

CURVE TABLE				
Id	Delta	Radius	Arc Length	Chord
CT	64°24'17"	50.00'	56.20'	53.79'

LEGEND

●

IRON ROD FND.

×

"X" IN CONC.

○

CAPPED IR. SET

⊗

POWER POLE

⊙

LIGHT POLE

⊕

WATER VALVE

⊖

WATER METER

⊙

ELEC. MANHOLE

⊙

SAN. SEW. M.H.

⊙

GAS RISER

⊕

TEL. PED.

⊕

FENCE CORNER

⊕

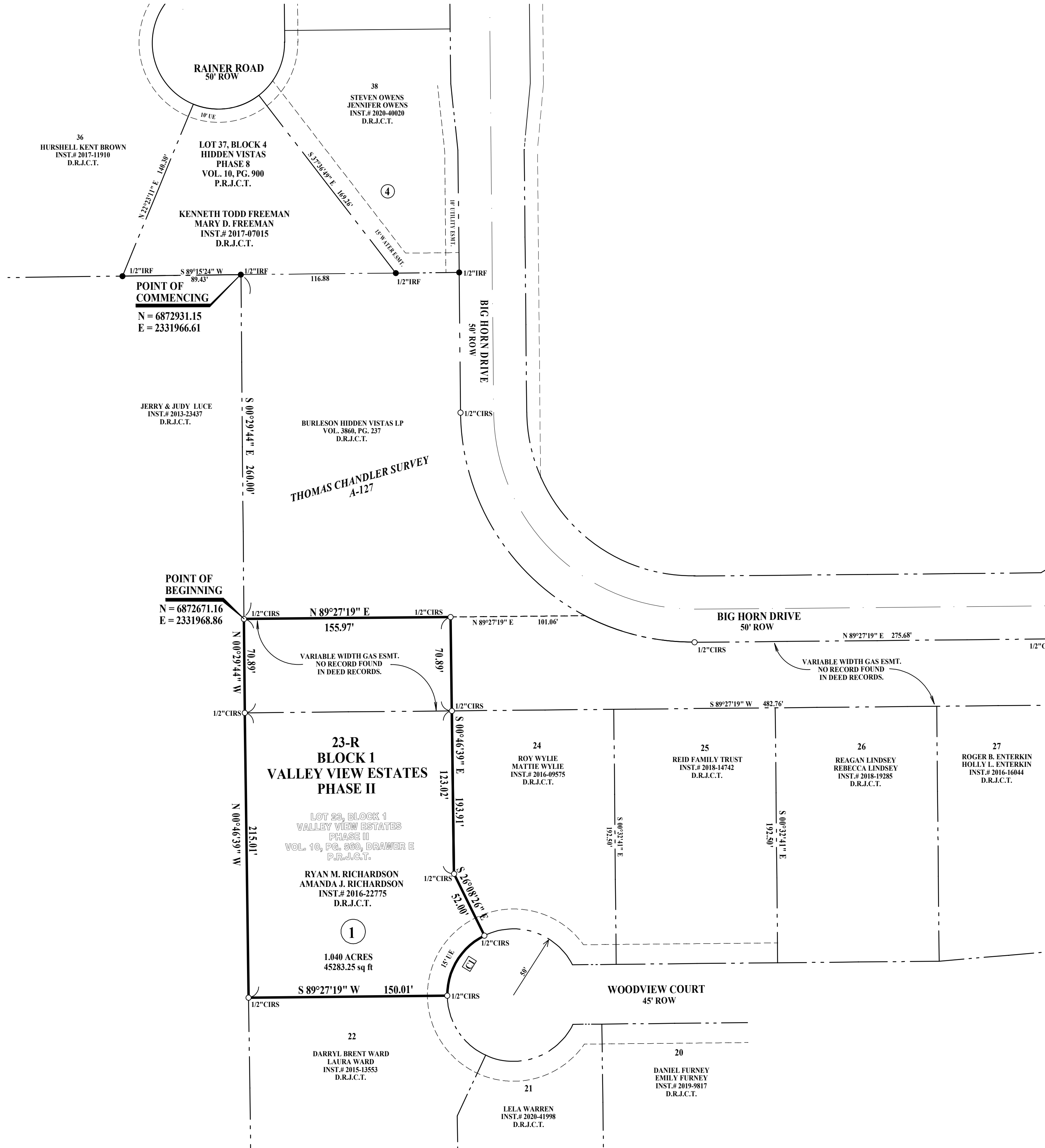
UNDERG. CABLE

⊕

FIRE HYDRANT

CRS

- IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818"



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.

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO ADD A PORTION OF BURLESON HIDDEN VISTAS LP TRACT, RECORDED IN VOLUME 3860, PAGE 237, DEED RECORDS, JOHNSON COUNTY, TEXAS TO LOT 23, BLOCK 1, VALLEY VIEW ESTATES, PHASE II, RECORDED IN VOLUME 10, PAGE 560, DRAWER E, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

3. THE SUBJECT LOT IS LOCATED WITHIN THE VALLEY VIEW ESTATES PLANNED DEVELOPMENT (ORD D-667-06)

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

PROPERTY DESCRIPTION:

BEING a 1.040 acre tract of land in the Thomas Chandler Survey Abstract Number 127, situated in City of Burleson, Johnson County, Texas, being a portion of that certain tract of land described in deed to Burleson Hidden Vistas L.P. recorded in Volume 3860, Page 237, Deed Records, Johnson County, Texas, and being all of that certain tract of land described as Lot 23, Block 1, Valley View Estates Phase II, an addition to the City of Burleson, Johnson County, Texas, recorded in Volume 10, Page 560, Drawer E, Plat Records, Johnson County, Texas, and in deed to Ryan M. Richardson and Amanda J. Richardson recorded in Instrument Number 2016-22775 Deed Records, Johnson County, Texas. 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. Said 1.040 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found in the south line 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, and being the north east corner of a certain tract of land described in deed to Jerry Luce and Judy Luce recorded in Instrument Number 2013-23437, Deed Records, Johnson County, Texas;

THENCE South 00°29'44" East, along the east line of said Jerry Luce and Judy Luce tract a distance of 260.00 Feet to a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set for the POINT OF BEGINNING;

THENCE departing said east line and continuing over and across said Burleson Hidden Vistas L.P. tract the following courses and distances

North 89°27'19" East, a distance of 155.97 Feet to a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set;

South 00°46'39" East, at a distance of 70.89 Feet pass a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 23, and northwest corner of Lot 24, of said Block 1, and continuing along the common line of said Lot 23, and Lot 24, a total distance of 193.91 Feet to a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set in the said common line

THENCE South 26°08'26" East, along said common line of Lot 23 and Lot 24 a distance of 52.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the north right of way line of Woodview Court, a 45' right of way and the most easterly southeast corner of said Lot 23, and most southerly southwest corner of said Lot 24, being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 50.00 Feet a central angle of 64°24'17", and a chord of 53.29 Feet bearing South 31°39'36" West;

THENCE southwesterly departing said common line of Lot 23, and Lot 24, and continuing along southeast line of said Lot 23, and said north right of way line and along said curve, a distance of 56.20 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the most southerly southeast corner of said Lot 23;

THENCE South 89°27'19" West, departing said southeast line and said north right of way and continuing along south line of said Lot 23, a distance of 150.01 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of said Lot 23 and on the said east line of the Jerry Luce and Judy Luce tract;

THENCE North 00°46'39" West, departing said south line of Lot 23 and continuing along common line of said Lot 23, and said Jerry Luce and Judy Luce tract, a distance of 215.01 Feet to a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set for the northwest corner of said Lot 23 on the said east line of Jerry Luce and Judy Luce tract;

THENCE North 00°29'44" West, continuing along the said east line of Jerry Luce and Judy Luce tract, a distance of 70.89 Feet to the POINT OF BEGINNING and containing a computed area of 1.040 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.

PLAT FILED _____, 2023

INSTRUMENT # 2023 - _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____ DEPUTY CLERK

COUNTY CLERK

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

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

OWNER:
Ryan M. Richardson
Amanda J. Richardson
101 WOODVIEW CT.
BURLESON, TX 76028

OWNER/DEVELOPER:
BURLESON HIDDEN VISTAS, LP
P.O. BOX 939
BURLESON, TEXAS 76097
(817) 426-3112
(817) 426-3116 fax
CONTACT: PETER THOMAS
telle@aol.com

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 TEN, 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 Tarrant

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 _____
Ryan M. Richardson

State of Texas

County of Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Ryan M. Richardson, 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 _____
Amanda J. Richardson

State of Texas

County of Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Amanda J. Richardson, 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: _____

REPLAT

SHOWING
LOT 23-R, BLOCK 1
VALLEY VIEW ESTATES, PHASE II
BEING A REPLAT OF LOT 23, BLOCK 1, VALLEY
VIEW ESTATES, PHASE II,
RECORDED IN VOLUME 10, PAGE 560, DRAWER E,
PLAT RECORDS, JOHNSON COUNTY, TEXAS
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

1.040 ACRES

CASE 23-002