

LEGEND

- AE Access Easement
- BL Building Line
- CL Contour Line
- D.R.C.T. Deed Records, Johnson County, Texas
- D.E. Drainage Easement
- D & U Drainage and Utility Easement
- IRF Iron Road Found
- PK Nail Found
- W.C. Well Capped Iron Road Marked "END INC"
- P.R.C.T. Plat Records, Johnson County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKnet Cooperative Network. Reference frame is NAD83/2011 UTM Zone 16Q UTM 16Q00. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AITerra RTKnet Cooperative Network. All elevations shown are NAVD83.
3. All property corners are set 5/8 inch capped iron rod marked "BIB INC." unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. 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 roadway locations, and minimum finished floor elevations data placed on the survey.
6. 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 not 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.

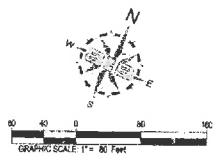
FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48251C0200, map date December 4, 2012, all of this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).



BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
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Baird, Hampton & Brown
TRPLS FIRM #10011000

PLAT FILED 02/15/2020
INSTRUMENT: 139-4080
DRAWN: K. SUDE
DECKY DEY, JOHNSON COUNTY CLERK
BY: K. SUDE, DEPUTY CLERK



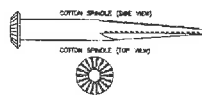
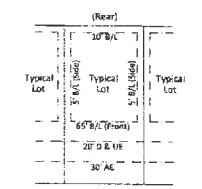
STREET NAMES	
Veridian Point Drive	
Mini Ridge Drive	
Sage Hollow Drive	
Pear Valley Lane	
Olive Crest Drive	

STREET SUFFIX	SUFFIX ABBREVIATION (USPS STANDARDS)
Drive	DR
Lane	LN

PKR IMPACT CODE	STREET NAME	STREET TYPE/SUFFIX	ROW (feet)
East	Bethesda	Road	0.75

DETAIL B

Typical Building Setback Line Configuration Except on Rear Setbacks as shown on map on Lots 8, 10-18



FINAL PLAT
VERIDIAN POINT
36 LOTS
BEING 47.094 ACRES OF LAND SITUATED WITHIN
THE VINCENT HAMILTON SURVEY
ABSTRACT NO. 330
JOHNSON COUNTY, TEXAS
AUGUST 2020 CASE 18-079
SHEET 1 OF 2

NOTES

- 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.
- No fences or other structures will be allowed within the drainage easement.
- A minimum of 1 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-platting may be required.
- The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access.
- The following public services are not provided within this subdivision:
 - Street Maintenance
 - Routine Police Patrols
 - Enforcement of Traffic and Parking Ordinance
 - Preparation of Accident Reports
 - Solid Waste Pickup
- No direct residential access to Bethesda Road will be permitted.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water 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 attorney's 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 any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 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.
- Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department 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.
- A property 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.
- Any public utility, including Johnson County, 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 efficiency of its 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 its respective systems without the necessity at any time of procuring the permission of anyone.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

LEGAL DESCRIPTION

BEING a 47.094-acre tract of land situated in Vincent Hamilton Survey, Abstract Number 330, Johnson County, Texas, and being the remainder of a tract of land as described by deed to VTS Development I, LLC, as recorded in Document Number 2018-12754 of the Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described by metes and bounds as follows: (based on bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra 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 1/2-inch iron rod found for the most westerly southwest corner of the said VTS Development I tract, same being an angle point of Lot 1, Block 1, "Mickey Park", an addition to Johnson County, Texas as shown on plat thereof recorded in Volume 9, Page 971, Slide B-407, of the Plat Records of Johnson County, Texas (P.R.J.C.T.) and being the southeast corner of Lot 9, Block 2, Rolling Meadows, an addition to Johnson County, Texas as shown plat thereof recorded in Volume 9, Page 162, Slide B-743, P.R.J.C.T.;

THENCE North 07°12'34" West, with the common line between the said VTS Development I tract and the said Rolling Meadows addition, a distance of 953.94 feet to a point for the northwest corner of the said VTS Development I tract, same being the northeast corner of Lot 14 of said Block 2 and being in the southeasterly right-of-way line of Plantation Drive (a 60 foot public right-of-way), from which a found 1/2 inch iron rod bears South 73°35'51" West, a distance of 0.32 feet;

THENCE North 60°23'44" East, with the common line between the said VTS Development I tract and the said southeasterly right-of-way line, passing at a distance of 416.99 feet the southwest corner of Lot 1, Block 2, Rolling Meadows, Phase Two, an addition to Johnson County, Texas as shown on plat thereof recorded in Volume 9, Page 336, Slide C-66, P.R.J.C.T., and now continuing with the common line between the said VTS Development I tract, and said Lot 1, passing at a distance of 801.48 feet a 1/2 inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of a tract of land as described by deed to J.D. Jewett as recorded in Volume 491, Page 926, D.R.J.C.T., and now continuing with the common line between the said VTS Development I tract and the said Jewett tract, in a total distance of 1309.79 feet to a 5/8-inch capped iron rod marked (BHB INC) set (RS);

THENCE South 30°09'10" East departing the said common line and over and across the said VTS Development I tract, a distance of 771.15 feet to an IRS for the northwest corner of a tract of land described by deed to Charles H. Harris Jr. and Kelley K. Harris as recorded in Document Number 201000020383, D.R.J.C.T.;

THENCE South 28°07'42" East, with the common line between the said VTS Development I tract and the said Charles H. Harris Jr. tract, a distance of 511.59 feet to a 1/2-inch iron rod found for an ell corner of the said VTS Development I tract, same being the northeast corner of a tract of land as described by deed to Kyle M. Sale as recorded in Document Number 2014-3349, D.R.J.C.T.;

THENCE with the common line between the said VTS Development I tract and the said Kyle M. Sale tract the following courses and distances:

South 62°37'45" West, a distance of 218.16 feet to a 1/4 inch metal post for a re-entrant corner of the said VTS Development I tract, same being the northwest corner of the said Kyle M. Sale tract;

South 25°21'45" East, passing at a distance of 283.36 feet a 1/2-inch iron rod found, in all for a total distance of 305.95 feet to a PK Nail found in the centerline of an asphalt road called East Bethesda Road (County Road 522);

THENCE South 60°43'17" West, generally along the centerline of said East Bethesda Road, a distance of 758.80 feet to a Cotton Spindle set for the most southerly southwest corner of the aforesaid VTS Development tract;

THENCE North 29°45'46" West, passing at a distance of 7.65 feet the southeast corner of a tract of land as described by deed to David H. Jewett as recorded in Document Number 2011-17040, and continuing with the common line between the said VTS Development I tract and the said David H. Jewett tract, in all for a total distance of 449.92 feet to an IRS for a re-entrant corner of the said VTS Development I tract, same being the northeast corner of the said David H. Jewett tract;

THENCE South 60°40'35" West, with the said common line, a distance of 147.08 feet to a 1/2-inch iron rod found for an ell corner of the said VTS Development I tract, same being the northwest corner of the said David H. Jewett tract and being in the east line of the aforementioned Lot 1, Block 1, "Mickey Park";

THENCE with the common line between the said VTS Development I tract and said Lot 1, the following courses and distances:

North 02°22'28" East, a distance of 169.23 feet to a PK Nail found in the top of a 9-inch wood post for a re-entrant corner of the said VTS Development I tract and being the northeast corner of said Lot 1;

South 72°42'49" West, a distance of 719.06 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,051,423 Square Feet or 47.094 acres of land more or less.

Andrew Harris
Authorized Agent
VTS Development I, LLC

THAT, VTS Development I, LLC, Owners, do hereby adopt this plat designating the hereinbefore described property as **VERIDIAN POINT**, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets right-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 or 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 construction, 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 or Johnson County.

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 *John G. Margotta*, 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 consideration therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS 9th DAY OF August, 2020.

John G. Margotta
Notary Public in and for
the State of Texas

12-01-2025
My commission expires



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby certify 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.

John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor No. 5956

Date 08-03-2020



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, John G. Margotta, 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 consideration therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF August, 2020.

Michelle A. Soules
Michelle A. Soules
Notary Public in and for
the State of Texas

03-03-2024
My commission expires



Line Data Table			Line Data Table		
Number	Bearing	Distance	Number	Bearing	Distance
L1	S60°40'15"W	147.08'	L39	S79°40'40"E	26.52'
L2	N1°12'27"W	168.23'	L40	N62°15'24"E	49.73'
L3	S62°37'45"W	218.16'	L41	S40°09'20"E	26.08'
L4	S60°01'11"W	32.68'	L42	S2°12'28"W	23.23'
L5	N60°13'44"E	61.53'	L43	N07°12'34"W	97.01'
L6	S79°40'27"E	30.00'	L44	S29°40'40"E	49.30'
L7	S27°40'27"E	20.00'	L45	N60°19'30"E	10.00'
L8	N60°13'44"E	61.49'	L46	S74°40'40"E	14.14'
L9	S39°40'40"E	0.82'	L47	S15°19'20"W	24.14'
L10	S59°57'54"W	13.09'	L48	S60°19'20"W	15.22'
L11	N59°57'54"E	88.40'	L49	S50°52'28"W	53.09'
L12	N59°57'54"E	18.88'	L50	S60°19'20"W	16.74'
L13	S30°31'49"E	8.38'	L51	S69°44'10"W	56.13'
L14	N30°31'49"W	63.84'	L52	S60°19'20"W	83.22'
L15	N60°19'20"E	9.28'	L53	S50°52'28"W	39.22'
L16	N79°08'34"E	45.76'	L54	S60°19'20"W	46.26'
L17	N60°19'20"E	6.40'	L59	N69°40'10"E	53.03'
L18	N60°19'20"E	20.78'	L60	N1°31'36"E	49.98'
L19	N60°19'20"E	42.02'	L61	N40°07'28"W	51.49'
L20	N50°51'29"E	36.40'	L62	S61°57'24"W	49.30'
L21	N50°51'29"E	23.19'	L63	S29°40'40"E	23.47'
L22	N60°19'20"E	15.22'	L64	N39°40'40"W	45.00'
L23	N60°19'20"E	40.00'	L65	N2°30'33"E	15.02'
L24	N69°40'10"E	50.97'	L74	S61°30'18"W	8.48'
L25	N69°40'10"E	4.82'	L75	S61°30'18"W	47.87'
L26	S60°19'20"W	50.69'	L76	S60°19'20"W	89.69'
L27	N60°19'20"E	80.88'	L77	N07°12'34"E	27.62'
L28	N07°12'34"E	36.74'	L78	N60°19'20"E	76.72'
L38	N29°45'46"W	28.59'	L79	N50°52'29"E	55.59'
L37	S60°19'20"W	59.10'	L80	N60°19'20"E	95.12'
L38	S2°10'33"W	26.59'	L81	S69°44'10"W	55.58'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C9	180°00'00"	22.50'	70.69'	S60°19'20"W	45.00'
C10	345°12'55"	22.50'	57.39'	N43°15'47"E	43.02'
C11	77°50'08"	47.50'	64.65'	S79°03'02"E	59.78'
C12	77°50'08"	32.50'	44.24'	S79°03'02"E	46.80'
C13	21°12'25"	261.12'	96.72'	S11°55'30"E	96.17'
C14	91°40'23"	117.80'	188.79'	N23°20'59"E	168.24'
C15	75°14'15"	71.58'	93.31'	S73°06'42"E	88.61'
C16	11°08'10"	241.63'	47.03'	S26°34'53"W	46.90'
C17	4°32'25"	1671.41'	126.58'	N10°27'45"E	123.57'
C18	138°57'28"	39.91'	96.80'	S58°14'47"W	74.70'
C19	13°15'09"	104.15'	22.77'	N9°28'25"W	22.38'
C20	177°25'48"	55.00'	165.68'	S80°36'07"E	168.77'
C21	160°28'44"	55.00'	158.86'	S23°38'57"W	109.12'
C22	168°23'11"	65.00'	158.76'	N48°47'07"W	109.11'
C23	173°16'05"	55.00'	166.33'	N48°50'31"E	108.81'
C24	7°02'12"	300.00'	64.03'	N63°59'16"E	63.98'
C25	9°38'50"	500.00'	82.44'	N65°02'45"E	82.23'
C26	5°45'50"	500.00'	82.44'	N55°35'50"E	82.25'
C27	7°20'12"	500.00'	64.03'	N56°39'13"E	63.98'
C28	3°25'35"	500.00'	29.80'	S60°03'23"W	29.80'
C29	6°01'16"	500.00'	52.54'	N63°19'58"E	52.52'
C30	5°51'32"	500.00'	51.42'	N67°22'34"E	51.40'
C31	3°18'18"	500.00'	31.02'	N62°19'08"E	31.02'
C32	7°23'51"	530.00'	68.43'	S64°01'15"W	68.38'
C33	9°28'50"	470.00'	77.50'	N65°02'45"E	77.43'
C34	9°28'50"	470.00'	77.50'	N63°19'58"E	77.41'
C35	9°28'50"	530.00'	87.39'	S55°35'58"W	87.29'
C36	7°16'34"	470.00'	58.64'	N61°57'17"E	58.60'
C37	8°20'12"	530.00'	77.40'	N61°59'22"E	77.33'
C38	9°28'50"	530.00'	87.39'	S55°35'58"W	87.29'
C39	7°16'13"	470.00'	58.64'	S56°41'12"W	58.60'



PLAT FILED 08/13/2020
INSTRUMENT: 124-2020
DRAWN BY: SAID
BECKY REY, JOHNSON COUNTY CLERK
BY: David B. Boyd DEPUTY CLERK

Approved by the City Council of Burleson, Texas
This the 30 day of August, 2020 18

By: _____ Mayor

By: _____ City Secretary

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VERIDIAN POINT
36 LOTS
BEING 47.094 ACRES OF LAND SITUATED WITHIN
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ABSTRACT NO. 330
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