

LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 IPP = IRON PIPE FOUND

LINE TYPE LEGEND	
———	BOUNDARY LINE
———	ADJACENT PROPERTY LINE
———	EXISTING EASEMENT LINE
———	PROPOSED EASEMENT LINE
———	ORIGIN OF ACCESS LINE

- NOTES:**
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 - The subject property shown hereon has a City of Burleson zoning designation of Planned Development (PD).
 - No fences or other structures will be allowed within the drainage easement.
 - 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.
 - According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0200J, dated December 4, 2012 the subject property is located within the following zones:
 Zone X - Areas determined to be outside the 500-year floodplain
 - The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on July 15, 2024 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrants to be installed for fire protection.
 - No fences or other structures will be allowed within the drainage easement.
 - 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.
 - The Common Access Easement is for the use of the following properties Lot 3, Block 1, Highpoint Business Park East, Phase 3. No improvements shall be made that impede ingress and/or egress along this easement. The common access easement shall be maintained by the property owner.
 - Any public utility, including City of Burleson, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements 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 City of Burleson, 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.
 - 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.
 - 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.
 - 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 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 3 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

LEGAL DESCRIPTION

BEING a 13.1743 acre (573,873 square foot) tract of land situated in the Andrew J. Patton Survey, Abstract No. 685, Johnson County, Texas, and being all of a called 13.171 acre tract of land described in Special Warranty Deed to National DCP, LLC recorded in Instrument No. 2024-2798, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RPLS 5544" found for the westernmost corner of Lot 4, Block 1, Highpoint Business Park East Phase 2, an addition to the City of Burleson according to the plat recorded in Instrument No. 2021-104, said Official Public Records, and being at the northernmost corner of the said called 13.171 acre tract, and being in the northwesterly line of a called 103.354 acre tract of land described in the deed to R.A. Development, LTD. Recorded in Volume 3489, Page 418, Deed Records, Johnson County, Texas;

THENCE along the southwesterly line of said Lot 4, the following three (3) calls:

South 29°38'03" East, a distance of 251.60 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 60°30'47" West, a distance of 24.48 feet to a point for corner from which a 1/2-inch iron rod with cap found bears North 84°18'22" West, a distance of 0.36 feet;

South 29°38'03" East, at a distance of 566.52 feet, passing a 1/2-inch iron rod with cap stamped "RPLS 5544" found for the southernmost corner of said Lot 4, and being at the intersection of the northwesterly right-of-way line of Highridge Drive, a 50-foot right-of-way, and the southwesterly right-of-way line of Meridian Drive, a 50-foot right-of-way, and continuing along the said southwesterly right-of-way line, in all a total distance of 788.45 feet to a 1/2-inch iron rod found for corner, being the northernmost corner of Lot 1R, Block 1, Highpoint Business Park East, Phase 1, an addition to the City of Burleson according to the plat recorded in Instrument No. 2020-32, said Official Public Records, from which a 1/2-inch iron rod with cap stamped "RPLS 5544" found bears South 29°38'03" East, a distance of 260.49 feet;

THENCE South 60°21'57" West, departing the said west right-of-way line, along the northwesterly line of said Lot 1R, a distance of 553.89 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being on the southwesterly line of the aforementioned 103.354 acre tract, and being at an exterior ell corner of said Lot 1R, from which a 2-inch iron pipe found for an interior ell corner of said Lot 1R bears South 29°27'03" East, a distance of 5.67 feet;

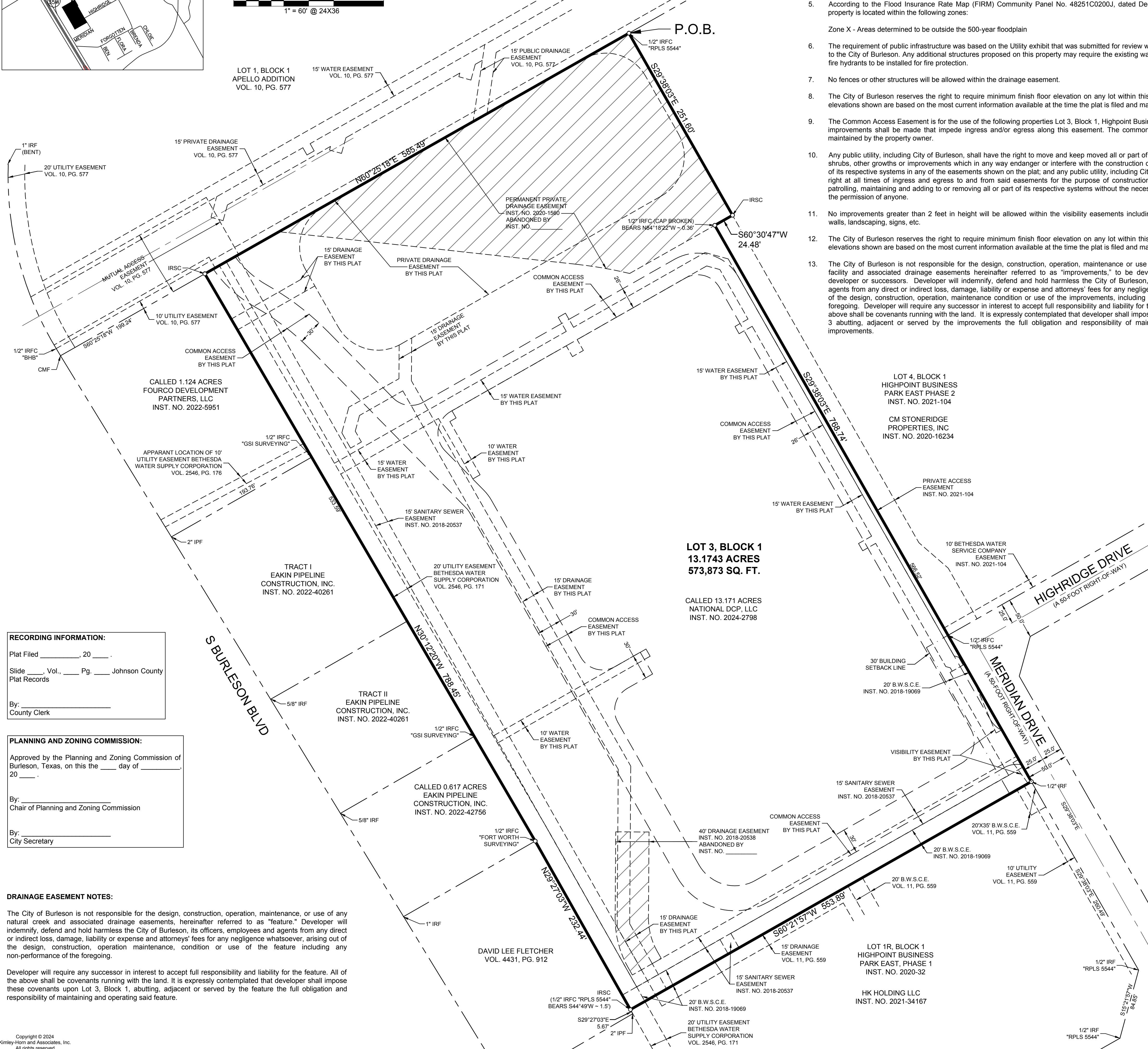
THENCE North 29°27'03" West, along the southwesterly line of the said called 103.354 acre tract, a distance of 232.44 feet to a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found for corner;

THENCE North 30°12'20" West, continuing along the said southwesterly line, at a distance of 533.59 feet passing a 1/2-inch iron rod with cap stamped "GSI SURVEYING" found, and continuing in all a total distance of 788.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the westernmost corner of the said called 103.354 acre tract, from which a concrete monument found bears South 60°25'18" West, a distance of 199.24 feet;

THENCE North 60°25'18" East, along the northwesterly line of the said called 103.354 acre tract, a distance of 585.49 feet to the **POINT OF BEGINNING** and containing 573,873 square feet or 13.1743 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **NATIONAL DCP, LLC** does hereby adopt this plat designating the hereinbefore described property as **LOT 3, BLOCK 1, HIGHPOINT BUSINESS PARK EAST, PHASE 3**, an Addition to the City of Burleson, Johnson County Texas, and do hereby dedicated to the public use forever all streets, rights-of-way, alleys, and easements shown hereon. The City or any public utility shall have the right to remove and keep removed all of 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.



RECORDING INFORMATION:

Plat Filed _____, 20 ____.

Slide _____, Vol. _____, Pg. _____ Johnson County Plat Records

By: _____
 County Clerk

PLANNING AND ZONING COMMISSION:

Approved by the Planning and Zoning Commission of Burleson, Texas, on this the ____ day of _____, 20 ____.

By: _____
 Chair of Planning and Zoning Commission

By: _____
 City Secretary

DRAINAGE EASEMENT NOTES:

The City of Burleson is not responsible for the design, construction, operation, maintenance, or use of any natural creek and associated drainage easements, hereinafter referred to as "feature." 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 feature including any non-performance of the foregoing.

Developer will require any successor in interest to accept full responsibility and liability for the feature. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot 3, Block 1, abutting, adjacent or served by the feature the full obligation and responsibility of maintaining and operating said feature.

SURVEYOR'S CERTIFICATE

I, Joshua D. Wargo, 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.

Date: July 18, 2024

Joshua D. Wargo
 Registered Professional Land Surveyor No. 6391
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, Texas 76102
 Ph. 817-962-2193
 josh.wargo@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Joshua D. Wargo, 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 purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

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

FINAL PLAT
LOT 3, BLOCK 1
HIGHPOINT BUSINESS PARK EAST, PHASE 3
13.1743 ACRES
ANDREW J. PATTON SURVEY
ABSTRACT NO. 685
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	JDW	7/22/2024	067809103	1 OF 1

OWNER/DEVELOPER:
 NATIONAL DCP, LLC
 3805 CRESTWOOD PARKWAY, SUITE 400
 DULUTH, TEXAS 30096
 PHONE:
 CONTACT:
 PLAT REFERENCE CASE NO. FP24-205

WARGO, JOSHW, 7/22/2024 12:52 AM, LAST SAVED: 7/22/2024 12:47 AM