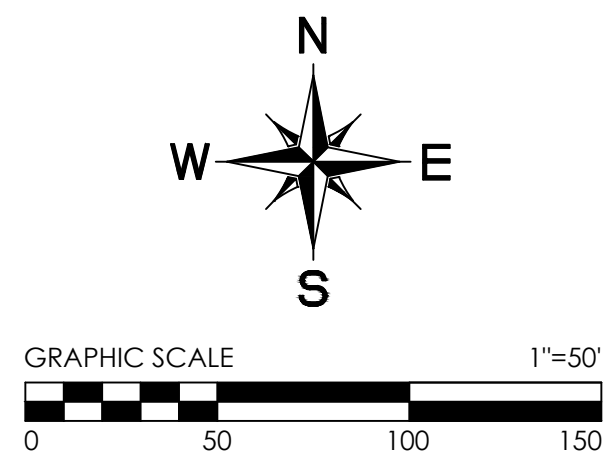


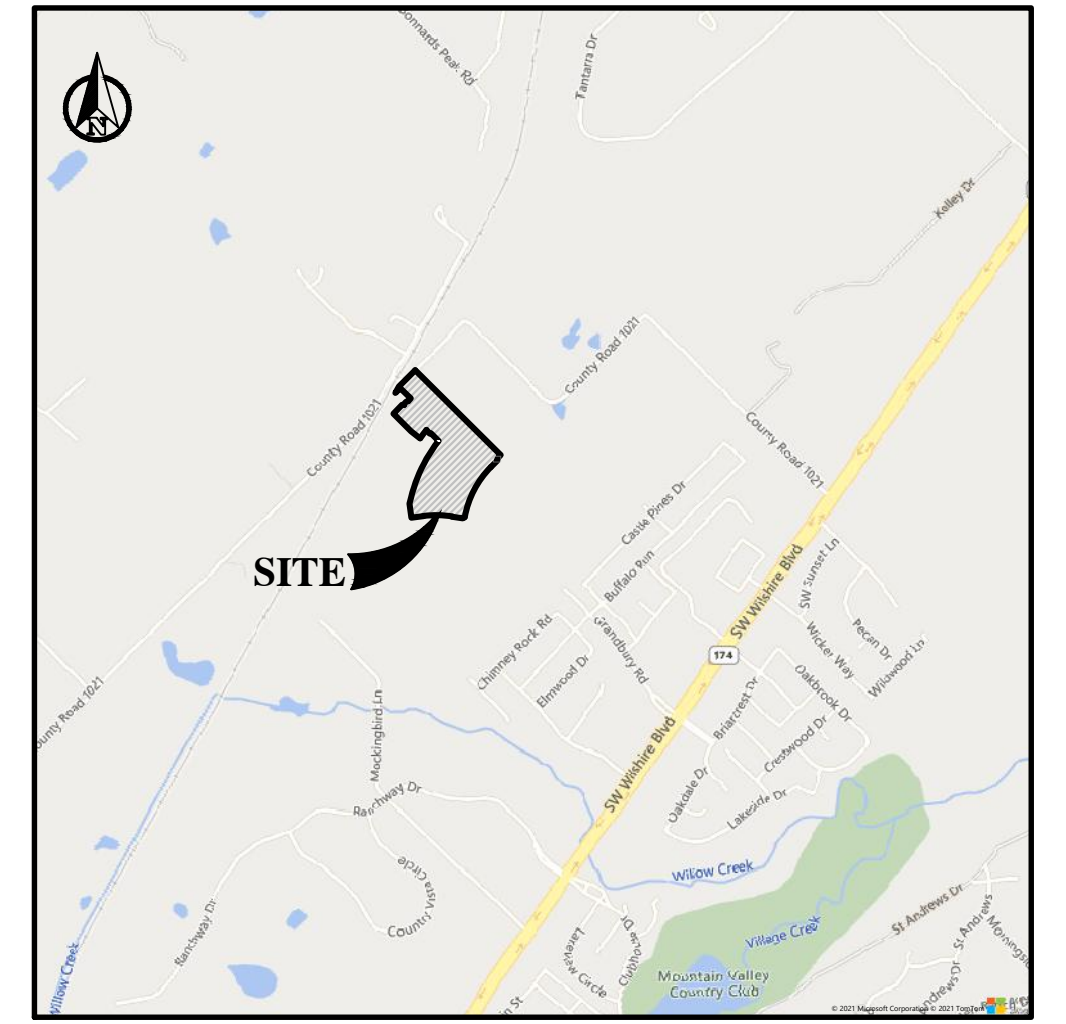


SEE SHEET 2

SEE SHEET 2

H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178

CALLLED 15.166 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2017-4997
D.R.J.C.T.



VICINITY MAP
N.T.S.

10' WATER EASEMENT
PER BK. 2886, PG. 5
D.R.J.C.T.
(PORTION WITHIN PHASE
WILL BE ABANDONED BY
SEPARATE INSTRUMENT)

REMAINDER OF
CALLED 137.648 NET ACRES, TRACT II
JC PANCHASARP, L.P.
VOL. 4172, PG. 360
D.R.J.C.T.

H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178

POINT OF
BEGINNING

SEE DETAIL "A"

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
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
S.E.	SEWER EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
CA	COMMON AREA
O	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
①	SIGHT VISIBILITY EASEMENT (S.V.E.) CALL OUT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINES
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:

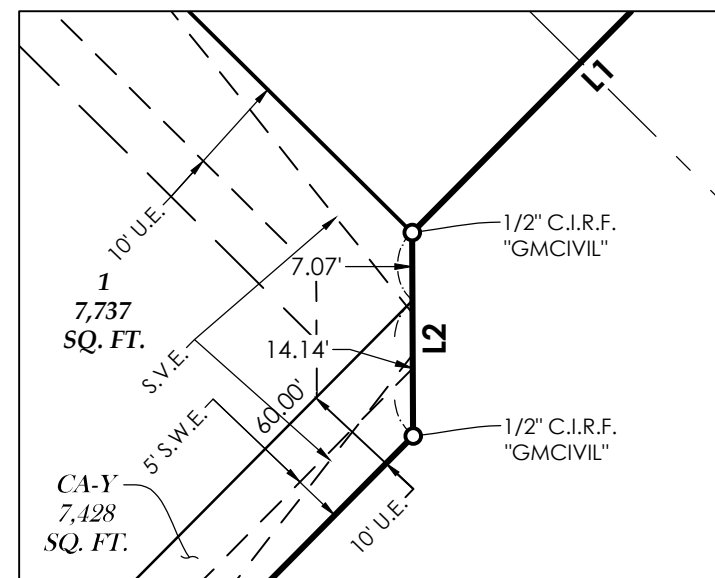


FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 5

BEING
19.516 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: June 2025

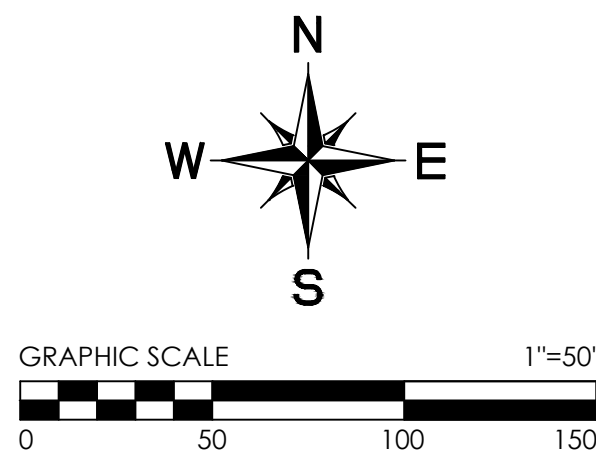
CASE NO. 25-209

SHEET 1 of 3



DETAIL "A"
N.T.S.

SEE SHEET 2 FOR LINE
AND CURVE TALE



H.G. CATLETT SURVEY No.13
ABSTRACT No. 182

BURLINGTON NORTHERN SANTA FE RAILROAD
(100 R/W)

1/2" I.R.F.
CALLED 1.000 ACRE
KATE LONG ET UX
VOL. 4225, PG. 598
D.R.J.C.T.

WICKER HILL ROAD
(COUNTY ROAD NO. 102-1)

CALLED 5.167 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2020-27465
D.R.J.C.T.

H.G. CATLETT SURVEY No.16
ABSTRACT No. 178

20' TEXAS MIDSTREAM
GAS SERVICES, LLC
GAS EASEMENT
PER VOL. 4225, PG. 559
D.R.J.C.T.

FUTURE
30' UTILITY & DRAINAGE
EASEMENT AGREEMENT
1/2" C.I.R.F.
"GOODWIN & MARSHALL"
@312.41'

CALLED 15.166 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2017-4997
D.R.J.C.T.

20' TEXAS MIDSTREAM
GAS SERVICES, LLC
GAS EASEMENT
PER VOL. 4225, PG. 559
D.R.J.C.T.

REMAINDER OF
CALLED 137.648 NET ACRES, TRACT II
JC PANCHASARP, L.P.
VOL. 4172, PG. 380
D.R.J.C.T.

10' WATER EASEMENT
PER BK. 2886, PG. 5
D.R.J.C.T.
(PORTION WITHIN PHASE
WILL BE ABANDONED BY
SEPARATE INSTRUMENT)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°44'13"W	50.00'
L2	S00°15'23"E	21.21'
L3	S54°48'57"W	21.50'
L4	S86°29'33"W	13.32'
L5	S79°04'39"E	20.00'
L6	N44°44'37"E	40.00'
L7	S89°44'37"W	21.21'
L8	N49°15'06"E	25.92'
L9	N32°30'29"W	19.74'
L10	S45°15'23"E	19.97'
L11	N89°46'23"E	21.22'
L12	S00°15'23"E	14.14'
L13	S03°24'52"E	14.90'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	S00°15'23"E	14.14'
L15	S89°44'37"W	14.14'
L16	N00°15'23"W	14.14'
L17	N86°29'26"E	13.32'
L18	S04°59'04"E	15.26'
L19	S57°30'50"W	15.41'
L20	N39°27'25"W	11.60'
L21	N85°49'21"E	13.14'
L22	N04°02'34"W	15.05'
L23	S89°44'37"W	14.14'
L24	S54°46'41"W	38.46'
L25	N28°48'09"E	0.39'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	995.00'	598.08'	34°26'23"	S27°31'25"W	589.12'
C2	1060.00'	299.71'	16°12'00"	N89°02'57"W	298.71'
C3	1705.00'	104.20'	3°30'06"	S36°19'21"W	104.18'
C4	50.00'	61.69'	70°41'27"	N46°16'05"E	57.85'
C5	1440.00'	622.48'	24°46'03"	N25°51'22"E	617.64'
C6	1205.00'	299.31'	14°13'54"	N88°46'32"W	298.54'
C7	1150.00'	564.29'	28°06'51"	N30°41'11"E	558.65'
C8	1730.00'	141.83'	4°41'51"	N36°59'06"E	141.79'

SEE SHEET 1

SEE SHEET 1

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 5

BEING
19.516 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: June 2025

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:



CASE NO. 25-209

SHEET 2 of 3

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp, L.P. (A Texas Limited Partnership) as owner of that certain lot, tract, or parcel of land, situated in a portion of the H.G. Catlett Survey No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain called 137.648 net acre tract described as Tract II in a deed to JC Panchasarp recorded in Volume 4172, Page 360 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most westerly Southwest corner of a called 15.166 acre tract described in deed to Joshua Independent School District recorded Instrument No. 2017-4997(DRJCT) and the most westerly Northwest corner of The Parks at Panchasarp Farms, Phase 3A & 38 recorded in Instrument No. 2024-87 of the Plat Records of Johnson County, Texas (PRJCT), from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most easterly Southeast corner of said 15.166 acre tract and a northerly corner of said The Parks at Panchasarp Farms, Phase 3A & 38 bears North 89 deg, 44 min, 34 sec, East - 21.22 feet;

THENCE in a southwesterly direction along the Northwest line of said The Parks at Panchasarp Farms, Phase 3A & 38 the following four (4) courses;

South 44 deg, 44 min, 13 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod found;

South 00 deg, 15 min, 23 sec, East, a distance of 21.21 feet to a 1/2" capped iron rod found;

South 44 deg, 44 min, 37 sec, West, a distance of 96.89 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 995.00 feet, a central angle of 34 deg, 26 min, 23 sec., and being subtended by a chord which bears South 27 deg, 31 min, 25 sec, West - 589.12 feet;

Continuing in a southwesterly direction along said curve to the left, a distance of 598.08 feet to a 1/2" capped iron rod found for the most westerly Southwest corner of said The Parks at Panchasarp Farms, Phase 3A & 38, in the North right-of-way line of Lakewood Drive (120' width right-of-way) recorded in Instrument No. 2020-113 (PRJCT);

THENCE in a westerly direction along said North right-of-way line the following four (4) courses;

South 54 deg, 48 min, 57 sec, West non-tangent to said curve, a distance of 21.50 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as a 1/2" capped iron rod found;

North 80 deg, 56 min, 57 sec, West, a distance of 114.84 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 16 deg, 12 min, 00 sec., and being subtended by a chord which bears North 89 deg, 02 min, 57 sec, West - 298.71 feet;

Continuing in a westerly direction along said curve to the left, a distance of 299.71 feet to a 1/2" capped iron rod found;

South 82 deg, 51 min, 03 sec, West tangent to said curve, a distance of 126.25 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" iron rod set, from which a 1/2" capped iron rod found bears South 82 deg, 51 min, 03 sec, West - 178.17 feet;

THENCE North 07 deg, 08 min, 57 sec, West departing said North right-of-way line, a distance of 148.36 feet to a 1/2" capped iron rod set;

THENCE North 12 deg, 49 min, 08 sec, East, a distance of 64.58 feet to a 1/2" capped iron rod set;

THENCE North 14 deg, 58 min, 26 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 16 deg, 56 min, 58 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 18 deg, 55 min, 30 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 20 deg, 54 min, 01 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 22 deg, 52 min, 33 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 24 deg, 51 min, 05 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 26 deg, 49 min, 37 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 28 deg, 48 min, 09 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 30 deg, 46 min, 41 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 32 deg, 45 min, 13 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 34 deg, 43 min, 45 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 36 deg, 49 min, 20 sec, East, a distance of 61.16 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 110.79 feet to a 1/2" capped iron rod set;

THENCE South 86 deg, 29 min, 33 sec, West, a distance of 13.32 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,705.00 feet; a central angle of 3 deg, 30 min, 06 sec., and being subtended by a chord which bears South 36 deg, 19' Min, 21 sec, West - 104.18 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 104.20 feet to a 1/2" capped iron rod set;

THENCE North 50 deg, 58 min, 54 sec, West non-tangent to said curve, a distance of 170.47 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 259.94 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 44 min, 37 sec, East, a distance of 131.04 feet to a 1/2" capped iron rod set;

THENCE South 79 deg, 04 min, 39 sec, East, a distance of 20.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 70 deg, 41 min, 27 sec., and being subtended by a chord which bears North 46 deg, 16 min, 05 sec, East - 57.85 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 61.69 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 44 min, 37 sec, East non-tangent to said curve, a distance of 40.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 155.17 feet to a 1/2" capped iron rod set;

THENCE South 44 deg, 48 min, 09 sec, West, a distance of 71.47 feet to a 1/2" capped iron rod set in the Northwest line of said 137.648 net acre tract and the Southeast right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE North 29 deg, 12 min, 02 sec, East along said Northwest line and Southeast right-of-way line, a distance of 74.36 feet to a 1/2" capped iron rod set for the Southwest corner of a called 1,000 acre tract of land as described in deed to Kade Long, et ux recorded in Volume 4260, Page 696 (DRJCT) and being in the approximate centerline of County Road No. 1016;

THENCE North 44 deg, 48 min, 09 sec, East departing said Southeast right-of-way line and continue along the Southeast line of said 1,000 acre tract, and said Northwest line and said approximate centerline, a distance of 239.82 feet to a 1/2" capped iron rod set for the East corner a called 5.167 acre tract described in a deed to Joshua Independent School District recorded in Instrument No. 2020-27465 (DRJCT), from which a 1/2" iron rod found for the North corner of said 5.167 acre tract bears North 44 deg, 48 min, 09 sec, East - 721.53 feet;

THENCE South 45 deg, 15 min, 23 sec, East departing said Southeast line, said Northwest line and approximate centerline and continue along the Southwest line of said 5.167 acre tract, at 312.41 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the South corner of said 5.167 acre tract and the West corner of said 15.166 acre tract, and continue along Southwest line of said 15.166 acre tract a total distance of 1,254.52 feet to the **POINT OF BEGINNING**, containing 850,125 square feet or 19.516 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby adopt this plat designating the hereinbefore described property as THE PARKS AT PANCHASARP FARMS, PHASE 5, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 of any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20____.

JC Panchasarp, L.P. (A Texas Limited Partnership),

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, _____ of JC Panchasarp, L.P. (A Texas Limited Partnership), known 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 purposes and considerations therein expressed.

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

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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 6/18/2025 10:00 AM

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panels 48251C0050J and 48251C0065J, effective December 12, 2012, This survey is located in Flood Insurance Zone "X" non shaded areas determined to be outside the 0.2% annual chance floodplain.
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is "PD" Planned Development CSO #1352-05-2020
- All Common Areas shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown hereon are based on the most current information available at the time the plat is filed and may be subject to change.
- All streets connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at local street intersections and 15' X 15' is required when intersecting with a collector or arterial roadway.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- No direct residential access to Lakewood Drive or Greenridge Drive will be permitted.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No structures will be allowed within the drainage easements. Fences may cross or run parallel to the drainage easements.
- 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 the above shall be covenants running upon Common Area Z (CA-Z) abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The Parks at Panchasarp Farms Public Improvement District (PID) No. JC-1 shall be responsible for the maintenance of lots designated as "Park Area" and any Public Access and Landscape Maintenance Easements. The PID will not be responsible for routine maintenance or replacement of entry feature walls within the public access and landscape maintenance easements.
- CA-AA Shall be used for private access to existing well site.

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 purposes.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	WICKER HILL ROAD	VARIABLE WIDTH ROW	0.030
E-W	VANEE STREET	50' ROW	1.447
N-S	TERESA STREET	50' ROW	0.311
E-W	MIKE STREET	50' ROW	1.062
N-S	KINGS LANDING	50' ROW	0.680
N-S	AIM STREET	50' ROW	0.779
E-W	JORDAN JAMES STREET	50' ROW	0.370
N-S	PANCHASARP WELLS STREET	50' ROW	0.122
TOTAL ROW DEDICATION			4.802

LAND USE TABLE

Development Yield

Gross Site Area 19.500Acres

Total Number Lots 77

Residential Lots Area 13.295 Acres

Number Residential Lots 74

Number Single Family Detached 74

Number Dwelling Units 74

Non-Residential Lots Area 1.403 Acres

Number Non-Residential Lots 3

Private Open Space Lots Area 1.403 Acres

Number Non-Residential Lots 3

Right-of-Way Area 4.802 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 5

BEING
19.516 ACRES

SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

Date: June 2025

PREPARED BY:

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038



CASE NO. 25-209

SHEET 3 of 3

EX:10627\COGO\PLAT PHASE 5\10627.FPL AT PHS SHEET.dwg