

LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. 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
⊗	CLEAN OUT

CIRS - CAPPED IRON SET  
STAMPED "RPLS 4818"

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
CI	92°02'34"	50.00'	80.32'	71.96'	N 07°14'01" E

LINE TABLE		
Id	Bearing	Distance
L1	S 82°58'55" E	26.05'
L2	N 73°19'26" E	3.32'

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. NO STRUCTURES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN UNLESS IT CAN BE DEMONSTRATED THROUGH A FLOOD STUDY AND POSSIBLE LOMR-F.

4. NO FENCES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN WITHOUT APPROVAL FROM THE CITY. THE FENCES SHALL MEET THE RECOMMENDATIONS OF FEMA AND THE CITY'S FLOODPLAIN MANAGER.

5. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED FOR ANY PROPOSED IMPROVEMENTS WITHIN THE FEMA DESIGNATED FLOODPLAIN MEETING FEMA'S DEFINITION OF DEVELOPMENT.

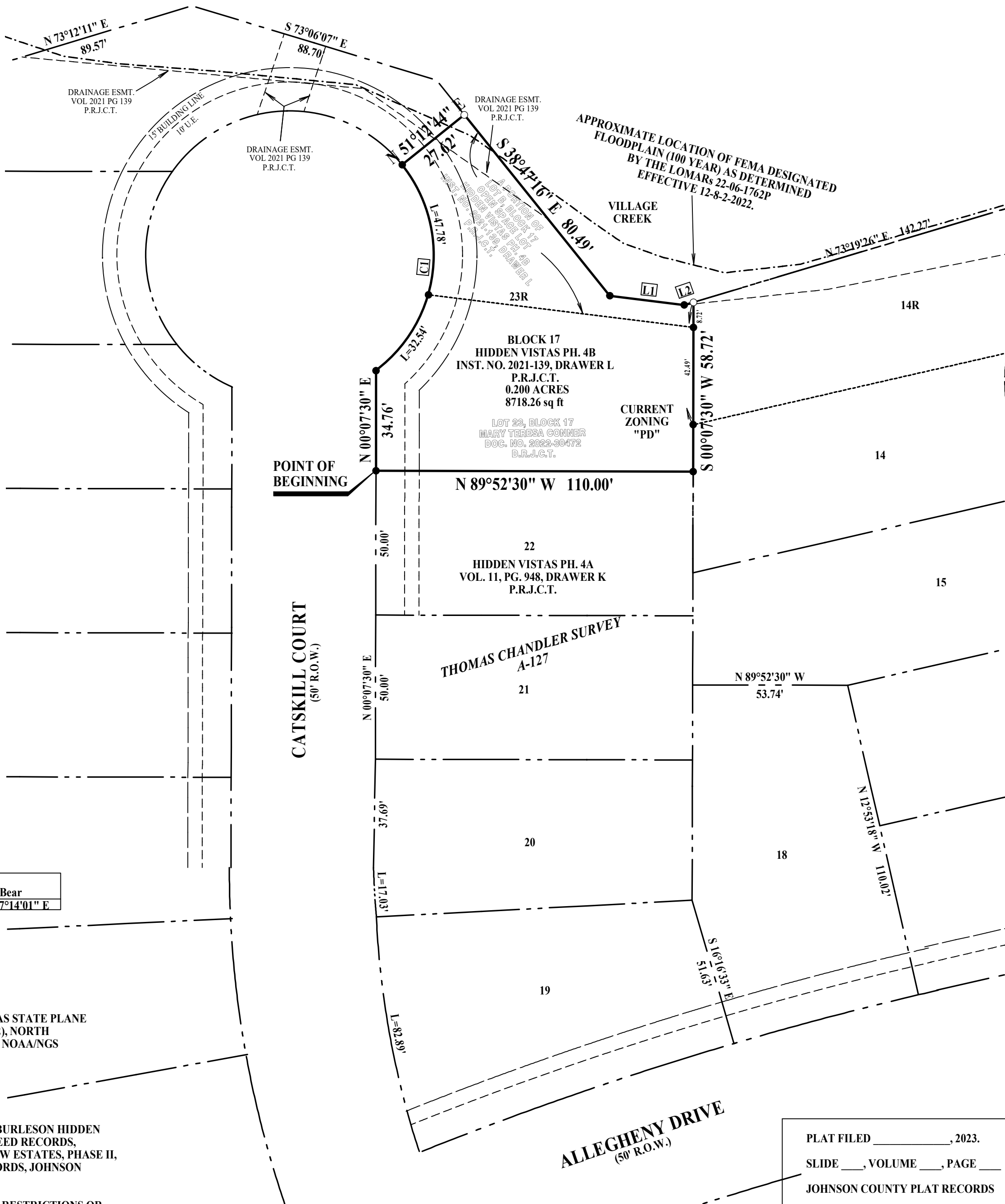
6. PORTIONS OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C00651, EFFECTIVE DATE DECEMBER 4, 2012.

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS:  
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Johnny D.L. Williams*  
Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
TPELS Firm Reg. No. 10138500

Date: April 23, 2023



STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Mary Teresa Conner is the owner of Lot 23R, Block 17, Hidden Vistas Phase 4B, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas and being further described in Document Number 2022-30472, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, and being more particularly described as follows:

BEING a 0.200 acre tract of land the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being all of Lot 23, Block 17, an open space lot, and a portion of Lot B, Block 17, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas, and being all of that same tract of land described in a deed to Mary Teresa Conner as recorded in Instrument Number 2022-30473 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 0.200 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the northwest corner of Lot 22, Block 17, Hidden Vistas, Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and being in the east Right of Way line of Catskill Court, a 50' wide public right of way;

THENCE North 00°07'30" East, along the west line of said Lot 23 and said east Right of Way line, a distance of 34.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found to the point of curvature of a non-tangent curve, concave to the west, having a radius of 50.00 Feet a central angle of 92°02'34", and a chord of 71.96 Feet bearing North 07°14'01" East;

THENCE northeasterly, continuing along said west line and said east Right of Way line, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at a distance of 32.54 feet, for the common west corner of said Lot 23 and said Lot B and continuing along the west line of said Lot B and said curve, in all a total distance of 80.32 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found

THENCE North 51°12'44" East, departing said west line and said east Right of Way line and continuing over and across said Lot B, a distance of 27.62 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in a northerly line of said Lot B;

THENCE South 38°47'16" East, continuing along said northerly line, a distance of 80.49 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an El corner in said Lot B;

THENCE South 82°58'55" East, continuing along the said northerly line, a distance of 26.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 73°19'26" East, continuing along said northerly line, a distance of 3.32 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set

THENCE South 00°07'30" West, departing said northerly line and continuing the east line of said Lot B, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 23, at a distance of 8.72 feet, and the northwest corner of Lot 14, Block 17, of said Hidden Vistas Phase 4A, at a distance of 42.49 feet and continuing along the east line of said Lot 23, in all a total distance of 58.72 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the westerly line of said Lot 14, for the southeast corner of said Lot 23;

THENCE North 89°52'30" West, departing said westerly line, a distance of 110.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the POINT OF BEGINNING and containing a computed area of 0.200 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Mary Teresa Conner, Owner, does hereby adopt this plat designating the hereinbefore described property as LOT 23R, BLOCK 17 HIDDEN VISTAS PHASE 4A, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public 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 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.

IN WITNESS THEREOF this dedication was executed the \_\_\_\_ day of \_\_\_\_\_, 2023.

by \_\_\_\_\_  
Mary Teresa Conner

State of Texas  
County of Johnson

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

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

By \_\_\_\_\_  
HOA REPRESENTATIVE

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 he/she did the same for the purposes and considerations expressed.

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

PLAT FILED \_\_\_\_\_, 2023.  
SLIDE \_\_\_, VOLUME \_\_\_, PAGE \_\_\_  
JOHNSON COUNTY PLAT RECORDS

BY: \_\_\_\_\_  
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

REPLAT  
SHOWING

## LOT 23R, BLOCK 17 HIDDEN VISTAS, PHASE 4B

BEING A REPLAT OF LOT 23 AND A PORTION OF LOT B, BLOCK 17 RECORDED IN DRAWER L, INSTRUMENT NUMBER 2021-139, PLAT RECORDS OF JOHNSON COUNTY TEXAS, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127.

SURVEYOR:  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL  
LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916  
TPELS FIRM REG. No. 10138500

OWNER:  
MARY TERESA CONNER  
1005 CATSKILL CT.  
BURLESON TX. 76028

TPELS FIRM REG. NO. 10138500

18-041