

LEGEND

●	IRON ROD END.
×	"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
C1	131°30'46"	50.00'	114.77'	91.18'	S 21°17'12" W

LINE TABLE		
Id	Bearing	Distance
L1	S 02°57'25" E	9.80'

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 14, BLOCK 17, HIDDEN VISTAS, PHASE 4A, RECORDED IN VOLUME 11, PAGE 948, DRAWER K, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

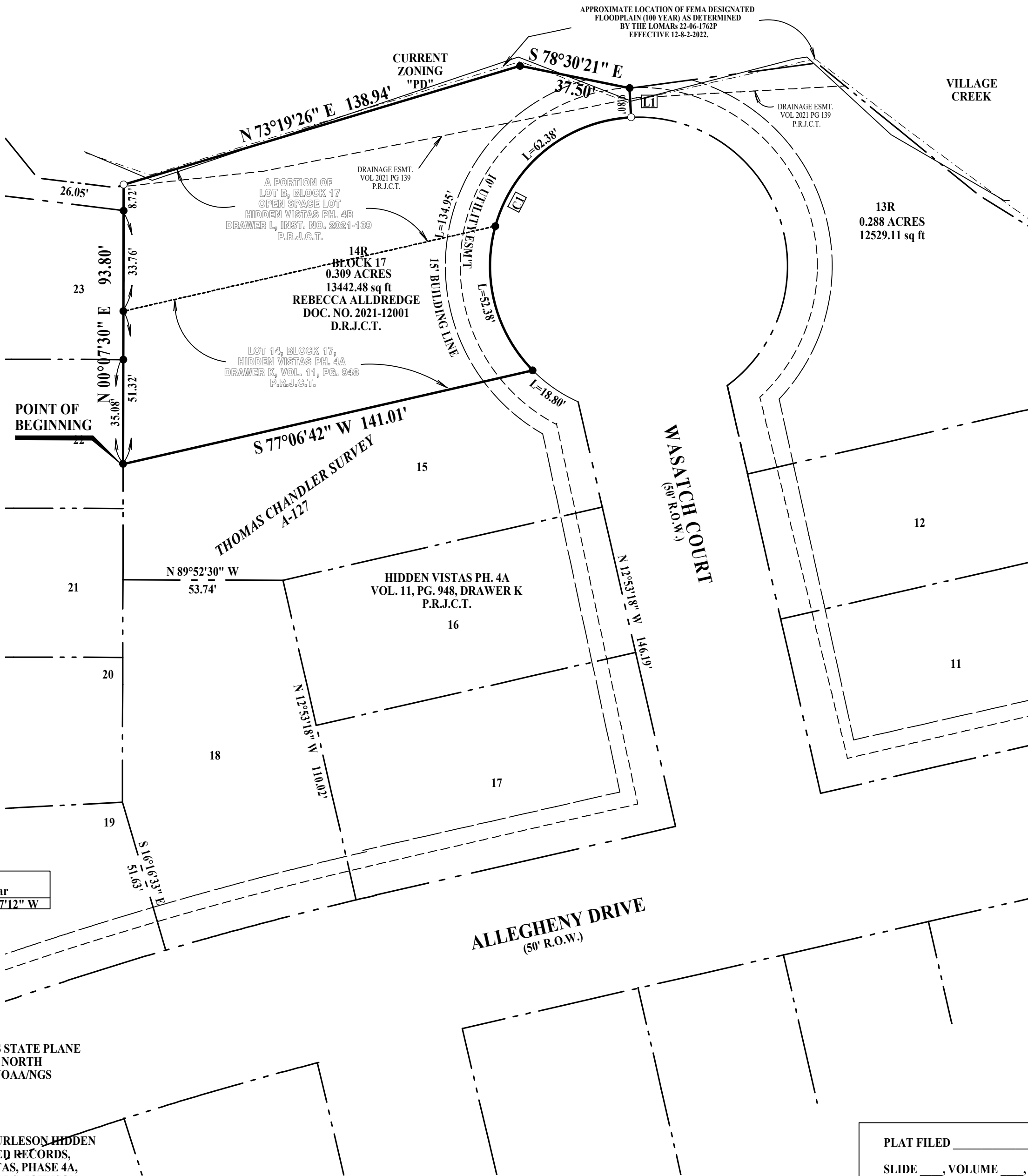
2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

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: May 10, 2023



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 14R, BLOCK 17
HIDDEN VISTAS, PHASE 4A
BEING A REPLAT OF LOT 14 AND A PORTION OF LOT B, BLOCK 17
RECORDED IN DRAWER K, VOLUME 11, PAGE 948, 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:
REBECCA ALLDREDGE
1000 WASATCH CT.
BURLESON, TX. 76028

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Rebecca Alldredge is the owner of Lot 14R, 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 further described in Document Number 2022-12001, 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 0.309 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 14, 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 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 Rebecca Alldredge as recorded in Instrument Number 2021-12002 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 0.309 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the west line of Lot 22, Block 17 of said Hidden Vistas Phase 4A for the northwest corner of Lot 15 of said Block 17;

THENCE North 00°07'30" East, continuing along said west line, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common east Lot 23 and said Lot 22, at a distance of 35.08 feet and continuing pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common west corner of Said Lot 14 and Said Lot B, at a distance of 51.32 feet and continuing 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 85.08 feet, in all a total distance of 93.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said west line and continuing along the northerly lines of said Lot B the following courses and distances:

North 73°19'26" East, a distance of 138.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an EI corner in said northerly lines;

South 78°30'21" East, a distance of 37.50 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 02°57'25" East, departing said northerly lines and continuing over and across said Lot B, a distance of 9.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the west Right of Way line of Wasatch Court, a 50' public Right of Way, being the point of curvature of a non-tangent curve, concave to the east, having a radius of 50.00 Feet a central angle of 131°30'46", and a chord of 91.18 Feet bearing South 21°17'12" West;

THENCE westerly along said west Right-of-Way line and said curve, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 14, at a distance of 62.38 feet, in all a total distance of 114.77 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in said west Right of Way line for the most northerly northeast corner of said Lot 15;

THENCE South 77°06'42" West, departing said West Right of Way line and continuing along the north line of said Lot 15, a distance of 141.01 Feet to the POINT OF BEGINNING and containing a computed area of 0.309 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Rebecca Alldredge, Owner, does hereby adopt this plat designating the hereinbefore described property as LOT 14R, 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 _____
Rebecca Alldredge

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Alldredge, 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: _____