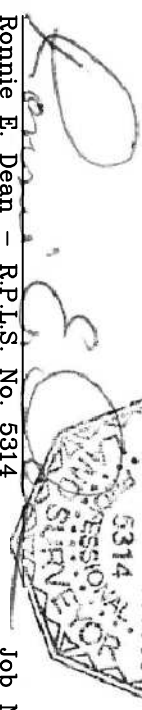


VICINITY MAP (NO SCALE)

GENERAL NOTES:

1. This property is located within the City of Burleson's Extra-Territorial Jurisdiction.
2. This tract appears to be located in Zone "X", areas not located in a Special Flood Hazard Area Inundated by 100-Year Flood, as shown by Flood Insurance Rate Map No. 48251C0205K, dated September 21, 2023.
3. Coordinates and Bearings shown are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) with a scale factor of 0.9998923491178.
4. Water is provided by Belhessde Water Supply Corporation.
5. Sewer is provided by private facility.
6. On site sewage facility performance cannot be guaranteed even though all provisions of the rules of Johnson County, Texas for private sewage facilities are complied with.
7. Inspection and or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets a minimum requirement and does not relieve the owner of the property from complying with the County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owners 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.
8. 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.
9. Any public utility, including Johnson County, shall have the right to move and keep all or part of any buildings, fences, trees, shrubs and other growth or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems in any of the easements shown on the plat and any public utility including Johnson County, 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 it's respective system without the necessity at any time of procuring the permission of anyone.
10. No permanent structures shall be allowed within the area designated as "future right-of-way" on this plat.
11. 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.
12. A minimum of one acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-plating may be required.
13. All building setbacks are subject to current Johnson County development regulations.
14. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
15. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
16. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and 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.
17. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
18. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

DEAN SURVEYORS
Firm No. 10193712
1292 FM 157, Ste. 106
Mansfield, Tx. 76063
817-487-9486
ronnie@deansurveyors.net

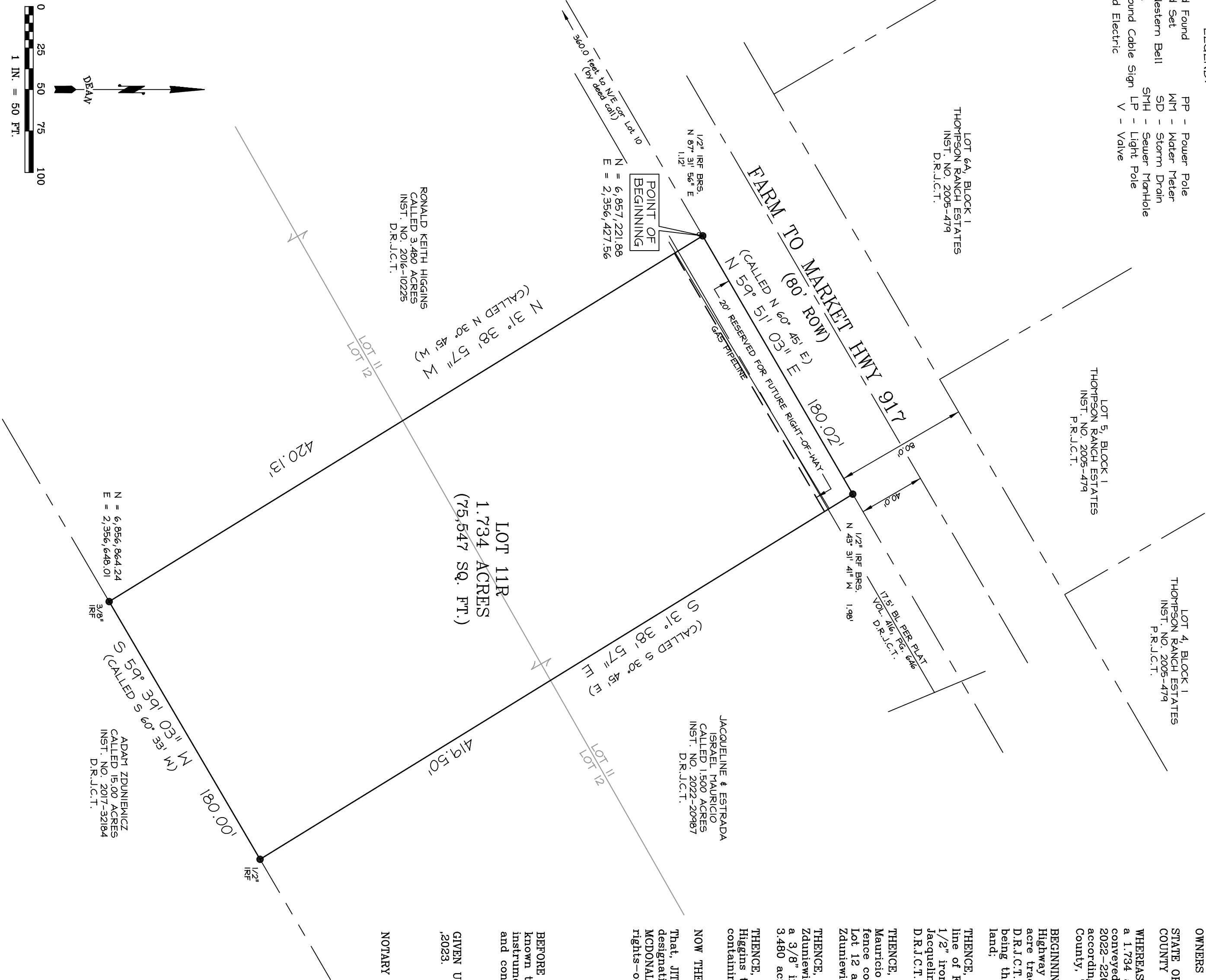
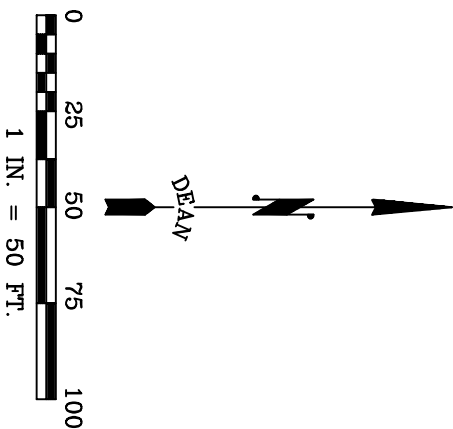


Ronnie E. Dean - R.P.L.S. No. 5314 Job No. 230807P

I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have prepared this plat from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direct supervision.

Surveyed on the ground August 19, 2023

LEGEND:
PP - Power Pole
IRS - Iron Rod Found
WPI - Water Meter
SMB - South Western Bell
PED - Pedestal
UCS - Underground Cable Sign
OHE - Overhead Electric
SM - Storm Drain
STH - Sewer Manhole
LP - Light Pole
V - Valve



OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, EKN INVESTMENTS, LLC, represented here by JITEN ROY is the sole owner of a 1.734 acre tract of land situated in the Jose F. Salas Survey, Abstract No. 760, as conveyed from Monty W. Cain to EKN Investments, LLC, recorded in Instrument No. 2022-22082 and being a portion of Lot 11 and Lot 12 of the McDonald Subdivision, according to the plat recorded in Volume 416, Page 646, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod set in the south right-of-way line of Farm to Market Highway 917, in the north line of Lot 11, at the northeast corner of a called 3,480 acre tract conveyed to Ronald Keith Higgins, recorded in Instrument No. 2016-10225, D.R.J.C.T. from which a 1/2" iron rod found bears, N 87° 31' 56" E, 1.12 feet and being the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 59° 51' 03" E, (called N 60° 45' E), along and with the south right-of-way line of Farm to Market Highway 917 and the north line of Lot 11, 180.02 feet to a 1/2" iron rod set at the northwest corner of a called 1.50 acre tract conveyed to Jacqueline and Estrada Israel Mauricio, recorded in Instrument No. 2022-20987, D.R.J.C.T., from which a 1/2" iron rod found bears, N 43° 31' 41" W, 1.98 feet;

THENCE, S 31° 38' 57" E, (called S 30° 45' E), along and with the west line of said Mauricio tract and generally with a fence, 419.50 feet to a 1/2" iron rod found at a fence corner, at the southwest corner of said Mauricio tract, in the south line of Lot 12 and in the north line of a called 15.00 acre tract conveyed to Adam Zduniewicz, recorded in Instrument No. 2017-32184, D.R.J.C.T.;

THENCE, S 59° 39' 03" W, (called S 60° 33' W), along and with the north line of said Zduniewicz tract, the south line of lot 12 and generally with a fence, 180.00 feet to a 3/8" iron rod found at a fence corner, at the southeast corner of said Higgins 3,480 acre tract;

THENCE, N 31° 38' 57" W, (called N 30° 45' W), along and with the east line of said Higgins tract and generally with a fence, 420.13 feet to the POINT OF BEGINNING, containing 75,547 square feet or 1.734 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JITEN ROY, representing EKN INVESTMENTS, LLC, does hereby adopt this plat designating the above described property to be known as LOT 11R, BLOCK 1, McDONALD SUBDIVISION and does hereby dedicate to the public's use forever the rights-of-way and public easements shown hereon.

JITEN ROY (Owner Representative)

BEFORE ME, the undersigned authority, on this day personally appeared, JITEN ROY, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS: _____

REPLAT LOT 11R MCDONALD SUBDIVISION

Being a replat of Lot 11 and Lot 12
of the McDonald Subdivision
situated in the Jose F. SALAS Survey,
Abstract No. 760, Johnson County, Texas,
City of Burleson, Texas

Submitted Sept. 18, 2023 Case No. 23-269
Resubmitted Oct. 4, 2023

OWNER: EKN Investments, LLC
Representative: Jiten Roy
3280 S. Burleson Blvd.
Burleson, Texas, 76028

SURVEYOR: Dean Surveyors
Firm No. 10193712
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