



Curve	Radius	Course		Bearing		Distance	
		L1		N 06°45'39" W		4.65'	
C1	27.50'	27.60'	57°30'01"	26.45'	N 55°58'06" W		
C2	88.50'	25.14'	16°16'41"	25.06'	N 35°02'03" W		
C3	27.50'	24.34'	50°42'14"	23.55'	N 18°06'26" W		
C4	137.50'	29.77'	12°24'22"	29.71'	N 11°16'10" W		

DEVELOPER:
RETAIL PARTNERS, LLC
6479 CAMP BOWIE BLVD.
FORT WORTH, TEXAS
PHONE: (817)-870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

BRITTAIN & CRAWFORD
LAND SURVEYING &
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FIRM CERTIFICATION# 1019000
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APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TX
THIS THE _____ DAY OF _____, 20____
BY: _____
CHAIR OF PLANNING AND ZONING
BY: _____
CITY SECRETARY

PLAT FILE _____, 20____
SLIDE _____, VOLUME _____, PAGE _____
JOHNSON COUNTY PLAT RECORDS
BY: _____
COUNTY CLERK

NOTE:
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.

FINAL PLAT
OF
LOT 3, BLOCK 6
ARABELLA ADDITION
LOCATED IN THE
J. MINETT SURVEY
ABSTRACT No. 548 AND THE
S. BLAIR SURVEY
ABSTRACT No. 66
CITY OF BURLESON, JOHNSON COUNTY,
TEXAS

PREPARED: DECEMBER 2023
GROSS AREA: 1.282 ACRES, 1 LOT CASE # FP-24-045
(DANNY) ...Projects\CARRILLO\BURLESON ARABELLA\CARRILLO-LEARNING-PLAT.dwg

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SIN FIN #XXX

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A
100-YEAR FLOOD HAZARD ZONE, ACCORDING TO
THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD
INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS,
AND INCORPORATED AREAS, COMMUNITY-PANEL
NUMBER 48251C0065J, MAP REVISED DECEMBER 4, 2012.

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE
PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE
4202) ESTABLISHED USING THE GLOBAL POSITIONING
SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY
OPERATING REFERENCE STATIONS.

OWNER / DEVELOPER:
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STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNEL SAND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

4. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF CITY OF BURLESON, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

5. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

6. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

7. ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM 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.

8. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.

9. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED APRIL 29, 2022, SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.

10. WATER PROVIDER - THE CITY OF BURLESON - (817) 426-9601

11. ELECTRIC PROVIDER - ONCOR - (888) 313-6862

12. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATION SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

13. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.

14. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.

15. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

16. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

17. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

18. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

19. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.

20. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.

21. ALL BUILDINGS OR STRUCTURE SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.

22. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.

23. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.

24. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT PLAT FOR DEVELOPMENT.

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

26. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

27. 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.

28. 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 IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS _____ ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

STATE OF TEXAS
COUNTY OF JOHNSON

OWNER'S CERTIFICATE

WHEREAS COUNTRY PLACE VILLAGE, is the sole owner of a 1.282 acre tract of land situated in the J. MINETT SURVEY, Abstract No. 548, and the S. BLAIR SURVEY, Abstract No. 66, City Of Burleson, Johnson County, Texas, according to the deed recorded in Instrument No. 2016-7339, of the Official Public Records of Johnson County, Texas, respectively, and being more particularly described by mees and bounds as follows:

LEGAL DESCRIPTION

BEING 1.282 acres of land situated in the J. MINETT SURVEY, Abstract No. 548, and the S. BLAIR SURVEY, Abstract No. 66, Burleson, Johnson County, Texas, and being a portion of the tract of land conveyed to Country Place Village, by the deed recorded in Instrument No. 2016-7339, of the Official Public Records of Johnson County, Texas. Said 1.282 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "STARK" found at the Southwest corner of Block 6, Arabella Addition, Phase 1, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 11, Page 180, Slide H, of the Official Public Records of Johnson County, Texas, and said point also lying in the East right-of-way line of Greenridge Drive;

THENCE N 84° 22' 22" E 84.71 feet, along the most Northerly South boundary line of said Block 6, to a point in a brick column;

THENCE S 45° 36' 52" E 422.26 feet, along the Southwest boundary line of said Block 6, to a ½" iron rod marked "EAGLE" found at the Southwest corner of the tract of land conveyed to Thu-Suong Nguyen, by the deed recorded in Instrument No. 2009-19938, of the Official Public Records of Johnson County, Texas, and said ½" iron rod also lying in the North right-of-way line of Commons Drive (a variable width public right-of-way);

THENCE along the North right-of-way line of Commons Drive, as follows:

1. NORTHWESTERLY 116.80 feet, along a curve to the left, having a radius of 685.00 feet, a central angle of 09° 46' 10", and a chord bearing N 79° 42' 55" W 116.66 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

2. N 84° 29' 24" W 224.02 feet, to a ½" iron rod marked "STARK" found at the beginning of a curve to the right, and said point lying at the intersection of the North right-of-way line of said Commons Drive with the East right-of-way line of Greenridge Drive (a variable width public right-of-way);

THENCE along the East right-of-way line of said Greenridge Drive, as follows:

1. NORTHWESTERLY 27.80 feet, along said curve to the right, having a radius of 27.50 feet, a central angle of 57° 30' 01", and a chord bearing N 55° 58' 06" W 26.45 feet, to a ½" iron rod found at the end of said curve and the beginning of a curve to the left;

2. NORTHWESTERLY 25.14 feet, along said curve to the left, having a radius of 88.50 feet, a central angle of 16° 16' 41", and a chord bearing N 35° 02' 03" W 25.06 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the right;

3. NORTHWESTERLY 24.34 feet, along said curve to the right, having a radius of 27.50 feet, a central angle of 50° 42' 14", and a chord bearing N 18° 06' 28" W 23.55 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

4. N 07° 15' 02" E 32.14 feet, to a ½" iron rod marked "STARK" found at the beginning of a curve to the left;

5. NORTHEASTERLY 67.22 feet, along said curve to the left, having a radius of 696.00 feet, a central angle of 05° 32' 01", and a chord bearing N 04° 30' 06" E 67.19 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the left;

6. NORTHWESTERLY 55.19 feet, along said curve to the left, having a radius of 162.50 feet, a central angle of 19° 27' 38", and a chord bearing N 08° 00' 17" W 54.93 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the right;

7. NORTHWESTERLY 29.77 feet, along said curve to the right, having a radius of 137.50 feet, a central angle of 12° 24' 22", and a chord bearing N 11° 16' 10" W 29.71 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

8. N 06° 45' 39" W 4.65 feet, to the POINT OF BEGINNING containing 1.282 acres (55,857 square feet) of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That COUNTRY PLACE VILLAGE, does hereby adopt this plat designating the herein before described property as **LOT 3, BLOCK 6, ARABELLA ADDITION**, 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, county, 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, county, 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 or Johnson County.

WITNESS MY HAND at Burleson, Johnson County, Texas, this the ____ day of _____, 2024.

COUNTRY PLACE VILLAGE

By: Brian Clarke, Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **BRIAN CLARKE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



FINAL PLAT
OF
LOT 3, BLOCK 6
ARABELLA ADDITION
LOCATED IN THE
J. MINETT SURVEY
ABSTRACT No. 548 AND THE
S. BLAIR SURVEY
ABSTRACT No. 66
CITY OF BURLESON, JOHNSON COUNTY,
TEXAS

PREPARED: AUGUST 2023
GROSS AREA: 1.282 ACRES, 1 LOT CASE # FP-24-045
(DANNY) ...Projects\CARRILLO\BURLESON ARABELLA\CARRILLO-LEARNING-PLAT.dwg

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SIN FIN #XXX