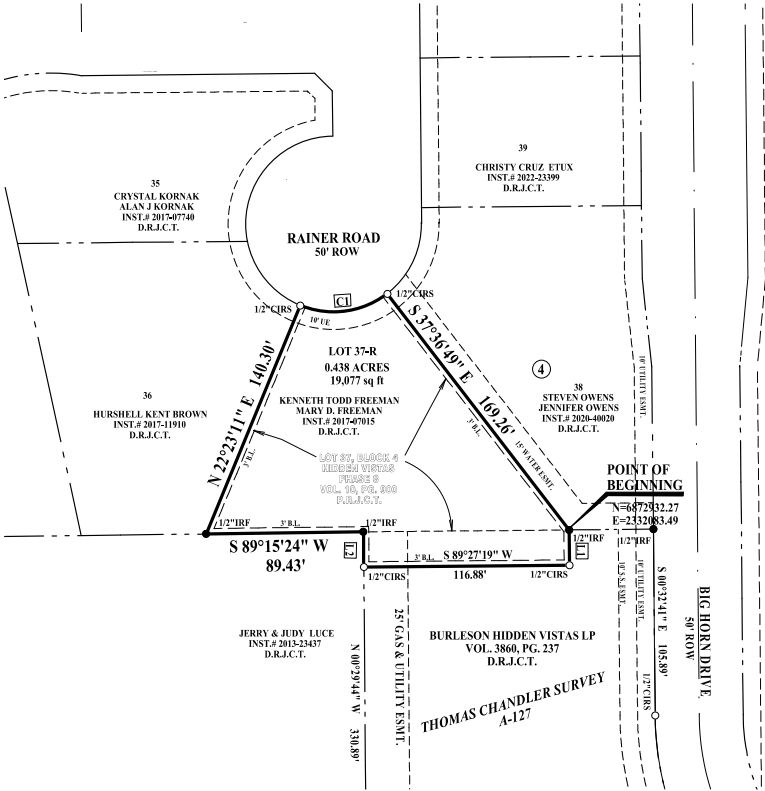


LEGEND

●	IRON ROD END
×	SPIN CONC
○	CAPPED IR SET
⊗	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊖	WATER METER
○	ELEC MANSION
○	SAN. SEW. M.H.
○	GAS RISER
⊞	TEL. PED
⊞	FENCE CORNER
⊞	UNDERG. CABLE
○	FIRE HYDRANT



PROPERTY DESCRIPTION:

BEING a 0.438 acre tract of land in the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land described in deed to Burleson Hidden Vistas LP, recorded in Volume 3860, Page 237, Deed Records, Johnson County, Texas and being all of that certain tract of land described as Lot 37, Block 4, Hidden Vistas, Phase 8, an addition to the City of Burleson, Johnson County, Texas, recorded in Volume 10, Page 900, Plat Records, Johnson County, Texas and in deed to Kenneth Todd Freeman and Mary D. Freeman, recorded in Instrument Number 2017-07015, Deed Records, Johnson County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, using static observation and NOAA/NGS Opus calculations. Said 0.438 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southeast corner of that certain tract of land described as Lot 38, Block 4, Hidden Vistas, Phase 8, an addition to the City of Burleson, Johnson County, Texas, recorded in Volume 10, Page 900, Plat Records, Johnson County, Texas and the southeast corner of said Lot 37;

THENCE South 00°29'44" East, continuing over and across said Burleson Hidden Vistas LP tract, a distance of 20.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE South 89°27'19" West, continuing over and across said Burleson Hidden Vistas LP tract, a distance of 116.88 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set to an east line of that certain tract of land described in deed to Jerry and Judy Luce, recorded in Instrument Number 2013-23437, Deed Records, Johnson County, Texas;

THENCE North 00°29'44" West, along said east line, a distance of 20.00 Feet to a 1/2" iron rod found for the northeast corner of said Luce tract and in the south line of said Lot 37;

THENCE South 89°15'24" West, departing said east line and continuing along the said south line and a north line of said Luce tract, a distance of 89.43 Feet to a 1/2" iron rod found for the southwest corner of said Lot 37 and the southeast corner of Lot 36 of said Block 4;

THENCE North 22°23'11" East, along an easterly line of said Lot 36 and a westerly line of said Lot 37, a distance of 140.30 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 36 and the northwest corner of said Lot 37 and the right of way line of Rainer Road, a 50' wide right of way for the point of curvature of a non-tangent curve, concave to the north, having a radius of 50.00 Feet a central angle of 60°00'00", and a chord of 50.00 Feet bearing North 82°23'11" East;

THENCE easterly along said right of way line and the north line of said Lot 37 and said curve, a distance of 52.36 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 37 and the southwest corner of said Lot 38;

THENCE South 37°36'49" East, departing said right of way line and the said north line of Lot 37 and continuing along the common line of said Lots 37 and 38, a distance of 169.26 Feet to the POINT OF BEGINNING and containing a computed area of 0.438 Acres, more or less.

PLAT NOTES:

1. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

2. PROPOSED LOTS SHALL BE GRADED INDIVIDUALLY IN ACCORDANCE WITH THE DRAINAGE/GRADING PLAN PER THE CONSTRUCTION PLANS. THE BUILDER SHALL SUBMIT A GRADING PLAN WITH THE BUILDING PERMIT APPLICATION FOR REVIEW.

FINISH FLOOR NOTES:

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 THIS PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

FLOODPLAIN NOTE:

NO PORTION OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C00651, EFFECTIVE DATE DECEMBER 4, 2012.

SUBDIVISION NOTES:

1. DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.
2. ALL FENCES ALONG OPEN SPACE LOTS, SHALL BE MADE OF WROUGHT IRON.

UTILITY EASEMENT NOTE

ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BASIS FOR BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Burleson Hidden Vistas, LP, Kenneth Todd and Mary D. Freeman, and Ryan M. and Amanda J. Richardson do hereby adopt this plat designating the hereinabove described property as HIDDEN VISTAS - PHASE EIGHT, an Addition to the City of Burleson, Johnson County, Texas and do hereby dedicate to the public's use forever all streets, rights-of-way, alleys and easements shown thereon. The City or 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 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.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

by
Peter Thomas
Burleson Hidden Vistas, LP

State of Texas

County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas of Burleson Hidden Vistas, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

by
Notary Public in and for the State of Texas
My Commission expires: _____

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

by
Kenneth Todd Freeman

State of Texas

County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Todd Freeman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

by
Notary Public in and for the State of Texas
My Commission expires: _____

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

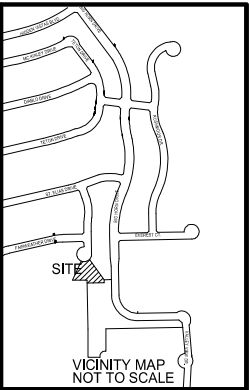
by
Mary D. Freeman

State of Texas

County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Mary D. Freeman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

by
Notary Public in and for the State of Texas
My Commission expires: _____



FINAL PLAT
SHOWING

LOT 37-R, BLOCK 4
HIDDEN VISTAS, PHASE 8
JOHNSON COUNTY, TEXAS
BEING A REPLAT OF LOT 37, BLOCK A
HIDDEN VISTAS, PHASE 8
AND A PORTION OF THAT CERTAIN TRACT
OF LAND DESCRIBED IN VOLUME 3860, PAGE 237
DEED RECORDS, JOHNSON COUNTY, TEXAS

AN ADDITION TO THE CITY OF BURLESON
JOHNSON COUNTY, TEXAS
AND BEING IN THE
THOMAS CHANDLER SURVEY
ABSTRACT NO. 127

0.438 ACRES

CASE NUMBER 23-001

SURVEYOR:
WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL
LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
TRPLS FIRM REG. NO. 10138500
(817) 560-2916
Johnny@whitfieldhall.org

OWNER/DEVELOPER:
BURLESON HIDDEN VISTAS, LP
P.O. BOX 939
BURLESON, TEXAS 76097
(817) 426-3113
(817) 426-3116 fax
CONTACT: PETER THOMAS
telle@aol.com

OWNER:
KENNETH TODD FREEMAN
MARY D. FREEMAN
1263 RAINER DR.
BURLESON, TEXAS 76028

CASE NUMBER 23-001

TPELS FIRM REG. NO. 10138500

JOB NO. 17-112

Surveyor's Certificate

THIS is to certify that I, Johnny D.L. Williams, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY - FOR REVIEW ONLY
NOT TO BE FILED FOR ANY REASON

Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TPELS Firm Reg. No. 10138500
DATE: January 23, 2023

LINE TABLE

Id	Bearing	Distance
L1	S 00°29'44" E	20.00'
L2	N 00°29'44" W	20.00'

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
CI	60°00'00"	50.00'	52.36'	50.00'	N 82°23'11" E

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.