



VICINITY MAP

NOTES:

- ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER 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 NONPERFORMANCE 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 DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "FEATURE." 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 FEATURE, INCLUDING ANY NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- JOHNSON COUNTY SPECIAL UTILITY DISTRICT(J.C.S.U.D.) WILL ABANDON A PORTION OF THE 20' WATER LINE EASEMENT RECORDED IN VOLUME 2348, PAGE 351, D.R.J.C.T., WHEN THE 12" WATER LINE HAS BEEN RECONSTRUCTED AND ACCEPTED BY J.C.S.U.D.

DEVELOPER
4A ECONOMIC DEVELOPMENT CORPORATION
141 W. RENFRO STREET
BURLESON, TX 76028
PHONE: (817)-426-9613
CONTACT: ALEX PHILIPS

SURVEYOR
CWC LAND & SURVEY, LLC
300 E. RENFRO, SUITE 300
BURLESON, TX 76028
PHONE: (682)-200-2584
CONTACT: MATT POWELL



300 E. RENFRO STREET, STE. 300
BURLESON, TX 76028
682-200-2584
TSPELS FRM NO. 10194853

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE
N/A	LAKEWOOD	DRIVE/DR	8.1
	TEAMWORK	DRIVE/DR	2.6
C.R. 1019	COUNTY ROAD/C.R.		1.7

RIGHT-OF-WAY NOTES:

- LAKEWOOD DRIVE, COUNTY ROAD 1019, & TEAMWORK DRIVE RIGHT-OF-WAY DEDICATIONS ARE GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- TEAMWORK DRIVE RIGHT-OF-WAY WILL BE DEDICATED TO THE STATE OF TEXAS IN THE FUTURE WITH THE RE-ALIGNMENT OF FM 1902.

LEGEND

- P.D.E. — PROPOSED DRAINAGE EASEMENT
J.C.S.U.D.E. — PROPOSED JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
P.S.S.E. — PROPOSED SANITARY SEWER EASEMENT
P.U.E. — PUBLIC UTILITY EASEMENT

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. 48251C0050J 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 A: NO BASE FLOOD ELEVATIONS DETERMINED

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
COUNTY CLERK

BY: _____
DEPUTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

0' 150' 300'
SCALE: 1" = 150'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°51'45" W	39.48'
L2	N45°32'35" W	71.28'
L3	N01°27'25" E	64.48'
L4	S44°27'25" W	32.96'
L5	N64°04'55" W	50.59'
L6	S23°43'04" W	50.24'
L7	N32°49'43" W	119.64'
L8	S32°49'43" E	49.72'
L9	S62°25'11" W	34.80'
L10	S28°46'11" E	34.82'
L11	S56°02'30" W	84.99'
L12	S35°18'56" W	76.35'
L13	N46°30'18" E	100.00'
L14	N43°29'42" W	103.56'
L15	N46°06'16" E	33.92'
L16	N43°29'42" W	54.84'
L17	N43°45'40" W	23.45'
L18	S11°02'30" W	28.28'
L19	N78°57'30" W	28.28'
L20	S56°02'30" W	5.00'
L21	S56°02'30" W	5.00'
L22	S22°35'47" E	57.46'
L23	N22°35'47" W	86.75'
L24	N43°06'43" W	71.27'
L25	N46°06'16" E	42.61'
L26	S45°24'09" E	74.60'
L27	S23°49'43" W	18.39'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING
C1	244.33'	784.90'	17°50'08"	N28°02'28" W
C2	150.62'	799.91'	10°47'20"	S40°42'36" W
C3	144.03'	764.91'	10°47'20"	S40°42'36" W
C4	260.32'	965.00'	15°27'23"	N80°48'29" W
C5	202.07'	1035.00'	11°11'10"	N78°40'23" W
C6	36.15'	30.00'	69°03'01"	N08°35'13" W
C7	24.41'	49.99'	27°58'26"	N29°07'30" W
C8	26.63'	37.95'	40°18'05"	S26°38'02" E
C9	91.10'	73.82'	70°42'04"	S10°03'07" E

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, THE J. GANT SURVEY, ABSTRACT NO. 316, THE J.G. REAVIS SURVEY, ABSTRACT NO. 726, AND IN THE MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT 92.304 ACRE TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-21498, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT 14.278 ACRE TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-22172, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.C.T., FOR THE MOST SOUTHERLY CORNER OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT AND FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO AP GROUNDWORK VENTURE LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-17246, D.R.J.C.T.;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID AP GROUNDWORK VENTURE LLC TRACT N 44°44'59" W, A DISTANCE OF 2026.17 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 92.304 ACRE TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE N 43°45'49" W CONTINUING ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID 14.278 ACRE TRACT, A DISTANCE OF 67.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1902 (80' R-O-W) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1949.88 FEET, WHOSE LONG CHORD BEARS N 04°06'41" E, 1529.82 FEET;

THENCE ALONG SOUTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°11'37", AN ARC LENGTH OF 1572.06 FEET TO A 1" PIPE FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S 43°55'50" E ALONG THE NORTHERLY LINE OF SAID 14.278 ACRE TRACT AND ALONG COUNTY ROAD 1019 (VARIABLE R-O-W), A DISTANCE OF 706.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 46°04'10" E, A DISTANCE OF 361.48 FEET TO A COTTON SPINDLE FOUND IN SAID COUNTY ROAD AND IN THE NORTHERLY LINE OF SAID 92.304 ACRE TRACT FOR THE MOST NORTHEASTERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE N 43°29'42" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.71 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR A CORNER IN THE SAID NORTHERLY LINE;

THENCE N 46°06'16" E CONTINUING ALONG SAID NORTH LINE AND ALONG SAID COUNTY ROAD, A DISTANCE OF 460.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID COUNTY ROAD S 41°46'33" E ALONG THE NORTHEASTERLY LINE OF SAID 92.304 ACRE TRACT, A DISTANCE OF 2433.88 FEET TO A 3" STEEL POST FOUND FOR THE MOST EASTERLY CORNER OF SAID 92.304 ACRE TRACT;

THENCE S 46°51'45" W ALONG THE SOUTHEASTERLY LINE OF SAID 92.304 ACRE TRACT, A DISTANCE OF 558.77 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 46°05'52" W, A DISTANCE OF 629.05 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 45°32'41" W, A DISTANCE OF 651.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.668 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN McLENDON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS HOOPER BUSINESS PARK, 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 AND CONSENTED TO BY ME, DAN McLENDON, APPROVED AND CONSENTED TO BY THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

DAN McLENDON
BURLESON 4A DEVELOPMENT CORPORATION

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 DAN McLENDON, 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 _____, 2025.

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: 07/28/25

A FINAL PLAT OF
HOOPER BUSINESS PARK
LOT 1, BLOCK 1, LOTS 1-4, BLOCK 2
LOT 1, BLOCK 3, & LOT 1, BLOCK 4
106.667 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, THE J. GANT SURVEY, ABSTRACT NO. 316, THE J.G. REAVIS SURVEY, ABSTRACT NO. 726, AND IN THE MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-21498, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-22172, D.R.J.C.T.