

BASIS OF BEARINGS:
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

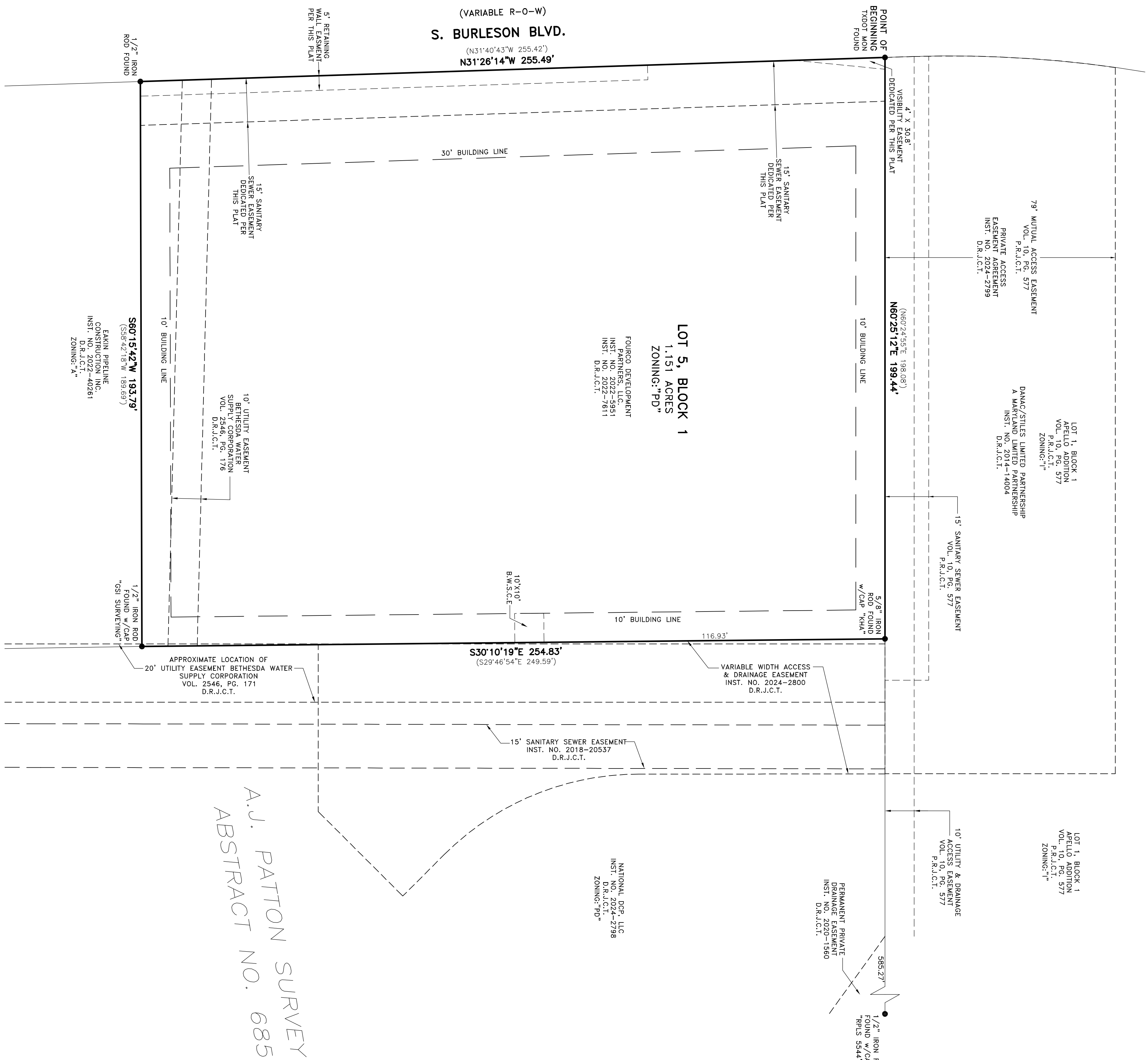
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48210Z0200 DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE ___ DAY OF _____, 2024.
BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION
BY: _____
CITY SECRETARY

PLAT FILED _____, 2024.
JOHNSON COUNTY PLAT RECORDING
YEAR _____ INSTRUMENT # _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____
COUNTY CLERK
BY: _____
DEPUTY CLERK

UTILITY PROVIDERS:
WATER: BETHESA WATER SUPPLY CORPORATION
609 S. BURLESON BLVD
BURLESON, TX 76028
817-250-2151
ELECTRIC: UNITED COOPERATIVE SERVICES
2801 S. BURLESON BLVD.
BURLESON, TX 76028
817-447-9292
SEWER: CITY OF BURLESON
LEGEND
B.W.S.C.E. - BETHESA WATER SERVICE
COMPANY EASEMENT

INTERSTATE HIGHWAY 35W
(VARIABLE R-O-W)
S. BURLESON BLVD.
(N31°40'43"W 255.42')
N31°26'14"W 255.49'



A.U. PATTON SURVEY
ABSTRACT NO. 685

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE A.U. PATTON SURVEY ABSTRACT NO. 685, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVERTED TO FOURCO DEVELOPMENT PARTNERS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-40281, IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-40281, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:
BEGINNING AT A TPOOT MONUMENT FOUND IN THE NORTHEASTELY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W PLAT RECORDED IN VOLUME 10, PAGE 9771, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.A.15/11);
THENCE LEAVING SAID NORTHEASTELY RIGHT-OF-WAY LINE N 60°25'12" E ALONG THE NORTHWESTELY LINE OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT AND ALONG SAID THE SOUTHWESTELY LINE OF SAID APPELLO ADDITION, CORNER OF SAID FOURCO DEVELOPMENT PARTNERS, LLC TRACT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "P.R.S. 5544" BEARS N 80°25'12" E, 585.27' FEET;
THENCE LEAVING THE SOUTHWESTELY LINE OF SAID APPELLO ADDITION S 30°10'19" E ALONG THE NORTHEASTELY LINE OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT A DISTANCE OF 294.83' FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "P.R.S. 5544" BEARS N 80°25'12" E, 1151' ALONG SAID NORTHEASTELY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W; THENCE ALONG THE NORTHWESTELY LINE OF SAID EAKIN PIPELINE CONSTRUCTION INC., TRACT S 60°15'42" W, A DISTANCE OF 113.93' FEET TO THE WESTERN CORNER OF SAID EAKIN PIPELINE CONSTRUCTION INC., TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT;
THENCE N 31°28'14" W ALONG SAID NORTHEASTELY RIGHT-OF-WAY LINE, A DISTANCE OF 255.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.151 ACRES OF LAND, MORE OR LESS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ___ DAY OF _____, 2024.

ANDREW WOODWARD
FOURCO DEVELOPMENT PARTNERS LLC.

**STATE OF TEXAS
COUNTY OF JOHNSON**

NOTARY PUBLIC, STATE OF TEXAS
I, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANDREW WOODWARD, KNOWN TO ME OR PROVIDED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2024.

NOTARIES PUBLIC, STATE OF TEXAS

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON WAS A CITY OF BURLESON ZONING DESIGNATION OF PLANNED DEVELOPMENT (PD) WITH BASE DISTRICT OF INDUSTRIAL (I) (ORDINANCE 871-01--2017).
2. ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
4. NO LOTS SHALL HAVE DIRECT ACCESS TO I.H. 35 W.
5. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.
6. 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.
7. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW ON JUNE 10, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES NOT SHOWN ON THE EXHIBIT ARE BEING INSTALLED AT THE OPTION OF THE DEVELOPER AND THE HOUSING(S) TO BE INSTALLED FOR FIRE PROTECTION.
8. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP ANY PUBLIC UTILITY AS NECESSARY TO MAINTAIN AND OPERATE ANY SUCH UTILITY, INCLUDING ANY WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO CONDUCT ALL REASONABLE INSPECTIONS TO PATROLMING, 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.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT SHOWS THE CORRECT AND ACCURATE PLAT MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 58965
DATED: 07/18/24

A FINAL PLAT OF
LOT 5, BLOCK 1,
HIGHPOINT BUSINESS PARK EAST
PHASE 2
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE A.U. PATTON SURVEY ABSTRACT NO. 685, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVERTED TO FOURCO DEVELOPMENT PARTNERS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-40281, IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-40281, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:
CASE NO. FP24-147
CWC JOB NUMBER 20240015-01



OWNER/DEVELOPER
FOURCO DEVELOPMENT PARTNERS, LLC
1201 S. BURLESON BLVD.
FORT WORTH, TX 76107

ENGINEER
HCE
3540 E. BROAD STREET
SUITE 120-123
AMARILLO, TX 79106
254-485-8101