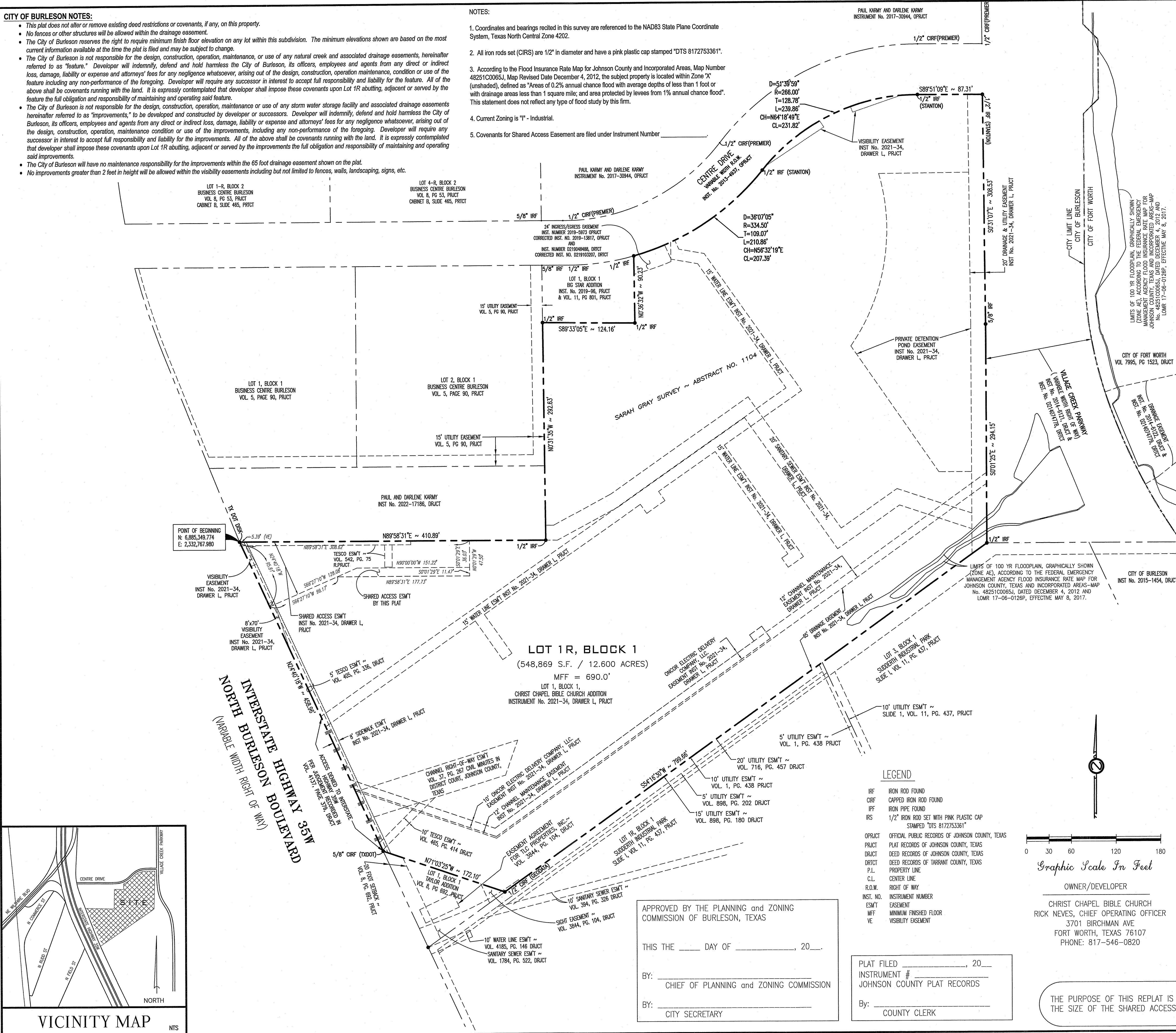


CITY OF BURLESON NOTES:

- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 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 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 1R abutting, adjacent or served by the feature the full obligation and responsibility of maintaining and operating said feature.
- 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 1R abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The City of Burleson will have no maintenance responsibility for the improvements within the 65 foot drainage easement shown on the plat.
- 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.

NOTES:

- Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- All iron rods set (CIRS) are 1/2" in diameter and have a pink plastic cap stamped "DTS 8172753361".
- According to the Flood Insurance Rate Map for Johnson County and Incorporated Areas, Map Number 48251C0065J, Map Revised Date December 4, 2012, the subject property is located within Zone "X" (unshaded), defined as "Areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood". This statement does not reflect any type of flood study by this firm.
- Current Zoning is "I" - Industrial.
- Covenants for Shared Access Easement are filed under Instrument Number \_\_\_\_\_



OWNER'S CERTIFICATE

§ STATE OF TEXAS  
§ COUNTY OF JOHNSON

WHEREAS, CHRIST CHAPEL BIBLE CHURCH, acting through its undersigned agent, is the sole owner of all of Lot 1, Block 1, Christ Chapel Bible Church Addition as recorded under Instrument Number 2021-34, Drawer L, Plat Records of Johnson County, Texas (PRJCT), and being more particularly described as follows:

BEGINNING at a TXDOT monument found in the east right of way line of N. Burleson Boulevard (Interstate 35W Service Road), and being the northwest corner of the aforementioned Christ Chapel Bible Church tract;

THENCE North 89° 58' 31" East, departing the N. Burleson Boulevard (I-35W) right of way, a distance of 410.89 feet, to a 1/2 inch iron rod found in the elbow of an "L", for corner;

THENCE North 07° 31' 35" West, a distance of 292.63 feet to a 1/2 inch iron rod found at the southwest corner of Lot 1, Block 1, Big Star Addition, on addition to the City of Burleson, Johnson County, Texas as recorded under Instrument Number 2019-96, and Volume 11, Page 801, PRJCT, for corner;

THENCE South 89° 33' 05" East, with the south line of said Big Star Addition, a distance of 124.16 feet to a 1/2 inch iron rod found, for corner;

THENCE North 00°36'32" West, with the east line of said Big Star Addition, a distance of 90.23 feet to a 1/2 inch iron rod found, said iron rod located in the south right of way line of Centre Drive (a variable width right of way) as recorded in Instrument Number 2013-4937, OPRJCT, said iron rod also being in a non-tangent curve to the left, for corner;

THENCE with the south right of way line of Centre Drive and said curve to the left having a radius of 334.50 feet, an arc distance of 210.86 feet, a delta of 36°07'05", a chord which bears North 56°32'19" East a distance of 207.39 feet, to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", at the point of reverse curvature and the beginning of a curve to the right,

THENCE continuing with the aforementioned south right of way line of Centre Drive and with said curve to the right having a radius of 266.00 feet, an arc distance of 239.86 feet, a delta of 51°39'59", a chord which bears North 64°18'49" East a distance of 231.82 feet, to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", at the end of said curve,

THENCE South 89°51'09" East, continuing with the aforementioned south right of way line of Centre Drive, a distance of 87.31 feet to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", at the intersection of the south right of way line of Centre Drive and the west right of way line of Village Creek Parkway (a variable width right of way) as recorded in Instrument Number 2014-6121, Deed Records of Johnson County, Texas, (DRJCT) and Instrument Number D214074778, Deed Records of Tarrant County, Texas (DRJCT), for corner;

THENCE South 00°31'07" East, with the west right of way line of Village Creek Parkway, a distance of 308.53 feet to a 5/8 inch iron rod found, for angle point;

THENCE South 07° 01' 25" East, with the west right of way line of Village Creek Parkway, 294.15 feet to a 1/2 inch iron rod found in the elbow of the Village Creek Parkway right of way, for corner;

THENCE South 54° 16' 30" West, departing the Village Creek Parkway right of way, a distance of 799.66 feet, to a 1/2 inch iron rod found with a plastic cap stamped "GEODATA", located at the northeast corner of Lot 1, Block 1, Taylor Addition, an addition to the City of Burleson, Johnson County, Texas as recorded in Volume 8, Page 692, Plat Records of Johnson County, Texas (PRJCT), for corner;

THENCE North 71°03'25" West, with the north line of the aforementioned Taylor Addition, a distance of 172.10 feet to a 5/8 inch TXDOT monument at the northwest corner of said Taylor Addition, and the east right of way line of the aforementioned N. Burleson Boulevard (I-35W), for corner;

THENCE North 24° 40'18" West with the N. Burleson Boulevard right of way, a distance of 458.96 feet to the PLACE OF BEGINNING containing 548,869 square feet or 12.600 acres of land.

KNOW ALL MEN BY THESE PRESENTS

That, CHRIST CHAPEL BIBLE CHURCH, acting through its undersigned agent, is the sole owner of tracts of land and does hereby adopt this plat designating the hereinbefore described property as LOT 1R, BLOCK 1, CHRIST CHAPEL BIBLE CHURCH ADDITION, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-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 on 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 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 or Johnson County.

Rick Neves  
Chief Operating Officer

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 Rick Neves, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

FOR REVIEW ON MAY 15, 2023, NOT TO BE FILED FOR ANY REASON.

Joyce P. Stanton  
Registered Professional Land Surveyor  
Texas Registration No. 6173

REPLAT

**LOT 1R, BLOCK 1,  
CHRIST CHAPEL BIBLE CHURCH  
ADDITION**

BEING ALL OF LOT 1, BLOCK 1, CHRIST CHAPEL BIBLE CHURCH ADDITION AS RECORDED UNDER INSTRUMENT No. 2021-34, DRAWER L, PLAT RECORDS OF JOHNSON COUNTY TEXAS.

**CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

DATE: MAY 2023 SCALE: 1"=60' FILE: P:/CHRIST CHAPEL BURLESON PH 2



**DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING**

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 \* FIRM No. E-615 & S-1000-49-00

EMAIL: jstanton@dsterry.com

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CASE 23-046

FP-1036