





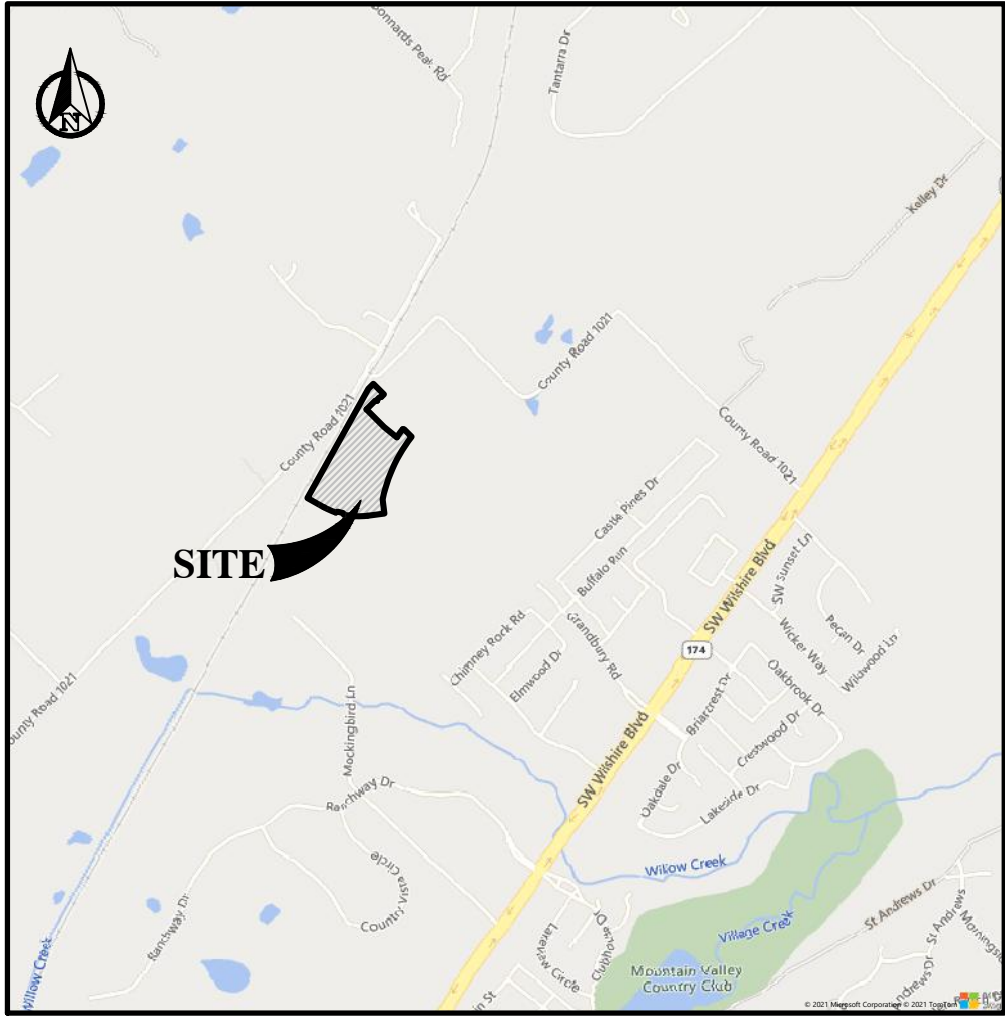


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°44'37"W	40.00'
L2	N79°04'39"W	20.00'
L3	S50°58'54"E	50.15'
L4	N86°29'33"E	13.32'
L5	N31°17'09"W	13.85'
L6	N75°07'28"W	50.00'
L7	S61°02'14"W	13.85'
L8	N38°33'37"W	24.90'
L9	N77°41'27"W	15.01'
L10	N82°51'03"E	27.80'
L11	N58°28'36"E	14.50'
L12	N46°54'51"E	17.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S61°31'17"W	20.60'
L14	S31°22'58"E	20.74'
L15	N08°32'39"W	45.10'
L16	S17°46'19"E	97.56'
L17	N82°51'03"E	46.10'
L18	S07°08'57"E	20.00'
L19	S15°47'58"E	26.69'
L20	N15°47'58"W	15.36'
L21	N30°18'33"E	54.19'
L22	N30°25'02"E	63.05'
L23	N44°44'37"E	40.00'
L24	N28°41'18"E	20.15'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.0'	61.69'	70°41'22"	S46°16'05"W	57.85'
C2	1755.00'	5.24'	0°10'16"	S34°47'04"W	5.24'
C3	1705.00'	104.20'	3°30'06"	N36°19'21"E	104.18'
C4	740.00'	249.46'	19°18'52"	N87°29'31"W	248.28'
C5	740.00'	150.01'	11°36'53"	N66°36'24"W	149.75'
C6	585.00'	229.88'	22°30'52"	N85°53'31"W	228.40'
C7	1730.00'	736.19'	24°22'54"	N22°26'43"E	730.64'
C8	3266.20'	371.18'	6°30'41"	N26°10'39"E	370.98'
C9	3248.74'	375.84'	6°37'42"	S26°06'48"W	375.63'

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BL.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
S.E.	SEWER EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
CA	COMMON AREA
W.E.	WATER EASEMENT
○	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
①	SIGHT VISIBILITY EASEMENT (S.V.E.) CALL OUT
⊙	GAS WELL
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINES
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE



VICINITY MAP
N.T.S.

**OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038**

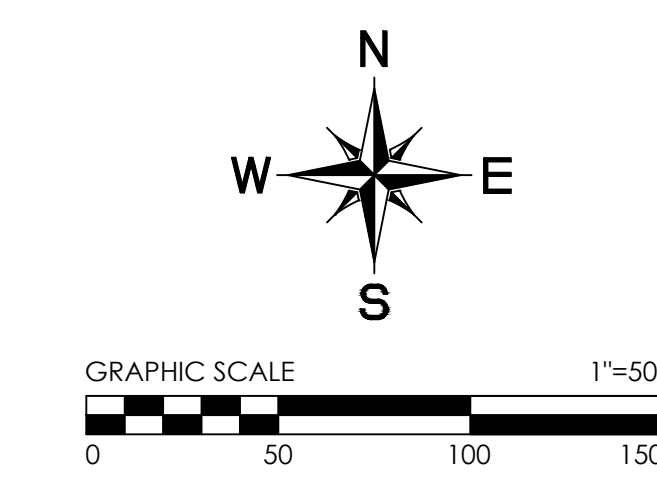
PREPARED BY:



FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 6

BEING
16.316 ACRES

SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS



SEE SHEET 1

APPROXIMATE LOCATION
OF ABSTRACT LINE

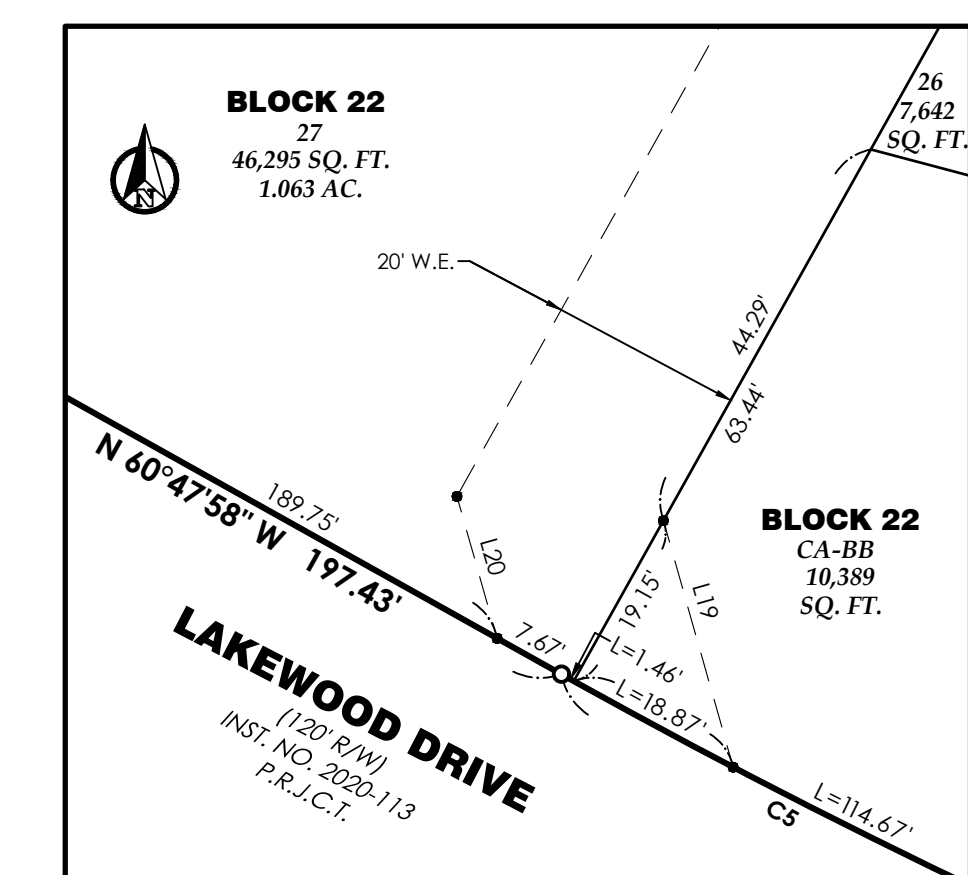
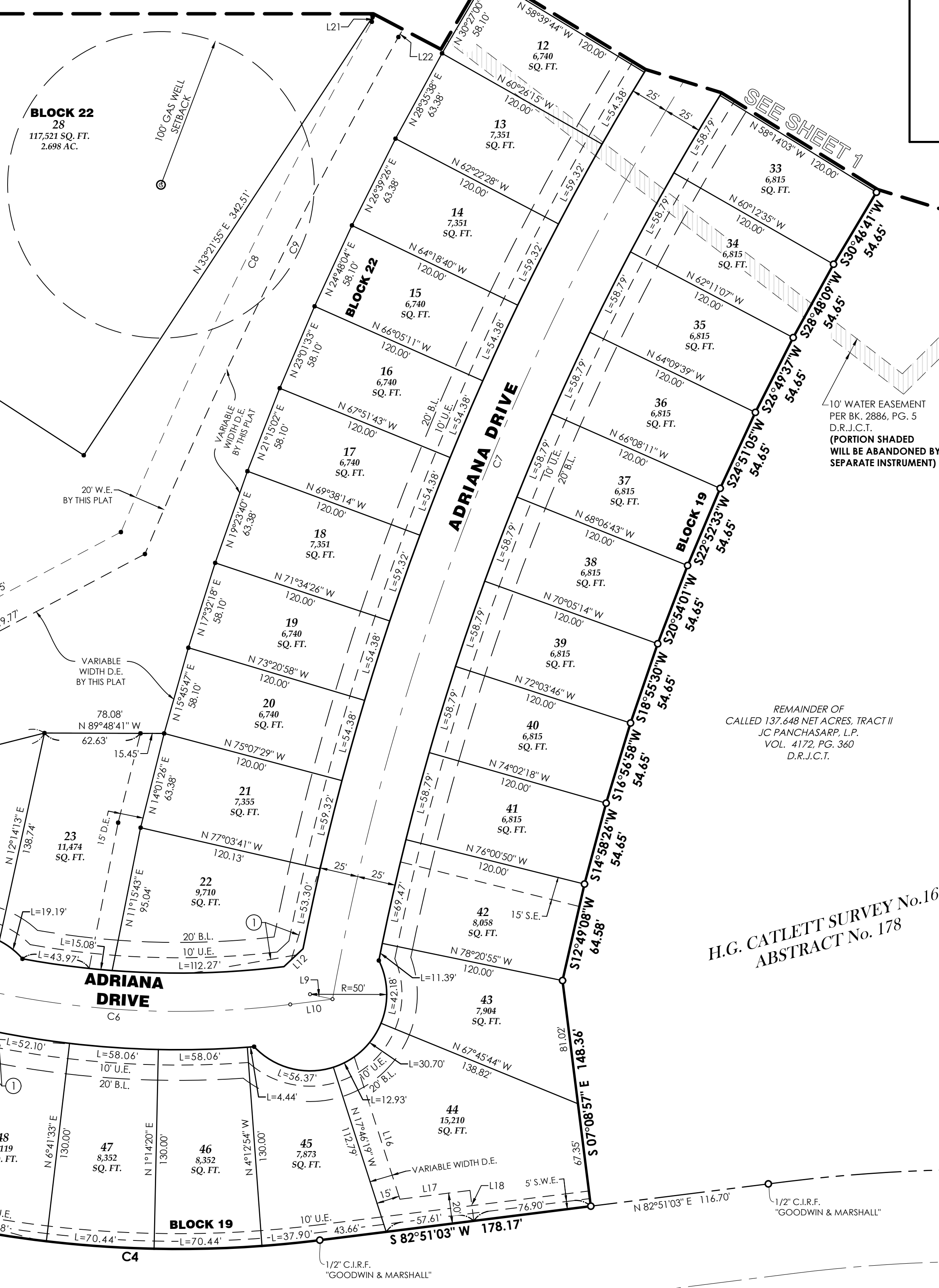
H.G. CATLETT SURVEY No.16
ABSTRACT No. 178

BURLINGTON NORTHERN SANTA FE RAILROAD
(100' R/W)

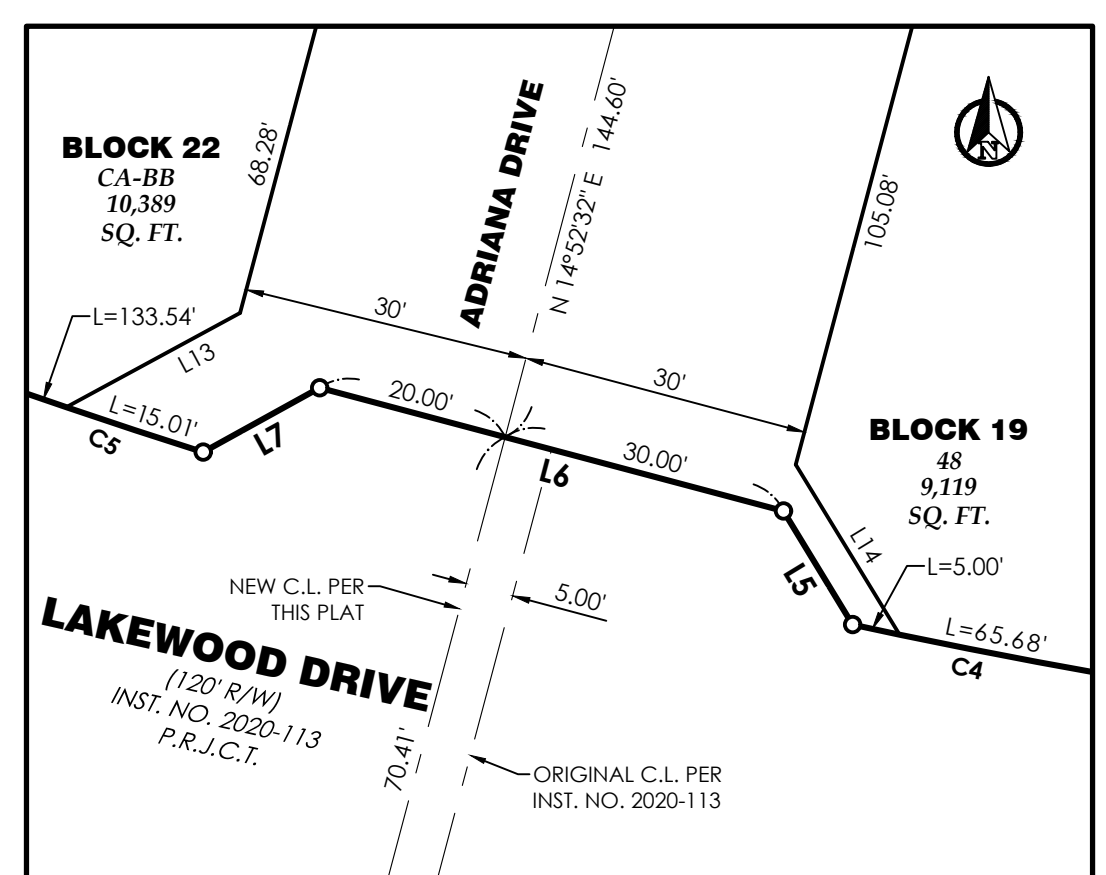
POINT OF
BEGINNING
1/2" C.I.R.F. "GOODWIN
& MARSHALL"
FROM WHICH A 1/2"
C.I.R.F. "GOODWIN &
MARSHALL" BEARS
S 29° 12' 02" W, 120.00'

SEE DETAIL "A"

SEE DETAIL "B"



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°44'37"W	40.00'
L2	N79°04'39"W	20.00'
L3	S50°58'54"E	50.15'
L4	N86°29'33"E	13.32'
L5	N31°17'09"W	13.85'
L6	N75°07'28"W	50.00'
L7	S61°02'14"W	13.85'
L8	N38°33'37"W	24.90'
L9	N77°41'27"W	15.01'
L10	N82°51'03"E	27.80'
L11	N58°28'36"E	14.50'
L12	N46°54'51"E	17.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S61°31'17"W	20.60'
L14	S31°22'58"E	20.74'
L15	N08°32'39"W	45.10'
L16	S17°46'19"E	97.56'
L17	N82°51'03"E	46.10'
L18	S07°08'57"E	20.00'
L19	S15°47'58"E	26.69'
L20	N15°47'58"W	15.36'
L21	N30°18'33"E	54.19'
L22	N30°25'02"E	63.05'
L23	N44°44'37"E	40.00'
L24	N28°41'18"E	20.15'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	61.69'	70°41'27"	S46°16'05"W	57.85'
C2	1755.00'	5.24'	0°10'16"	S34°47'04"W	5.24'
C3	1705.00'	104.20'	3°30'06"	N36°19'21"E	104.18'
C4	740.00'	249.46'	19°18'52"	N87°29'31"W	248.28'
C5	740.00'	150.01'	11°36'53"	N66°36'24"W	149.75'
C6	585.00'	229.88'	22°30'52"	N85°53'31"W	228.40'
C7	1730.00'	736.19'	24°22'54"	N22°26'43"E	730.64'
C8	3266.20'	371.18'	6°30'41"	N26°10'39"E	370.98'
C9	3248.74'	375.84'	6°37'42"	S26°06'48"W	375.63'

REMAINDER OF
CALLED 137.648 NET ACRES, TRACT II
JC PANCHASARP, L.P.
VOL. 4172, PG. 360
D.R.J.C.T.

H.G. CATLETT SURVEY No.16
ABSTRACT No. 178

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy., Grapevine, Texas 76051
972-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
**THE PARKS AT PANCHASARP
FARMS, PHASE 6**
BEING
16.316 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: October 2025

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp, L.P. (A Texas Limited Partnership) as owner of that certain lot, tract, or parcel of land, situated in a portion of the H.G. Catlett Survey No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain called 137.648 net acre tract described as Tract II in a deed to JC Panchasarp recorded in Volume 4172, Page 360 of the Deed Records of Johnson County, Texas (DR/JCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as a 1/2" capped iron rod found in the Northwest line of said 137.648 net acre tract at the intersection of the North right-of-way line of Lakewood Drive (120' width right-of-way) recorded in Instrument No. 2020-113 of the Plat Records of Johnson County, Texas, (PRJCT) and in the Southeast right-of-way line of Burlington Northern Santa Fe Railroad (100' width right-of-way) from which a 1/2" capped iron rod found at the intersection of the South right-of-way line of said Lakewood Drive and said Southeast right-of-way bears South 29 deg. 12 min. 02 sec. West - 120.00 feet;

THENCE North 29 deg. 12 min. 02 sec. East departing said North right-of-way and continue along said Northwest line and Southeast right-of-way line, a distance of 1,378.61 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set;

THENCE South 45 deg. 15 min. 23 sec. East departing said Northwest line and said Southeast right-of-way line, a distance of 175.12 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 44 min. 37 sec. West, a distance of 40.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 70 deg. 41 min. 27 sec., and being subtended by a chord which bears South 46 deg. 16 min. 05 sec. West - 57.85 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 61.69 feet to a 1/2" capped iron rod set;

THENCE North 79 deg. 04 min. 39 sec. West non-tangent to said curve, a distance of 20.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 44 min. 37 sec. West, a distance of 131.04 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 15 min. 23 sec. East, a distance of 259.94 feet to a 1/2" capped iron rod set;

THENCE South 53 deg. 28 min. 38 sec. East, a distance of 120.05 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,755.00 feet, a central angle of 00 deg. 10 min. 16 sec., and being subtended by a chord which bears South 34 deg. 47 min. 04 sec. West - 5.24 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 5.24 feet to a 1/2" capped iron rod set;

THENCE South 50 deg. 58 min. 54 sec. East, a distance of 50.15 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,705.00 feet, a central angle of 03 deg. 30 min. 06 sec., and being subtended by a chord which bears North 34 deg. 19 min. 21 sec. East - 104.18 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 104.20 feet to a 1/2" capped iron rod set;

THENCE North 86 deg. 29 min. 33 sec. East non-tangent to said curve, a distance of 13.32 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 15 min. 23 sec. East, a distance of 110.79 feet to a 1/2" capped iron rod set;

THENCE South 36 deg. 49 min. 20 sec. West, a distance of 61.16 feet to a 1/2" capped iron rod set;

THENCE South 34 deg. 43 min. 45 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 45 min. 13 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 46 min. 41 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 48 min. 09 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 26 deg. 49 min. 37 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 24 deg. 51 min. 05 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 22 deg. 52 min. 33 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 54 min. 01 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 18 deg. 55 min. 30 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 16 deg. 56 min. 58 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 14 deg. 58 min. 26 sec. West, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE South 12 deg. 49 min. 08 sec. West, a distance of 64.58 feet to a 1/2" capped iron rod set;

THENCE South 07 deg. 08 min. 57 sec. East, a distance of 148.36 feet to a 1/2" capped iron rod set in the North right-of-way line of said Lakewood Drive from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" bears North 82 deg. 51 min' 03 sec. East - 116.70 feet;

THENCE in a westerly direction along said North right-of-way line the following seven (7) courses:

South 82 deg. 51 min. 03 sec. West, a distance of 178.17 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for a Point of Curvature of a circular curve to the right, having a radius of 740.00 feet, a central angle of 19 deg. 18 min. 52 sec., and being subtended by a chord which bears North 87 deg. 29 min. 31 sec. West - 248.28 feet;

Continue in a westerly direction along said curve to the right, a distance of 249.46 feet to a 1/2" capped iron rod set;

North 31 deg. 17 min. 09 sec. West non-tangent to said curve, a distance of 13.85 feet to a 1/2" capped iron rod set;

North 75 deg. 07 min. 28 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 61 deg. 02 min. 14 sec. West, a distance of 13.85 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 740.00 feet, a central angle of 11 deg. 36 min. 53 sec., and being subtended by a chord which bears North 66 deg. 36 min. 24 sec. West - 149.75 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 150.01 feet to a 1/2" capped iron rod set;

North 60 deg. 47 min. 58 sec. West tangent to said curve, a distance of 197.43 feet to the **POINT OF BEGINNING**, containing 710,723 square feet or 16.316 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby adopt this plat designating the hereinbefore described property as THE PARKS AT PANCHASARP FARMS, PHASE 6, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20__.

JC Panchasarp, L.P. (A Texas Limited Partnership),

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____ of JC Panchasarp, L.P. (A Texas Limited Partnership), 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.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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. Issued for review 10/9/2025 10:42 AM

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panels 48251C0050J and 48251C0065J effective December 12, 2012, This survey is located in Flood Insurance Zone "X" non shaded areas determined to be outside the 0.2% annual chance floodplain.
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is "PD" Planned Development CSO #1352-05-2020
- All Common Areas shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown hereon are based on the most current information available at the time the plat is filed and may be subject to change.
- All streets connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at local street intersections and 15' X 15' is required when intersecting with a collector or arterial roadway.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- No direct residential access to Lakewood Drive will be permitted.
- 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 intersections.
- No structures will be allowed within the drainage easements. Fences may cross or run parallel to the drainage easements, but will not be permitted to be constructed such that they block the flow within constructed drainage channels or swales.
- The Parks at Panchasarp Farms Public Improvement District (PID) No. JC-1 shall be responsible for the maintenance of lots designated as "Park Area" and any Public Access and Landscape Maintenance Easements. The PID will not be responsible for routine maintenance or replacement of entry feature walls within the public access and landscape maintenance easements.

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 purposes.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	ADRIANA DRIVE	50' ROW	1.385
TOTAL ROW DEDICATION			1.385

LAND USE TABLE

Development Yield

Gross Site Area 16.316 Acres

Total Number Lots 40

Residential Lots Area 6.446 Acres

Number Residential Lots 36

Number Single Family Detached 36

Number Dwelling Units 36

Non-Residential Lots Area 8.485 Acres

Number Non-Residential Lots 4

Private Open Space Lots Area 8.485 Acres

Number Non-Residential Lots 4

Right-of-Way Area 1.385 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 6

BEING
16.316 ACRES

SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS

Date: October 2025

SHEET 3 of 3

APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20__.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

PREPARED BY:



OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

CASE NO. 25-210

E:\0027\COGO\PLAT\PHASE 6\0027-FPI-AT-1PH-SHEET.dwg