00'00"	N70°05'51"E	35.36'	
EC24	514.50	203.67	33°49'03"	N42°00'22"E	209.28'	
EC25	485.50	124.34	14°40'26"	N51°34'41"E	124.00'	
EC26	25.00	25.00	40.44	92°40'23"	N02°05'44"W	36.17'
EC27	514.50	24.00	2°40'23"	N47°05'44"W	24.00'	
EC28	25.00	37.94	86°56'34"	N89°13'49"W	34.40'	
EC29	50.00	232.93	26°55'34"	N30°46'11"E	72.57'	
EC30	485.50	68.39	8°04'15"	S49°47'40"E	68.33'	
EC31	514.50	112.60	12°32'20"	S47°33'37"E	112.37'	
EC32	485.50	37.86	4°28'06"	S43°31'30"E	37.85'	
EC33	514.50	71.32	7°56'33"	S41°47'16"E	71.26'	
EC34	485.50	67.30	7°56'33"	S41°47'16"E	67.25'	
EC35	244.50	33.64	7°17'17"	S42°06'54"E	33.62'	
EC36	285.50	36.32	7°17'17"	S42°06'54"E	36.29'	
EC37	25.00	45.25	103°41'39"	N82°23'38"E	39.32'	
EC38	50.00	11.41	13°04'34"	N24°00'31"E	11.39'	
EC39	50.00	23.50	76°25'57"	N30°55'57"E	23.28'	
EC40	25.00	32.48	74°25'57"	S08°32'34"E	30.24'	
EC41	314.50	49.33	8°59'10"	S24°10'50"W	49.28'	
EC42	285.50	121.12	24°18'26"	S31°50'28"W	120.22'	
EC43	25.00	36.45	83°29'52"	S85°44'37"W	33.29'	
EC44	314.50	31.81	5°47'41"	N55°24'18"W	31.79'	
EC45	285.50	36.95	7°24'32"	N54°35'43"W	36.92'	
EC46	435.50	138.78	18°15'30"	N41°45'32"W	138.19'	
EC47	474.50	108.73	13°07'45"	N39°11'40"W	108.49'	
EC48	25.00	16.36	37°30'07"	N27°00'41"E	16.07'	
EC49	50.00	143.99	16°50'14"	S89°14'28"E	99.14'	
EC50	25.00	16.36	37°30'07"	S25°29'24"W	16.07'	
EC51	514.50	129.81	14°27'23"	S37°00'41"E	122.20'	
EC52	25.00	37.45	85°49'07"	S72°41'39"W	34.04'	
EC53	514.50	4.54	0°30'22"	N43°38'59"W	4.54'	
EC54	25.00	39.27	90°00'00"	N19°54'09"W	35.36'	
EC55	485.50	286.56	33°49'03"	N42°00'22"E	282.41'	
EC56	514.50	131.77	14°40'26"	N51°34'41"E	131.41'	
EC57	25.00	37.30	85°29'14"	N86°59'04"E	33.94'	
EC58	485.50	76.10	8°58'52"	S45°46'53"E	76.02'	
EC59	514.50	40.12	4°28'06"	S43°31'30"E	40.11'	
EC60	485.50	67.30	7°56'33"	S41°47'16"E		