

OWNER(S)
GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC.
4500 S. RIVERSIDE DRIVE
FORT WORTH, TX 76119

LEGEND
DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CRS = 5/8" CAPTED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
BFE = BASE FLOOD ELEVATION
MFF = MINIMUM FINISHED FLOOR ELEVATION

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2025.

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.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 250506 DATE: AUGUST 29, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0065J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

ZONE AE - AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

ZONE AE - FLOODWAY

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 CHANNELS AND 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, OR THEIR DESIGNEE, 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 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 24, 2024 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(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
10. WATER PROVIDER - BETHESDA WATER SUPPLY CORP. - (817) 295-2131
11. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
12. 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.
13. 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) 1R AND 2 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. 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.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
4. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
6. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 1 WITH THE UNPLATTED PROPERTY IN COMMON OWNERSHIP AND MAKE 2 LOTS.
7. THIS PROPERTY IS CURRENTLY ZONED COMMERCIAL BASED ON THE CITY OF BURLESON ZONING MAP.
8. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR THE FOLLOWING LOTS: 1R & 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC., OWNER OF A 25.809 ACRE TRACT OF LAND SITUATED IN THE B. BRANSON SURVEY, ABSTRACT NUMBER 58, THE 888&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 105 AND THE 888&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 98, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 73.635 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS INC., RECORDED IN VOLUME 3898, PAGE 824, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GRACE CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 513, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID CALLED 73.635 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SHENANDOAH TOWNHOME ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 578, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID SHENANDOAH TOWNHOMES ADDITION BEARS NORTH 83 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 378.19 FEET;

THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID SHENANDOAH TOWNHOME ADDITION, A DISTANCE OF 992.94 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE NORTH 39 DEGREES 55 MINUTES 26 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 331.19 FEET, TO A 3/8" IRON ROD FOUND;

THENCE SOUTH 82 DEGREES 57 MINUTES 33 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 124.33 FEET, TO A 3/8" IRON ROD FOUND;

THENCE NORTH 84 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 57.92 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE, BEING ON THE EAST LINE OF LOT 1, BLOCK 1, WESTSIDE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 76, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND ON THE WEST LINE OF SAID WESTSIDE BAPTIST CHURCH ADDITION BEARS NORTH 88 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 378.90 FEET;

THENCE NORTH 00 DEGREES 54 MINUTES 17 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID WESTSIDE BAPTIST CHURCH ADDITION, A DISTANCE OF 209.39 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT AN ANGLE POINT IN SAID WEST LINE, SAME BEING THE NORTHEAST CORNER OF SAID WESTSIDE BAPTIST CHURCH ADDITION, AND BEING ON THE SOUTH LINE OF LOT 1R-1, BLOCK 2, REED PARKE ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-27, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 49 DEGREES 17 MINUTES 04 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID LOT 1R-1, A DISTANCE OF 575.23 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 73.635 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 1R-1, AND BEING THE WESTERNMOST CORNER OF A CALLED 5.312 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF BURLESON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-27117, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 5.312 ACRE TRACT BEARS NORTH 48 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 695.34 FEET;

THENCE SOUTH 89 DEGREES 09 MINUTES 36 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 5.312 ACRE TRACT, A DISTANCE OF 408.27 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 42.132 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF BURLESON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-23308, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 42.132 ACRE TRACT BEARS SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, A DISTANCE OF 592.43 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST, DEPARTING SAID SOUTH LINE AND LINE AND ALONG THE WEST LINE OF SAID CALLED 42.132 ACRE TRACT, A DISTANCE OF 906.62 FEET, TO A 1/2" IRON ROD FOUND AT THE UPPER SOUTHWEST CORNER OF SAID CALLED 42.132 ACRE TRACT, SAME BEING THE NORTHWEST CORNER THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PRAIRIE SPRINGS CEMETERY, RECORDED IN VOLUME 328, PAGE 325, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST, ALONG AN EAST LINE OF SAID CALLED 73.635 ACRE TRACT AND SAID GRACE CHURCH ADDITION, BEING COMMON WITH THE WEST LINE OF SAID PRAIRIE SPRINGS CEMETERY TRACT, A DISTANCE OF 661.70 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, GRACE CHURCH ADDITION, BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 88 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 270.73 FEET;

THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 576.52 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, GRACE CHURCH ADDITION;

THENCE SOUTH 09 DEGREES 58 MINUTES 43 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID GRACE CHURCH ADDITION, A DISTANCE OF 30.20 FEET, TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID GRACE CHURCH ADDITION, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 714;

THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 73.635 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 524.98 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 25.809 ACRES OR 1,124,225 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1R AND LOT 2, GRACE CHURCH ADDITION**, AN ADDITION TO THE CITY OF BURLESON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS 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.

GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC.
NAME: JONATHAN HILL
TITLE: PASTOR

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED **JONATHAN HILL**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
LOTS 1R AND 2, BLOCK 1
GRACE CHURCH ADDITION
BEING A REPLAT OF A LOT 1, BLOCK 1, GRACE CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
PREPARED: SEPTEMBER, 2025

2 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE: RP25-261

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

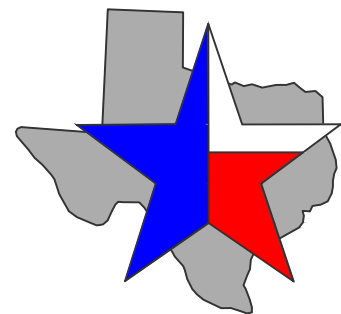
FILING BLOCK

PLAT FILED _____, YEAR _____.

SLIDE _____, VOL. _____, PG. _____.

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS



—LONESTAR—
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