



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8-inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
6. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
7. 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 50, Block 22, abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
8. No fences or other structures will be allowed within the drainage easement.
9. Subject Tract is Zoned: Planned Development CSO#1352-05-2020.
10. 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.
11. 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.
12. 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 public purposes.

METES & BOUNDS

BEING a tract of land situated in the HG Catlett Survey Section 16, Abstract Number 178, City of Burleson, Johnson County, Texas same being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2017-4997, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2020-27465, D.R.J.C.T. and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the easternmost corner of a corner clip at the northern corner of the intersection of Greenridge Drive (a 70 foot right-of-way) and Vanee Street (a 50 foot right-of-way), same being the easternmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the northwest line of The Parks at Panchasarp Farms, Phase 3A and 3B, an addition to the City of Burleson, Johnson County, Texas as shown on plat recorded in Instrument No. 2024-87, Plat Records, Johnson County, Texas (P.R.J.C.T.), from which a found 1/2- capped iron rod marked "GM CIVIL" for the northernmost northwest corner of Lot 1, Block 10, of the said The Parks at Panchasarp Farms bears South 45°15'18" East, a distance of 70.00 feet;

THENCE South 89°44'37" West, along the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said Panchasarp Farms, a distance of 21.21 feet to an IRS for the westernmost corner of the said corner clip, same being the westernmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the said northwest line of The Parks at Panchasarp Farms and also being the easternmost corner of the remainder of a tract of land as described by deed to JC Panchasarp, LP as recorded in Volume 1098, Page 172, D.R.J.C.T.;

THENCE North 45°15'23" West, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said remainder tract, passing at a distance of 942.00 feet a found 1/2- capped iron rod marked "GOODWIN MARSHALL" for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, same being the southernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2020-27465, and now continuing with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2020-27465 and the said remainder tract, in all, for a total distance of 1254.41 feet to a PK Nail with shiner marked "BHB INC" set in the approximate centerline of County Road 1021 (Wicker Hill Road (an unknown width right-of-way)) for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE North 44°48'09" East, with the said approximate centerline, a distance of 721.53 feet to a found 1/2-inch iron rod for the northernmost corner of Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 45°10'59" East continuing with the said approximate centerline of Wicker Hill Road, a distance of 311.67 feet to a PK Nail set for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 44°44'37" West, over and across said Wicker Hill Road, a distance of 30.08 feet to a found 1/2- capped iron rod marked "GOODWIN MARSHALL" for the northernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the apparent southernmost right-of-way of said Wicker Hill Road;

THENCE South 45°10'53" East, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said apparent southernmost right-of-way of said Wicker Hill Road, a distance of 957.00 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997;

THENCE South 44°44'37" West, with the easternmost line of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, a distance of 674.80 feet to the **POINT OF BEGINNING** and containing 885,705 Square Feet or 20.333 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS

That We, Joshua Independent School District, Owners, do hereby adopt this plat designating the hereinbefore described property as **THE PARKS AT PANCHASARP FARMS, PHASE 5**, 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.

(owner signature)

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2025 .

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review

Surveyor: John G. Margotta

Registered Professional Land Surveyor No. 5956

Release Date: 10-02-2025

John G. Margotta

State of Texas Registered Professional Land Surveyor

No. 5956

Date: October 02, 2025

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

PRELIMINARY PLAT

LOT 50, BLOCK 22
THE PARKS AT
PANCHASARP FARMS, PHASE 5
BEING 20.333 ACRES SITUATED WITHIN THE
HG CATLETT SURVEY, ABSTRACT NO. 178
(SECTION NO. 16)
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
OCTOBER 2025
SHEET 2 OF 2

engineering and surveying

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