E HIDDEN CREEK PKW W COUNTY ROAD 714

VICINITY MAP

NOT TO SCALE

CURRENT ZONING

COMMERCIAL (C) ORD# CS05270-10-2023

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00012

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- 2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- 3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

STANDARD NOTES

- 1. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0070J DATED 12/04/2012 THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORMWATER 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 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 1, BLOCK A ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

LEGEND

= EX. PROPERTY LINE = EX. EASEMENT LINE ----- = EX. CENTERLINE OF ROAD = PROP. RIGHT-OF-WAY DEDICATION LINE = FOUND IRON ROD P.O.B. = POINT OF BEGINNING

= PROP. RIGHT-OF-WAY DEDICATION AREA

NOTARY'S CERTIFICATION

STATE OF TEXAS COUNTY OF; JOHNSON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 ____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING AND ZONING COMMISSION'S CERTIFICATION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF ____, 20 ____ .

CHAIR OF PLANNING AND ZONING COMMISSION

BY; ______ CITY SECRETARY

SURVEY PREPARED FOR BURLESON KIA SUBDIVISION

INTERNATIONAL AUTOS GROUP 2400 SOUTH 108TH STREET WEST ALLIS, WI 53227

BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 12.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO HOLY CROSS CHRISTIAN ACADEMY, INC., RECORDED IN COUNTY CLERK'S FILE NUMBER 2021-8655, DEED RECORDS, JOHNSON COUNTY, TEXAS

Surveyor Manhard Consulting 505 Pecan Street, Suite 201 Fort Worth, TX 76102 (817) 865-5344 Jeremy Deal, RPLS jdeal@manhard.com

L43 | S89°37'43"E | 11.25'

L47 N63°08'48"E 25.00'

L48 S63°08'48"W 81.18'

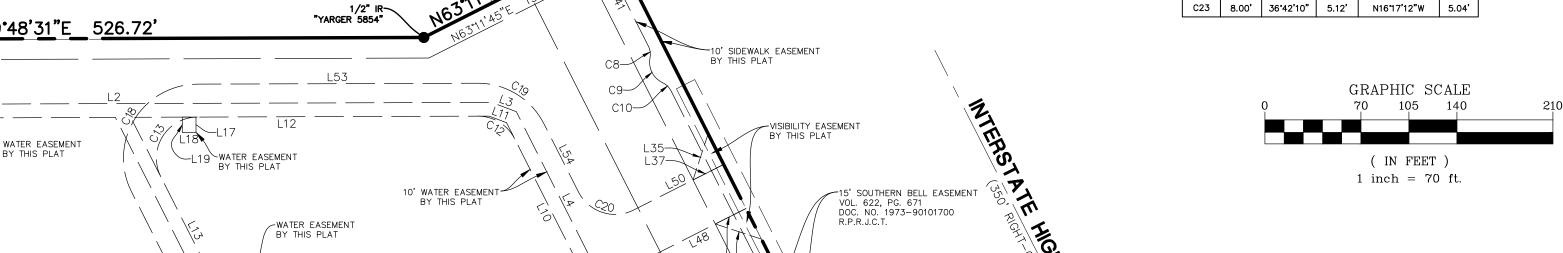
Engineer
Manhard Consulting 505 Pecan Street, Suite 201 Fort Worth, TX 76102 (682) 324-9496 **Christopher Bryant, PE** cbryant@manhard.com

C20 | 30.00' | 90°00'00" | 47.12' | S71°51'12"E | 42.43'

C21 8.00' 36'42'10" 5.12' N20'24'58"E 5.04' C22 | 22.00' | 73°24'20" | 28.19' | N02°03'53"E | 26.30' |

International Autos Group 2400 South 108th Street West Allis, WI 53227

LINE TABLE LINE TABLE LINE TABLE SUBMITTED BY/RETURN TO: BEARING LENGTH LINE BEARING LENGTH CURVE RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD LINE | BEARING | LENGTH -50 | N63°08'48"E | 73.50' 30.00' | 63°20'17" | 33.16' | N58°31'21"W | 31.50' 51 | S63°08'48"W | 182.70 505 PECAN STREET, SUITE 201 5.00' 90'00'00" 7.85' N45'11'29"W 7.07' S26'51'12"E | 149.97' L26 | S63°08'48"W | 264.00' _52 N26°51'12"W 208.26' 5.00' 90°00'00" 7.85' N44°48'31"E 7.07' N89'48'31"E 204.44' 54 S26'51'12"E 55.62' 60.00' 26'39'43" 27.92' N76'28'39"E 27.67' S63°08'48"W | 215.75' ATTN: CHRISTOPHER BRYANT, PE N71°51'12"W 33.14' L29 N87°56'07"W 25.00' 55 N0012'25"W 47.50' C6 | 42.00' | 90°00'00" | 65.97' | S71°51'12"E | 59.40' 35.00' 90'00'00" 54.98' S18'08'48"W 49.50' L56 N89*48'31"E 10.00' L8 N26*51'12"W 278.49' L30 | S89'48'31"W | 361.37' C8 | 13.00' | 38°08'33" | 8.65' | S07°46'55"E | 8.50' S89*45'46"W 293.87' L31 N87*56'07"W 25.00' L57 | S0012'25"E | 47.50') | N26°51'12"W | 141.96' | L32 N0011'29"W 34.00 C9 | 16.44' | 76'17'06" | 21.89' | \$26'51'12"E | 20.31' STREET TYPE/SUFFIX R-O-W (ACRES) STREET NAME L33 N47°03'53"E 35.36 C10 | 13.00' | 38'08'33" | 8.65' | \$45'55'29"E | 8.50' N69°11'29"W | 13.49' **VARIABLE WIDTH** TARVER ROAD 0.128 L35 S18*08'48"W 35.36' C12 | 30.00' | 63°20'17" | 33.16' | N58°31'21"W | 31.50' S26*51'12"E | 269.32' TOTAL ROW DEDICATION C13 30.00' 116'39'43" 61.08' S31'28'40"W 51.07' L36 N63°08'48"E 259.37 S71°51'12"E 24.85' C14 | 30.00' | 90°00'00" | 47.12' | N18°08'48"E | 42.43' L37 N63°08'48"E 25.00' THE RIGHT OF WAY DEDICATION IS GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE L15 | N63°08'48"E | 207.46' | AS STORM WATER, PUBLIC UTILITY, PEDISTRIAN, OR OTHER PURPOSES L38 | S26°51'12"E | 52.13 C15 | 30.00' | 6518'31" | 34.20' | S3029'33"W | 32.37' L16 | N18°08'48"E | 24.98' L39 N71°51'12"W 35.36 C16 | 54.00' | 65"18'31" | 61.55' | \$30"29'33"W | 58.27' S0011'29"E 11.13' CALLED 8.09 ACRES C17 | 54.00' | 90°00'00" | 84.82' | N71°51'12"W | 76.37' L40 | S63°11'45"W | 10.00 L18 | S89°48'31"W | 10.00' JERRY BRANSOM C18 54.00' 116°39'43" 109.95' N31°28'40"E 91.92' N00°11'29"W 11.13' 15' LANDSCAPE BUFFER DOC. NO. 2015-10410 C19 | 54.00' | 63°20'17" | 59.69' | S58°31'21"E | 56.70' L20 N63°08'48"E 6.12' L42 S26*51'12"E 693.57' O.P.R.J.C.T.



S26°51'12"E | 16.65'

L22 S63°08'48"W 6.12'

L23 N71°51'12"W 9.20'

GRANTOR'S LEGAL DESCRIPTION

BEING A 12.000 ACRE TRACT OF LAND SITUATED IN THE JAMES M CARTWRIGHT SURVEY, ABSTRACT NO. 132, CITY OF BURLESON, JOHNSON COUNTY, TEXAS; SAID TRACT BEING PART OF THAT TRACT OF LAND DESCRIBED IN CORRECTION WARRANTY DEED WITH VENDOR'S LIEN TO HOLY CROSS CHRISTIAN ACADEMY, INC. RECORDED IN DOCUMENT NO. 2021-8655 OF THE OFFICIAL RECORDS OF JOHNSON COUNTY, TEXAS; SAID 12.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH MINERAL RESERVATIONS TO JERRY BRANSOM RECORDED IN DOCUMENT NO. 2015-10410 OF SAID OFFICIAL RECORDS AND THE NORTHEAST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (A 350-FOOT WIDE RIGHT-OF-WAY);

THENCE SOUTH 26 DECREES 51 MINUTES 12 SECONDS FAST ALONG SAID WEST LINE OF INTERSTAT HIGHWAY 35W AND THE EAST LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 317.40 FEET PASSING A 3/4-INCH IRON ROD IN CONCRETE FOR THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO S.P. DEVELOPMENT COMPANY RECORDED IN VOLUME 2668, PAGE 446 OF SAID OFFICIAL RECORDS, CONTINUING IN ALL TO A TOTAL DISTANCE OF 814.68 FEET TO A POINT FOR THE NORTHEASTERN CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT TWO IN SPECIAL WARRANTY DEED TO JOHNNIE AND LINDA TACKETT RECORDED IN VOLUME 4590, PAGE 256 OF SAID OFFICIAL RECORDS AND THE SOUTHEAST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT;

THENCE, NORTH 89 DEGREES, 37 MINUTES, 43 SECONDS WEST, DEPARTING SAID WEST LINE OF INTERSTATE HIGHWAY 35W, ALONG THE NORTH LINE OF SAID TRACT TWO AND THE SOUTH LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 418.13 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT TWO AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT I IN WARRANTY DEED WITH VENDOR'S LIEN TO HOLY CROSS CHRISTIAN ACADEMY, INC. RECORDED IN VOLUME

THENCE, NORTH 26 DEGREES, 47 MINUTES, 13 SECONDS WEST, DEPARTING SAID SOUTH LINE OF HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 101.50 FEET TO A 1/2-INCH IRON ROD WITH "WESTWOOD PS" CAP SET FOR

THENCE, NORTH 89 DEGREES, 26 MINUTES, 56 SECONDS WEST, PARALLEL TO AND 90.2 FEET NORTH OF THE NORTH LINE OF SAID TRACT I, A DISTANCE OF 587.71 FEET TO A 1/2-INCH IRON ROD WITH "WESTWOOD PS" CAP SET FOR CORNER IN THE RIGHT-OF-WAY OF TARVER ROAD AND THE WEST LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT: THENCE, NORTH 02 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE WEST LINE OF SAID HOLY CROSS

CHRISTIAN ACADEMY, INC. TRACT, A DISTANCE OF 557.37 FEET TO A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID JERRY BRANSOM TRACT AND THE NORTHWEST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT; THENCE, NORTH 89 DEGREES, 48 MINUTES, 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID JERRY

BRANSOM TRACT AND THE NORTH LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, AT A DISTANCE OF 10.38 FEET PASSING A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR REFERENCE, CONTINUING IN ALL TO A TOTAL DISTANCE OF 526.72 FEET TO A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR CORNER;

THENCE, NORTH 64 DEGREES, 17 MINUTES, 41 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE OF JERRY BRANSOM TRACT AND SAID NORTH LINE OF HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, A DISTANCE OF 153.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 522,700 SQUARE FEET OR 12.000 ACRES OF LAND, MORE OR LESS.

PROPERTY AREA

TOTAL AREA = 522,720 SQ. FT. (12.000 ACRES)

PIN'S

R000119760

FINAL PLAT BURLESON KIA SUBDIVISION

BEING 12.00 ACRES SITUATED IN JAMES M. CARTWRIGHT SURVEY CITY BURLESON, JOHNSON COUNTY, TEXAS AUGUST, 2025

CASE FP25-242

132 ABSTRACT SURVEY,

CARTWRIGHT **∑**

PROJ. MGR.: JLD DRAWN BY: CFC SURVEY DATE: 07/28/25 ISSUE DATE: 10/19/2025 <u>1" = 70'</u>

SHEET OF 616.166001.01

OWNER'S CERTIFICATION

OWNER'S CERTIFICATIONS AND NOTARY:

-20' LANDSCAPE BUFFER

S89°26'56"E

MANHARD CONSULTING

FORT WORTH, TX 76102

(682) 324-9496

PRE DIRECTION

10' RIGHT-OF-WAY

DEDICATION BY THIS PLAT

S89°48'31"W

VISIBILITY EASEMENT+

/ DOC. NO. 2007 R.P.R.J.C.T.

LOT 1, BLOCK A

KIA BURLESON SUBDIVISON

RFGTX LLC

DOC. NO. 2023-30549

N89°26'56"W 587.71'

TRACT 1

HOLY CROSS CHRISTIAN ACADEMY, INC.

VOL. 3789 PG. 400

CALLED 1.267 ACRES

REMAINDER OF

HOLY CROSS CHRISTIAN ACADEMY, INC.

DOC. NO. 2021-8655

D.R.J.C.T.

R.P.R.J.C.T.

CALLED 12.00 ACRES

KNOW ALL MEN BY THESE PRESENTS THAT WE, RFGTX, LLC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK A, BURLESON KIA SUBDIVISION, 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.

SURVEYOR'S CERTIFICATION

N89*37'43"W 418.13'

CALLED 1.0000 ACRES

BLUE SWIRL LLC

DOC. NO. 2024-25663

L43-

3/8" IR~

, JEREMY LUKE DEAL, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5696

-DRAINAGE EASEMENT-

(OWNER SIGNATURE)