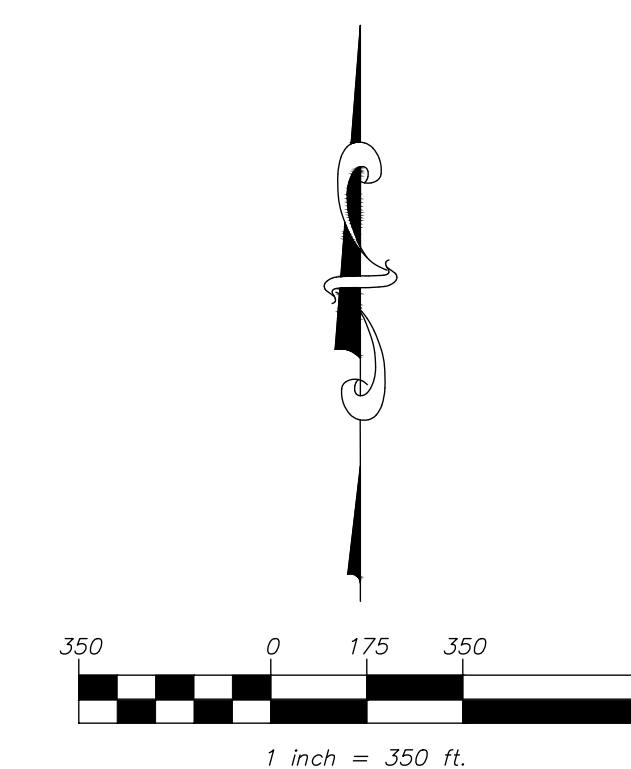


VICINITY MAP
NO SCALE



PRELIMINARY PLAT
TRACT B
MOUNTAIN VALLEY LAKE

LOTS 31-33, LOT 34X,
LOTS 35-64, LOT 65X, BLOCK 23
LOTS 17-35, BLOCK 27
LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28
LOTS 1-11, LOT 12X, BLOCK 29
LOT 1X, LOTS 2-20, LOT 21X,
LOTS 22-44, BLOCK 30

123 RESIDENTIAL LOTS
6 PRIVATE HOA/DEVELOPER OWNED
& MAINTAINED OPEN SPACE LOTS

BEING 65.018 ACRES OF LAND SITUATED IN
THE J M MOORE SURVEY, ABSTRACT NO. 620
THE HG CATLETT SURVEY, ABSTRACT NO. 184
CITY OF BURLISON
JOHNSON COUNTY, TEXAS

APRIL 2024

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

tbpels registration number: f - 2759

519 east border

arlington, texas 76010

817-469-1671
Fax: 817-234-2363

CONTACT: ANDREA TAYLOR, P.E.
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OWNER:
IMPRESSION HOMES, LLC
2325 DEAN WAY, SUITE 150
SOUTHLAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

DEVELOPER:
IMPRESSION HOMES, LLC
2325 DEAN WAY, SUITE 150
SOUTHLAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

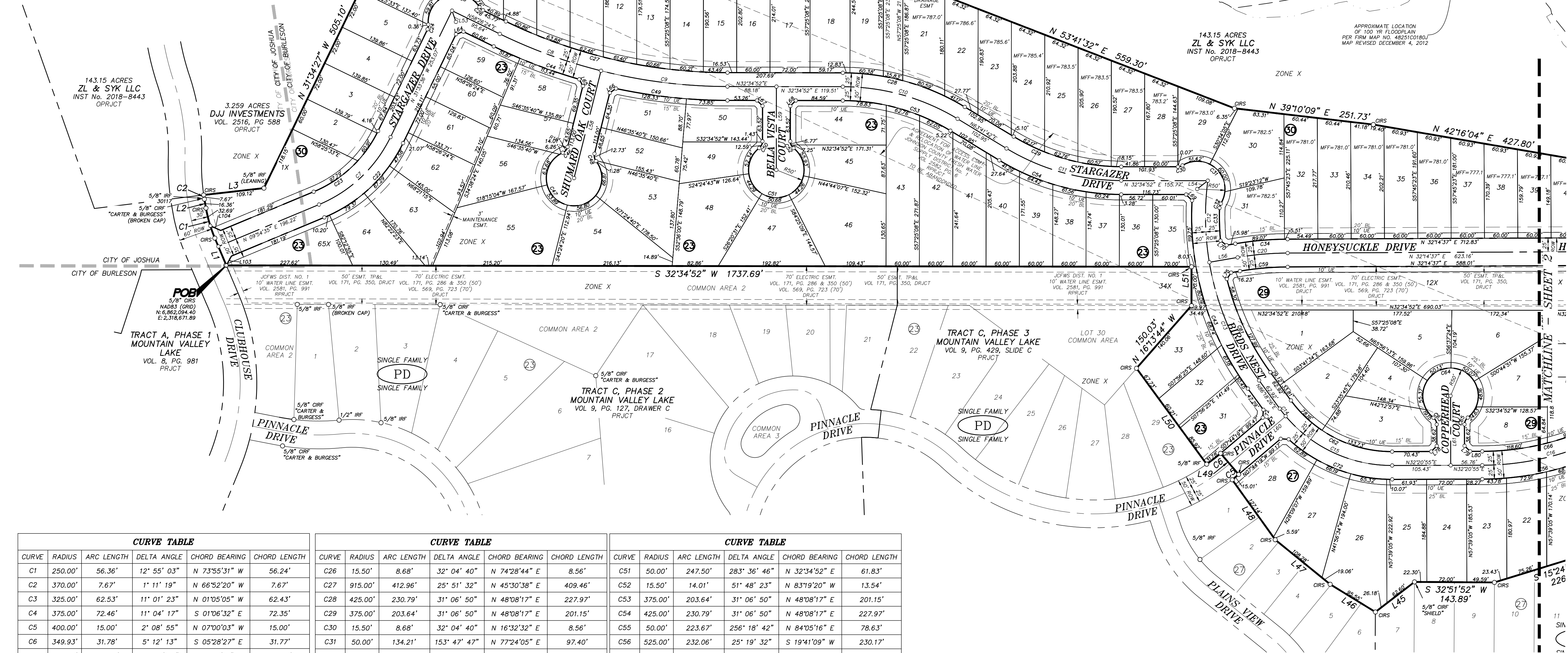
MMA PROJECT NO. 3166-03-02

SHEET 1 OF 4

RIGHT-OF-WAY DEDICATION TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	STARGAZER	DRIVE	2.382
	SHUMARD OAK	COURT	0.328
	BELLA VISTA	COURT	0.271
	PINNACLE	DRIVE	0.128
	HONEYSUCKLE	DRIVE	1.164
	BIRDS NEST	DRIVE	1.978
	COPPERHEAD	COURT	0.243
	WOODBERRY	DRIVE	0.643
	ST. ANDREWS	DRIVE	0.524
			7.661

LAND USE TABLE			
LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RIGHT-OF-WAY	7.662	333,777	N/A
RESIDENTIAL	34.032	1,482,427	123
PRIVATE OPEN SPACE	23.323	1,015,969	6
TOTAL	65.017	2,832,173	129

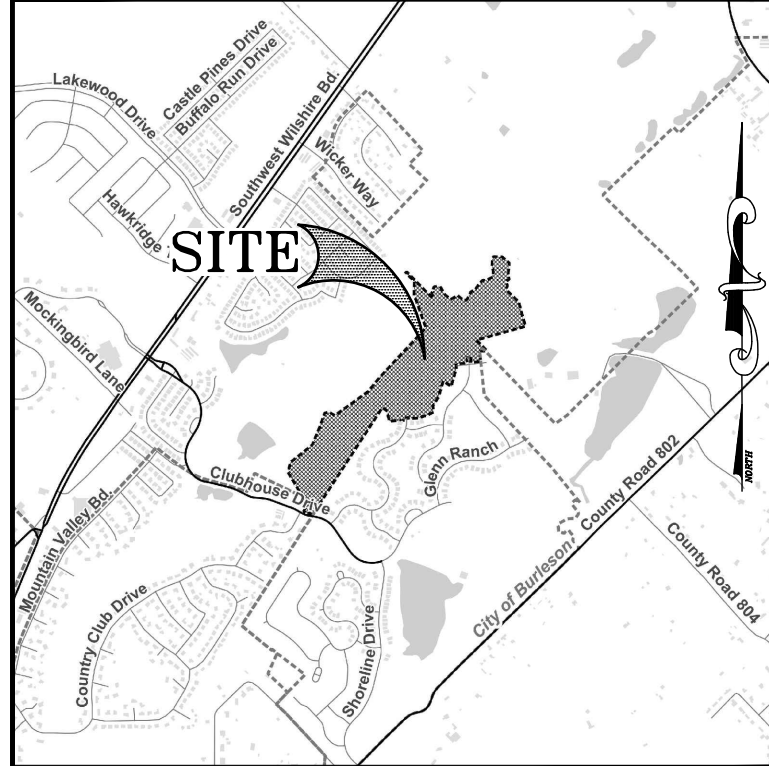
NOTE: THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.



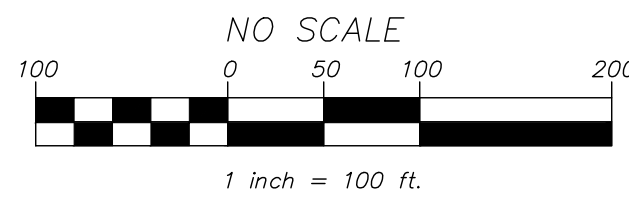
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	250.00'	56.36'	12° 55' 03"	N 73°55'31" W
C2	370.00'	7.67'	1° 11' 19"	N 66°52'20" W
C3	325.00'	62.53'	11° 01' 23"	N 01°05'05" W
C4	375.00'	72.46'	11° 04' 17"	S 01°06'32" E
C5	400.00'	15.00'	2° 08' 55"	N 07°00'03" W
C6	349.93'	31.78'	5° 12' 13"	S 05°28'27" E
C7	250.00'	180.95'	41° 28' 11"	N 10°49'31" W
C8	940.00'	194.25'	11° 50' 25"	N 52°31'11" E
C9	940.00'	229.99'	14° 01' 07"	N 39°35'25" E
C10	400.00'	217.22'	31° 06' 50"	N 48°08'17" E
C11	400.00'	217.22'	31° 06' 50"	N 48°08'17" E
C12	500.00'	147.46'	16° 53' 51"	S 58°33'54" E
C13	500.00'	232.82'	26° 40' 46"	S 80°21'12" E
C14	250.00'	17.28'	3° 57' 36"	N 84°19'37" E
C15	250.00'	218.16'	49° 59' 53"	N 57°20'52" E
C16	500.00'	221.01'	25° 19' 32"	N 19°41'09" E
C17	500.00'	38.92'	4° 27' 36"	N 09°15'11" E
C18	500.00'	184.11'	21° 05' 53"	N 22°01'55" E
C19	250.00'	270.87'	62° 04' 47"	S 26°36'41" E
C20	545.00'	90.42'	9° 30' 19"	N 27°29'27" E
C21	225.00'	162.85'	41° 28' 11"	N 10°49'31" W
C22	225.00'	162.85'	41° 28' 11"	N 10°49'31" W
C23	15.50'	8.64'	31° 55' 35"	N 47°31'24" W
C24	50.00'	134.39'	154° 00' 15"	N 13°30'56" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C26	15.50'	8.68'	32° 04' 40"	N 74°28'44" E
C27	915.00'	412.96'	25° 51' 32"	N 45°30'38" E
C28	425.00'	230.79'	31° 06' 50"	N 48°08'17" E
C29	375.00'	203.64'	31° 06' 50"	N 48°08'17" E
C30	15.50'	8.68'	32° 04' 40"	N 16°32'32" E
C31	50.00'	134.21'	153° 47' 47"	N 77°24'05" E
C32	15.50'	8.10'	29° 57' 27"	S 40°40'45" E
C33	475.00'	59.02'	7° 07' 09"	S 59°13'03" E
C34	570.00'	94.56'	9° 30' 19"	N 27°29'27" E
C35	200.00'	57.59'	16° 29' 59"	S 87°47'31" E
C36	525.00'	158.74'	17° 19' 28"	N 23°55'08" E
C37	15.50'	8.68'	32° 04' 40"	N 41°36'45" W
C38	50.00'	32.63'	37° 23' 23"	N 13°32'56" E
C39	50.00'	20.18'	23° 07' 45"	N 16°11'29" W
C40	325.00'	98.96'	17° 26' 44"	S 88°15'54" E
C41	15.50'	8.68'	32° 04' 40"	N 16°32'32" E
C42	50.00'	134.32'	153° 55' 23"	N 77°27'54" E
C43	525.00'	360.22'	39° 18' 45"	S 17°40'12" E
C44	965.00'	165.32'	9° 48' 56"	N 53°31'56" E
C45	15.50'	22.38'	82° 43' 52"	S 03°02'05" E
C46	15.50'	14.01'	51° 48' 23"	S 31°44'53" E
C47	50.00'	247.50'	283° 36' 46"	N 46°35'40" E
C48	15.50'	14.01'	51° 48' 23"	N 69°18'31" W
C49	965.00'	202.18'	12° 00' 15"	N 38°34'59" E
C50	15.50'	14.01'	51° 48' 23"	S 31°30'57" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C51	50.00'	247.50'	283° 36' 46"	N 32°34'52" E
C52	15.50'	14.01'	51° 48' 23"	N 83°19'20" W
C53	375.00'	203.64'	31° 06' 50"	N 48°08'17" E
C54	425.00'	230.79'	31° 06' 50"	N 48°08'17" E
C55	50.00'	223.67'	256° 18' 42"	N 84°05'16" E
C56	525.00'	232.06'	25° 19' 32"	S 19°41'09" W
C57	475.00'	139.40'	16° 48' 53"	S 24°10'25" W
C58	225.00'	243.79'	62° 04' 47"	N 26°36'41" W
C59	520.00'	86.27'	9° 30' 19"	N 27°29'27" E
C60	275.00'	106.18'	22° 07' 24"	S 68°28'50" E
C61	475.00'	186.28'	22° 28' 09"	S 82°27'30" E
C62	225.00'	211.89'	53° 57' 30"	S 19°19'41" E
C63	15.50'	14.01'	51° 48' 23"	N 83°33'16" W
C64	50.00'	247.50'	283° 36' 46"	N 32°20'55" E
C65	15.50'	14.01'	51° 48' 23"	S 31°44'53" E
C66	475.00'	209.96'	25° 19' 32"	N 19°41'09" E
C67	350.00'	106.57'	17° 26' 44"	S 88°15'54" E
C68	275.00'	297.96'	62° 04' 47"	S 26°36'41" E
C69	275.00'	42.88'	8° 56' 06"	N 53°40'21" W
C70	223.89'	86.45'	22° 07' 24"	N 68°32'09" W
C71	200.00'	60.90'	17° 26' 44"	N 88°15'54" W
C72	275.00'	204.48'	42° 36' 09"	S 53°39'00" W
C73	375.00'	114.18'	17° 26' 44"	N 88°15'54" W



VICINITY MAP



LEGEND/ABBREVIATIONS

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD SET
- STAMPED "MMA 817-469-1671"
- POINT FOR CORNER
- C&B 5/8" CAPPED IRON ROD FOUND
- STAMPED "CARTER & BURGESS"
- PRJCT PLAT RECORDS, JOHNSON COUNTY, TEXAS
- ORJCT OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
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- VOL VOLUME
- PG PAGE
- CO# COUNTY CLERK'S INSTRUMENT NO.
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- MEAS. MEASURED
- ESMT. EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER EASEMENT
- SWE SIDEWALK EASEMENT
- DFME DECORATIVE FENCE MAINTENANCE EASEMENT
- FL & PADUE FIRE LANE, PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- BL BUILDING LINE
- ETJ EXTRA-TERRITORIAL JURISDICTION
- UNDEVELOPED LAND USE
- EXISTING LAND USE
- EXISTING ZONE/PROPOSED ZONE
- PROPOSED LAND USE

PRELIMINARY PLAT TRACT B MOUNTAIN VALLEY LAKE

LOTS 31-33, LOT 34X,
LOTS 35-64, LOT 65X, BLOCK 23
LOTS 17-35, BLOCK 27
LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28
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CITY OF BURLESON
JOHNSON COUNTY, TEXAS

APRIL 2024
SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

louisiana registration number: 1 - 2759

texas registration/contract number: 10088000

519 east border

arlington, texas 76010

817-469-1671

fax: 817-274-8757

www.mmatexas.com

CONTACT: ANDREA TAYLOR, P.E.

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SHEET 1 OF 3

APPROVED BY THE PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2024.

BY: _____

CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____

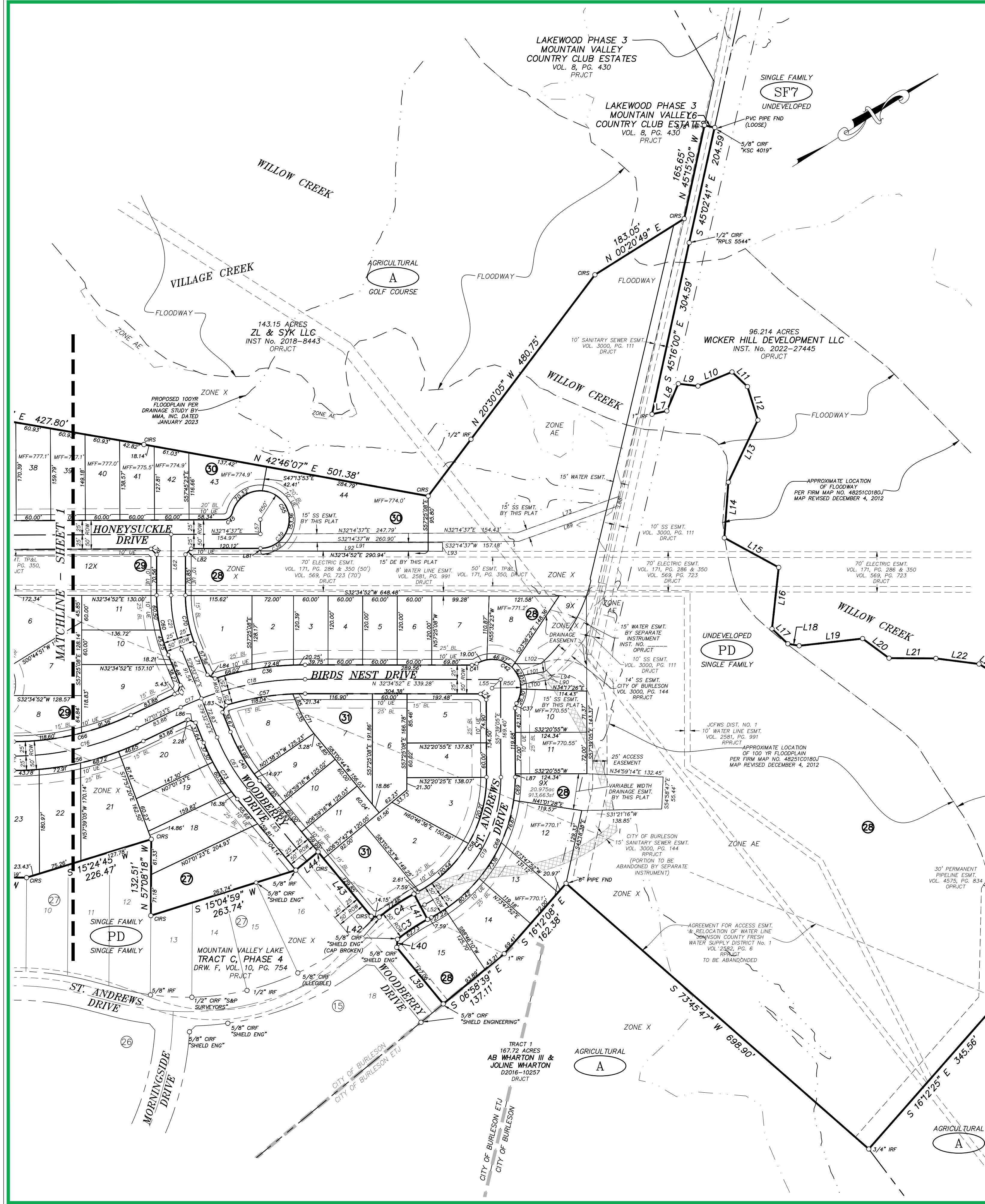
CITY SECRETARY

PRELIMINARY
This document shall not be
recorded for any purpose and shall
not be used or viewed or relied
upon as a final survey document.
Released for review by

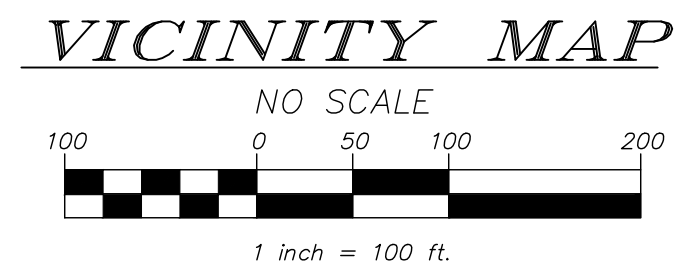
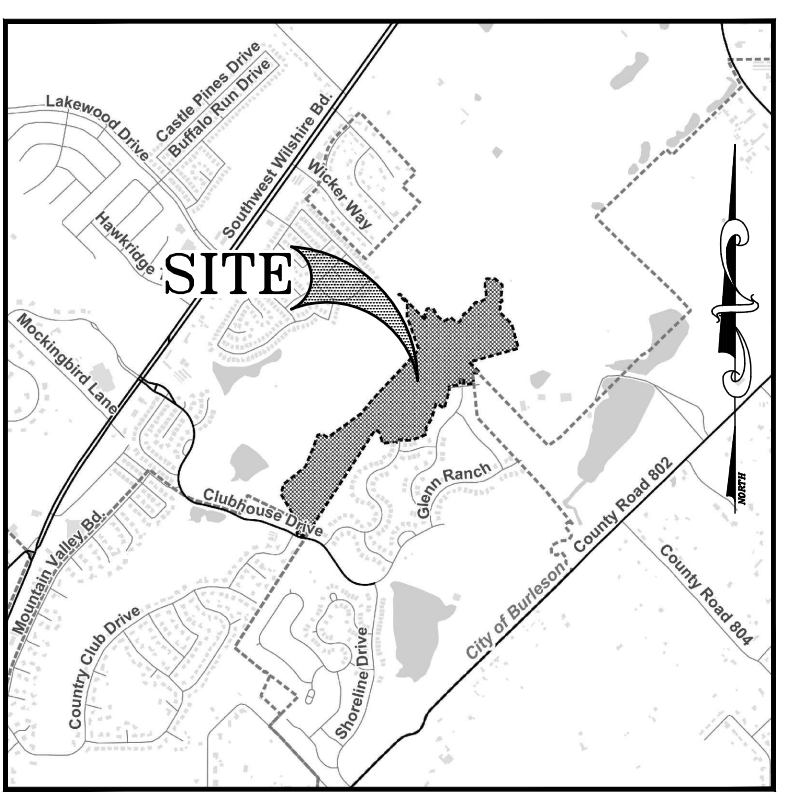
OWNER:
IMPRESSION HOMES, LLC
2325 DEAN WAY, SUITE 150
SOUTHLAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

DEVELOPER:
IMPRESSION HOMES, LLC
2325 DEAN WAY, SUITE 150
SOUTHLAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

PLOTTED BY: BLAKE SHELTON DATE: 02/25/2024, 10:33 AM PATH: I:\3106-03-02\200 Land Development\036 Preliminary\Plat\036-03-02 Preliminary Plat Tract B.dwg



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 80°23'02" W	53.34'	L31	S 50°15'48" E	132.03'	L61	S 57°39'05" E	125.09'	L91	N 32°34'52" E	285.63'
L2	N 67°27'59" W	16.36'	L32	S 05°12'46" W	149.91'	L62	S 57°25'08" E	105.70'	L92	S 32°34'52" W	315.94'
L3	N 26°01'28" E	109.12'	L33	S 08°29'05" E	77.83'	L63	N 83°01'44" E	159.83'	L93	S 57°25'08" E	15.00'
L4	N 76°55'05" E	58.26'	L34	S 63°12'36" W	41.90'	L64	N 13°26'24" E	14.09'	L94	S 83°13'38" W	14.75'
L5	S 60°57'34" E	94.51'	L35	S 15°46'24" W	16.05'	L65	S 85°04'23" E	13.69'	L95	S 16°00'34" E	53.26'
L6	N 44°49'37" E	17.98'	L36	S 25°42'41" E	50.42'	L66	N 02°16'48" W	13.56'	L96	S 19°14'37" W	28.59'
L7	N 20°00'53" E	26.39'	L37	S 18°50'29" W	31.73'	L67	N 77°34'52" E	14.03'	L97	S 76°55'05" W	18.52'
L8	N 34°40'25" W	51.24'	L38	S 00°14'38" W	35.28'	L68	N 12°25'08" W	14.03'	L98	N 16°00'34" W	54.22'
L9	N 39°11'49" E	34.36'	L39	S 83°02'19" W	127.06'	L69	N 77°34'52" E	15.17'	L99	N 38°35'41" W	16.85'
L10	N 10°04'52" E	63.93'	L40	N 51°56'31" W	14.14'	L70	N 69°40'45" E	13.66'	L100	N 23°18'56" E	48.29'
L11	N 75°59'15" E	36.88'	L41	N 85°34'24" W	50.00'	L71	S 79°32'32" E	57.56'	L101	N 23°18'56" W	46.35'
L12	S 74°45'48" E	60.83'	L42	S 38°03'18" W	14.15'	L72	S 52°49'28" E	14.12'	L102	S 08°21'24" E	4.38'
L13	S 32°08'36" E	119.33'	L43	S 83°02'19" W	144.85'	L73	N 12°50'13" E	186.74'	L103	N 28°53'28" W	19.17'
L14	S 53°21'14" E	96.79'	L44	S 06°57'42" E	50.00'	L74	S 77°27'54" W	14.17'	L104	S 56°37'17" W	20.57'
L15	N 61°03'30" E	107.40'	L45	S 05°05'38" E	88.79'	L75	N 23°56'28" W	13.70'			
L16	S 51°16'13" E	107.20'	L46	S 63°59'32" W	95.55'	L76	N 77°24'44" E	14.10'			
L17	N 75°48'42" E	37.84'	L47	S 71°32'17" W	127.34'	L77	S 36°15'35" E	14.56'			
L18	N 42°24'29" E	19.87'	L48	S 86°52'09" W	132.88'	L78	N 12°39'05" W	14.14'			
L19	N 26°04'11" E	110.77'	L49	S 81°55'30" W	50.00'	L79	N 77°20'55" E	14.14'			
L20	N 68°56'47" E	57.02'	L50	S 86°18'17" W	213.86'	L80	N 32°20'55" E	21.76'			
L21	N 32°53'12" E	81.34'	L51	N 57°25'08" W	70.00'	L81	N 57°25'08" W	4.55'			
L22	N 39°50'21" E	75.50'	L52	S 04°31'27" W	7.59'	L82	S 12°35'16" E	14.18'			
L23	N 63°57'32" E	24.83'	L53	N 76°44'05" W	21.28'	L83	N 32°10'01" W	13.59'			
L24	N 32°53'12" E	29.35'	L54	N 05°37'38" W	24.25'	L84	N 57°35'05" E	14.66'			
L25	N 64°13'16" E	96.41'	L55	N 12°32'06" W	21.17'	L85	S 79°32'32" E	20.53'			
L26	N 15°09'34" E	76.74'	L56	N 22°44'18" E	51.76'	L86	N 53°46'33" E	13.93'			
L27	N 13°20'38" W	88.50'	L57	N 57°45'23" W	25.00'	L87	N 57°39'05" W	3.11'			
L28	N 01°07'07" E	100.48'	L58	N 43°24'20" W	199.10'	L88	S 44°12'30" E	17.88'			
L29	N 40°24'50" E	35.35'	L59	N 57°25'08" W	149.92'	L89	S 12°50'13" W	179.58'			
L30	S 88°28'00" E	112.32'	L60	N 07°44'19" W	132.50'	L90	N 08°21'24" W	8.64'			



- LEGEND/ABBREVIATIONS**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - CIRS 5/8" CAPPED IRON ROD SET
 - STAMPED "MMA 817-469-1671"
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 - WLE WATER EASEMENT
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 - FL & PADUE FIRE LANE, PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
 - VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
 - BL BUILDING LINE
 - ETJ EXTRA-TERRITORIAL JURISDICTION
 - UNDEVELOPED EXISTING LAND USE
 - E/A-5 EXISTING ZONE/PROPOSED ZONE
 - ONE FAMILY PROPOSED LAND USE

PRELIMINARY PLAT
TRACT B
MOUNTAIN VALLEY LAKE
LOTS 31-33, LOT 34X,
LOTS 35-64, LOT 65X, BLOCK 23
LOTS 17-35, BLOCK 27
LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28
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THE HG CALLETT SURVEY, ABSTRACT NO. 184
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APRIL 2024
SURVEYOR/ENGINEER:
mima
civil engineering surveying landscape architecture planning
Texas registration number: 1 - 2759
Texas registration/contract number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: ANDREA TAYLOR, P.E.
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PRELIMINARY
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upon as a final survey document.
Released for review by

OWNER:
IMPRESSION HOMES, LLC
2325 DEAN WAY, SUITE 150
SOUTH LAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

DEVELOPER:
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2325 DEAN WAY, SUITE 150
SOUTH LAKE, TX 76092
TEL: 214-280-9688
EMAIL: peterlai@impressionhomes.net
CONTACT: PETER LAI

OWNER'S CERTIFICATE §
STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS IMPRESSION HOMES, LLC, IS THE OWNER OF THE HEREON DESCRIBED PROPERTY TO WIT:

BEING A 65.018 ACRE TRACT OF LAND SITUATED IN THE JAMES M. MOORE SURVEY, ABSTRACT NO. 620 AND THE HG CATLETT SURVEY, ABSTRACT NO. 184, CITY OF BURLESON AND CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF THE LAND DESCRIBED IN THE DEED TO IMPRESSION HOMES, LLC, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-26392, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (OPRJCT), SAID 65.018 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE EAST LINE OF SAID IMPRESSION HOMES, LLC TRACT, IN THE NORTHERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE, A 60.00 FOOT WIDE RIGHT-OF-WAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 875, DRAWER B, PLAT RECORDS, JOHNSON COUNTY, TEXAS (PRJCT) AND FOR THE SOUTHWEST CORNER OF MOUNTAIN VALLEY LAKE, TRACT C, PHASE 2, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 127, DRAWER C, PRJCT;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLUBHOUSE DRIVE, OVER AND ACROSS SAID IMPRESSION HOMES, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 80°23'02" WEST, A DISTANCE OF 53.34 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND A CHORD WHICH BEARS NORTH 73°55'31" WEST, A DISTANCE OF 56.24 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°55'03", AN ARC DISTANCE OF 56.36 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID CURVE TO THE RIGHT;
NORTH 67°27'59" WEST, A DISTANCE OF 16.36 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER AND BURGESS" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CHORD WHICH BEARS NORTH 66°52'20" WEST, A DISTANCE OF 76.77 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°11'19", AN ARC DISTANCE OF 7.67 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE WESTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO DJJ INVESTMENTS, AS RECORDED IN VOLUME 2516, PAGE 588, DRJCT, AND FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID DJJ INVESTMENTS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 26°01'28" EAST, A DISTANCE OF 109.12 FEET TO A 5/8"IRON ROD FOUND (DISTURBED) FOR CORNER;
NORTH 31°34'27" WEST, A DISTANCE OF 505.10 FEET TO A 5/8"IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID IMPRESSION HOMES, LLC TRACT (VOLUME 2519, PAGE 480) AND AN ANGLE POINT IN THE EASTERLY LINE OF SAID DJJ INVESTMENTS TRACT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND A TRACT OF LAND DESCRIBED IN THE DEED TO ZL & SYK, LLC, AS RECORDED IN DOCUMENT NO. 2018-8443, OPRJCT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 9°47'00" EAST, PASSING A 5/8"CAPPED IRON ROD STAMPED "CARTER AND BURGESS" FOUND FOR THE NORTH CORNER OF SAID DJJ INVESTMENTS TRACT, AND CONTINUE FOR A TOTAL DISTANCE OF 140.36 FEET (DEED 139.12 FEET) TO A 5/8"IRON ROD FOUND FOR CORNER;
NORTH 50°46'32" EAST, A DISTANCE OF 389.35 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;
NORTH 22°00'05" EAST, A DISTANCE OF 271.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;
NORTH 19°14'37" EAST, A DISTANCE OF 197.29 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 76°55'05" EAST, A DISTANCE OF 58.26 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
SOUTH 60°57'34" EAST, A DISTANCE OF 94.51 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 53°41'32" EAST, A DISTANCE OF 559.30 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 39°10'09" EAST, A DISTANCE OF 251.73 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 42°16'04" EAST, A DISTANCE OF 427.80 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 42°46'07" EAST, A DISTANCE OF 501.38 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 20°30'05" WEST, PASSING A 1/2"IRON ROD FOUND, AT A DISTANCE OF 123.28 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 480.75 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 0°20'49" EAST, A DISTANCE OF 183.05 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR CORNER;
NORTH 45°15'20" WEST, A DISTANCE OF 165.65 FEET TO A 5/8"IRON ROD FOUND FOR THE SOUTHEAST CORNER OF COMMON AREA NO. 1 & DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF LAKEWOOD PHASE 3 OF MOUNTAIN VALLEY COUNTRY CLUB ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 430, DRAWER B-201, PRJCT;

THENCE NORTH 44°49'37" EAST, WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID COMMON AREA, A DISTANCE OF 17.98 FEET TO A 5/8"CAPPED IRON ROD STAMPED "KSC/4019" FOUND FOR THE NORTHEAST CORNER OF SAID COMMON AREA NO. 1 AND IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO WICKER HILL DEVELOPMENT LLC, AS RECORDED IN INSTRUMENT NO. 22-27445, OPRJCT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID WICKER HILL DEVELOPMENT LLC TRACT, AND WITH THE MEANDERS OF WILLOW CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45°02'41" EAST, A DISTANCE OF 204.59 FEET TO A POINT FOR CORNER;
SOUTH 45°16'00" EAST, A DISTANCE OF 304.59 FEET TO A POINT FOR CORNER;
NORTH 20°00'53" EAST, A DISTANCE OF 26.39 FEET TO A POINT FOR CORNER;
NORTH 34°40'25" WEST, A DISTANCE OF 51.24 FEET TO A POINT FOR CORNER;
NORTH 39°11'49" EAST, A DISTANCE OF 34.36 FEET TO A POINT FOR CORNER;
NORTH 10°04'52" EAST, A DISTANCE OF 63.93 FEET TO A POINT FOR CORNER;
NORTH 75°59'15" EAST, A DISTANCE OF 36.88 FEET TO A POINT FOR CORNER;
SOUTH 74°45'48" EAST, A DISTANCE OF 60.83 FEET TO A POINT FOR CORNER;
SOUTH 32°08'36" EAST, A DISTANCE OF 119.33 FEET TO A POINT FOR CORNER;
SOUTH 53°21'14" EAST, A DISTANCE OF 96.79 FEET TO A POINT FOR CORNER;

NORTH 61°03'30" EAST, A DISTANCE OF 107.40 FEET TO A POINT FOR CORNER;
SOUTH 51°16'13" EAST, A DISTANCE OF 107.20 FEET TO A POINT FOR CORNER;
NORTH 75°48'42" EAST, A DISTANCE OF 37.84 FEET TO A POINT FOR CORNER;
NORTH 42°24'29" EAST, A DISTANCE OF 19.87 FEET TO A POINT FOR CORNER;
NORTH 26°04'11" EAST, A DISTANCE OF 110.77 FEET TO A POINT FOR CORNER;
NORTH 68°56'47" EAST, A DISTANCE OF 57.02 FEET TO A POINT FOR CORNER;
NORTH 32°53'12" EAST, A DISTANCE OF 81.34 FEET TO A POINT FOR CORNER;
NORTH 39°50'21" EAST, A DISTANCE OF 75.50 FEET TO A POINT FOR CORNER;
NORTH 63°57'32" EAST, A DISTANCE OF 24.83 FEET TO A POINT FOR CORNER;
SOUTH 80°13'11" EAST, A DISTANCE OF 29.35 FEET TO A POINT FOR CORNER;
NORTH 64°13'16" EAST, A DISTANCE OF 96.41 FEET TO A POINT FOR CORNER;
NORTH 15°09'34" EAST, A DISTANCE OF 76.74 FEET TO A POINT FOR CORNER;
NORTH 13°20'38" WEST, A DISTANCE OF 88.50 FEET TO A POINT FOR CORNER;
NORTH 1°07'07" EAST, A DISTANCE OF 100.48 FEET TO A POINT FOR CORNER;
NORTH 40°24'50" EAST, A DISTANCE OF 35.35 FEET TO A POINT FOR CORNER;
SOUTH 88°28'00" EAST, A DISTANCE OF 112.32 FEET TO A POINT FOR CORNER;
SOUTH 50°15'48" EAST, A DISTANCE OF 132.03 FEET TO A POINT FOR CORNER;
SOUTH 51°2'46" WEST, PASSING THE NORTH CORNER OF SAID IMPRESSION HOMES, LLC TRACT, AT A DISTANCE OF 60.65 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 149.91 FEET TO A POINT FOR THE SOUTH CORNER OF SAID IMPRESSION HOMES, LLC TRACT (VOLUME 2581, PAGE 926) AND IN THE NORTHEASTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, FROM WHICH A 5/8"IRON ROD FOUND FOR THE WEST CORNER OF SAID IMPRESSION HOMES, LLC TRACT;
SOUTH 8°29'05" EAST, A DISTANCE OF 77.83 FEET TO A POINT FOR CORNER;
SOUTH 63°12'36" WEST, A DISTANCE OF 41.90 FEET TO A POINT FOR CORNER;
SOUTH 15°46'24" WEST, A DISTANCE OF 16.05 FEET TO A POINT FOR CORNER;
SOUTH 25°42'41" EAST, A DISTANCE OF 50.42 FEET TO A POINT FOR CORNER;
SOUTH 18°50'29" WEST, A DISTANCE OF 31.73 FEET TO A POINT FOR CORNER;
SOUTH 0°14'38" WEST, A DISTANCE OF 35.28 FEET TO A POINT FOR CORNER;

THENCE SOUTH 46°26'49" EAST, WITH THE NORTHEASTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, PASSING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT (TRACT 2), AS RECORDED IN INSTRUMENT 2009-32098, OPRJCT, AT A DISTANCE OF 52.88 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 229.97 FEET TO A 5/8"IRON ROD FOUND FOR AN ANGLE POINT;

THENCE SOUTH 16°12'25" EAST, CONTINUING WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID JOHNSON COUNTY SPECIAL UTILITY DISTRICT TRACT, A DISTANCE OF 345.56 FEET TO A 3/4"IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID IMPRESSION HOMES, LLC TRACT, THE SOUTHWEST CORNER OF SAID JOHNSON COUNTY SPECIAL UTILITY DISTRICT TRACT AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO A.B. WHARTON III AND JOLINE WHARTON, AS DESCRIBED IN DOCUMENT NO. 2016-10257, OPRJCT

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID WHARTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73°45'47" WEST, A DISTANCE OF 698.90 FEET TO A 6"STEEL PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID IMPRESSION HOMES, LLC TRACT AND A NORTHWEST CORNER OF SAID WHARTON TRACT;
SOUTH 16°12'08" EAST, A DISTANCE OF 162.38 FEET TO A 1"IRON ROD FOUND FOR AN ANGLE POINT;
SOUTH 6°58'39" EAST, A DISTANCE OF 137.11 FEET TO A 5/8"CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF TRACT C, PHASE 4, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DRAWER F, VOLUME 10, PAGE 754, PRJCT, AND IN THE NORTH RIGHT-OF-WAY LINE OF WOODBERRY DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE WITH THE NORTH AND WESTERLY LINE OF SAID TRACT C, PHASE 4, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 83°02'19" WEST, A DISTANCE OF 127.06 FEET TO A 5/8"CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE SOUTH END OF A CORNER CLIP;
NORTH 51°56'31" WEST, A DISTANCE OF 14.14 FEET TO A 5/8"CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE NORTH END OF SAID CORNER CLIP, IN THE EAST RIGHT-OF-WAY LINE OF ST. ANDREWS DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS NORTH 1°05'05" WEST, A DISTANCE OF 62.43 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°01'23", AN ARC DISTANCE OF 62.53 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID NON-TANGENT CURVE TO THE RIGHT;
NORTH 85°34'24" WEST, A DISTANCE OF 50.00 FEET TO AN "X" CUT SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD WHICH BEARS SOUTH 1°06'32" EAST, A DISTANCE OF 72.35 FEET;
IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 72.46 FEET TO A 5/8"CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT AND AT THE NORTH END OF A CORNER CLIP;
SOUTH 38°03'18" WEST, A DISTANCE OF 14.15 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH END OF SAID CORNER CLIP;
SOUTH 83°02'19" WEST, A DISTANCE OF 144.85 FEET TO A 5/8" IRON ROD FOUND (DISTURBED);
SOUTH 6°57'42" EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WOODBERRY DRIVE AND THE NORTHWEST CORNER OF LOT 16 OF SAID TRACT C, PHASE 4;
SOUTH 15°04'59" WEST, A DISTANCE OF 263.74 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELDS ENGINEERING" FOUND;
NORTH 57°08'18" WEST, A DISTANCE OF 132.51 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELDS ENGINEERING" FOUND;
SOUTH 15°24'45" WEST, A DISTANCE OF 226.47 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET;
SOUTH 32°51'52" WEST, A DISTANCE OF 143.89 FEET TO A 5/8"CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND;
SOUTH 5°05'38" EAST, A DISTANCE OF 88.79 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND FOR THE SOUTHWEST CORNER OF LOT 7 OF SAID TRACT C, PHASE4 AND THE NORTHEAST CORNER OF LOT 6, TRACT C, PHASE 3, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 429, SLIDE C, PRJCT;

THENCE WITH THE NORTH LINE OF SAID TRACT C, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 63°59'32" WEST, A DISTANCE OF 95.55 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET;
SOUTH 71°32'17" WEST, A DISTANCE OF 127.34 FEET TO A 5/8"IRON ROD FOUND;
SOUTH 86°52'09" WEST, A DISTANCE OF 132.88 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF PINNACLE DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND A CHORD WHICH BEARS NORTH 7°00'03" WEST, A DISTANCE OF 15.00 FEET, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND BEARS NORTH 48°54'29" WEST, A DISTANCE OF 0.20 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°08'55", AN ARC DISTANCE OF 15.00 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET;
SOUTH 81°55'30" WEST, A DISTANCE OF 50.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE WEST RIGHT-OF-WAY LINE OF SAID PINNACLE DRIVE AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 349.93 FEET AND A CHORD WHICH BEARS SOUTH 5°28'27" EAST, A DISTANCE OF 31.77 FEET;
IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°12'13", AN ARC DISTANCE OF 31.78 FEET TO A 5/8"IRON ROD FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE RIGHT;
SOUTH 86°18'17" WEST, A DISTANCE OF 213.86 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND;
NORTH 16°13'44" WEST, A DISTANCE OF 150.03 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET;
NORTH 57°25'08" WEST, A DISTANCE OF 70.00 FEET TO A 5/8"CAPPED IRON ROD STAMPED "MMA"SET FOR THE NORTHWEST CORNER OF SAID TRACT C, PHASE 3 (COMMON AREA, LOT 30);

THENCE SOUTH 32°34'52" WEST, PASSING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT C, PHASE 3 (COMMON AREA, LOT 30) AND THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT C, PHASE 2, MOUNTAIN VALLEY LAKE, AT A DISTANCE OF 529.75 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 1,737.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,832,173 SQUARE FEET OR 65.018 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°37'09.8". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000113314956.

PLAT NOTES:

- DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- 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.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
 - ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - ZONE AE – BASE FLOOD ELEVATIONS DETERMINED
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 9X, BLOCK 28 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- ANY LOTS ADJACENT TO A PARK OR OPEN SPACE SHALL REQUIRE A DECORATIVE METAL FENCE.
- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE MODIFIED VISIBILITY EASEMENTS FOR LOT 1X, BLOCK 30 AND LOT 65X, BLOCK 23, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON APRIL 15, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.
- THE PRIVATE ACCESS AND UTILITY EASEMENT PROVIDES UNRESTRICTED USE AND MAINTENANCE OF THE PROPERTY FOR UTILITIES. THIS RIGHT EXTENDS TO ALL UTILITY PROVIDERS. THE EASEMENT ALSO PROVIDES THE CITY OR COUNTY WITH THE RIGHT OF ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT. THE EASEMENT PERMITS THE CITY OR COUNTY TO REMOVE ANY VEHICLE OR OBSTACLE WITHIN THE STREET THAT IMPAIRS EMERGENCY ACCESS.

THE FOLLOWING PUBLIC SERVICES ARE NOT PROVIDED WITHIN THIS SUBDIVISION:

- STREET MAINTENANCE
 - ROUTINE POLICE PATROLS
 - ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCE
 - PREPARATION OF ACCIDENT REPORTS
 - SOLID WASTE PICKUP
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER STORAGE FACILITY OR OF ANY NATURAL CREEK 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) 9X, BLOCK 28 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, IMPRESSION HOMES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS TRACT B, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO 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.

OWNER, IMPRESSION HOMES, LLC

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAY BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. RELEASED FOR REVIEW BY:

LON E. WHITTEN DATE: APRIL 15, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
TRACT B
MOUNTAIN VALLEY LAKE
LOTS 31-33, LOT 34X, LOTS 35-64, LOT 65X, BLOCK 23
LOTS 17-28, BLOCK 27
LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28
LOTS 1-11, LOT 12X, BLOCK 29
LOT 1X, LOTS 2-19, LOT 20X, LOTS 21-44, BLOCK 30 &
LOTS 1-11, BLOCK 31

123 RESIDENTIAL LOTS
6 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

BEING 65.018 ACRES OF LAND SITUATED IN THE J M MOORE SURVEY, ABSTRACT NO. 620 THE HG CATLETT SURVEY, ABSTRACT NO. 184
CITY OF BURLESON
JOHNSON COUNTY, TEXAS
APRIL 2024
SURVEYOR/ENGINEER:

 mma

civil engineering surveying landscape architecture planning
texas registration number: f - 2759
texas registration/license number: 10088000
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orlington, texas 76010
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CASE FP-24-040
SHEET 3 OF 3

MMA PROJECT NO. 3166-02-02