

- GENERAL PLAT NOTES**
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 4, 2012 and is located in Community Number 485459 as shown on Map No. 48251C0065J. The Flood Zone location is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
 - The purpose of this plat is to create one lot of record from an unplatted tract of land and to dedicate easements and right-of-way.
 - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
 - No fences or other structures will be allowed within drainage easements.
 - The City of Burleson reserves the right to require minimum finish floor elevation 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 (Ord. 6.1.H).
 - 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.
 - 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 of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot(s) abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
 - The subject property is zoned Villages of Wakefield Planned Development.

LEGEND

PG.	=	PAGE
VOL.	=	VOLUME
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
ROW	=	RIGHT-OF-WAY
DOC. NO.	=	DOCUMENT NUMBER
O.P.R.J.C.T.	=	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	=	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	=	DEED RECORDS, JOHNSON COUNTY, TEXAS
CL	=	CENTER LINE OF ROAD
CL	=	APPROXIMATE LOCATION OF SURVEY LINE
A.D.U.E.	=	ACCESS, DRAINAGE, & UTILITY EASEMENT

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eulankes
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

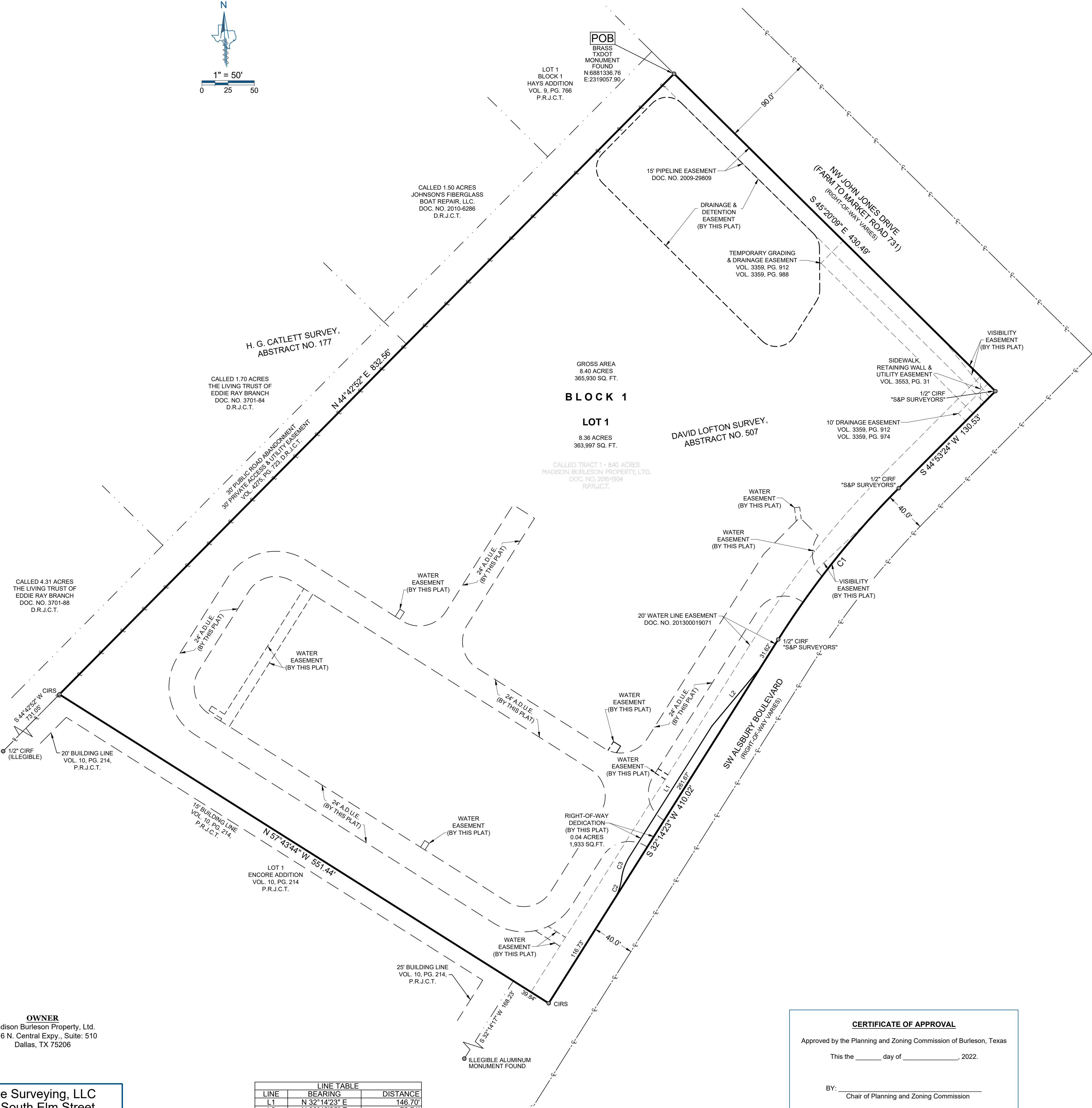
ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Madison Burleson Property, Ltd.
6116 N. Central Expy., Suite: 510
Dallas, TX 75206

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N 32°14'23" E	146.70'		
L2	N 39°42'25" E	72.71'		

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	184.69'	840.00'	12°35'51"	S 38°32'21" W
C2	21.26'	49.00'	24°51'21"	N 19°48'43" E
C3	23.00'	53.00'	24°51'57"	N 19°49'01" E



CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 2022.

BY: _____
Chair of Planning and Zoning Commission

BY: _____
City Secretary

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, MADISON BURLESON PROPERTY, LTD, is the owner of an 8.40 acre tract of land out of the DAVID LOFTON SURVEY, ABSTRACT NO. 507, situated in the City of Burleson, Johnson County, Texas, being all of a called Tract 1 - 8.40 acre tract of land conveyed to Madison Burleson Property, Ltd, by deed of record in Document Number 2016-1904 of the Real Property Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a Brass TxDOT Monument found in the Southwest right-of-way line of NW John Jones Drive (Farm to Market Road 731 - right-of-way varies), being the North corner of said 8.40 acre tract and hereof,

THENCE, S45°20'09"E, along the Southwest right-of-way line of NW John Jones Drive, being the common Northeast line of said 8.40 acre tract, a distance of 430.49 feet to a 1/2 inch iron rod with yellow plastic cap stamped "S&P SURVEYORS" found at the intersection of the Southwest right-of-way line of NW John Jones Drive with the Northwest right-of-way line of SW Alsbury Boulevard (right-of-way varies), being the East corner of said 8.40 acre tract and hereof,

THENCE, along the Northwest right-of-way line of SW Alsbury Boulevard, being the common Southeast line of said 8.40 acre tract, the following three (3) courses and distances:

- S44°53'24"W, a distance of 130.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "S&P SURVEYORS" found at the point of curvature of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 840.00 feet, a chord bearing of S38°32'21"W, a chord length of 184.32 feet, a delta angle of 12°35'51", an arc length of 184.69 feet to a 1/2 inch iron rod with yellow plastic cap stamped "S&P SURVEYORS" found at the end of said curve;
- S32°14'23"W, a distance of 410.02 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the South corner of said 8.40 acre tract and hereof;

THENCE, N57°43'44"W, leaving the Northwest right-of-way line of SW Alsbury Boulevard, along the Southwest line of said 8.40 acre tract, being in part, the common Northeast line of Lot 1, Encore Addition, a subdivision of record in Volume 10, Page 214 of the Plat Records of Johnson County, Texas, a distance of 551.44 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the North corner of said Lot 1, also being the West corner of said 8.40 acre tract and hereof,

THENCE, N44°42'52"E, along the Northwest line of said 8.40 acre tract, a distance of 832.56 feet to the **POINT OF BEGINNING**, and containing an area of 8.40 acres (365,930 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MADISON BURLESON PROPERTY, LTD, do hereby adopt this plat, designating herein described property as a **MBP ADDITION**, an Addition to the City of Burleson, Johnson County, Texas and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. 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 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 subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

OWNER: MADISON BURLESON PROPERTY, LTD

BY: _____ Signature _____ Date _____

BY: _____ Printed Name / Title _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____, 2022.

Notary Public, _____ County, Texas.

My commission expires _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the ordinances of the City of Burleson, Johnson County, Texas.

Matthew Raabe R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____, 2022.

Notary Public, Denton County, Texas.

My commission expires _____.

PAGE 1 OF 1

**FINAL PLAT
MBP ADDITION
LOT 1, BLOCK 1**

BEING 8.40 ACRES OF LAND SITUATED IN THE
DAVID LOFTON SURVEY, ABSTRACT NO. 507, IN THE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

CITY CASE #: 22-109

PLAT FILED _____, 20____.
SLIDE _____, VOL. _____ PG. _____
JOHNSON COUNTY PLAT
RECORDS
BY: _____
COUNTY CLERK