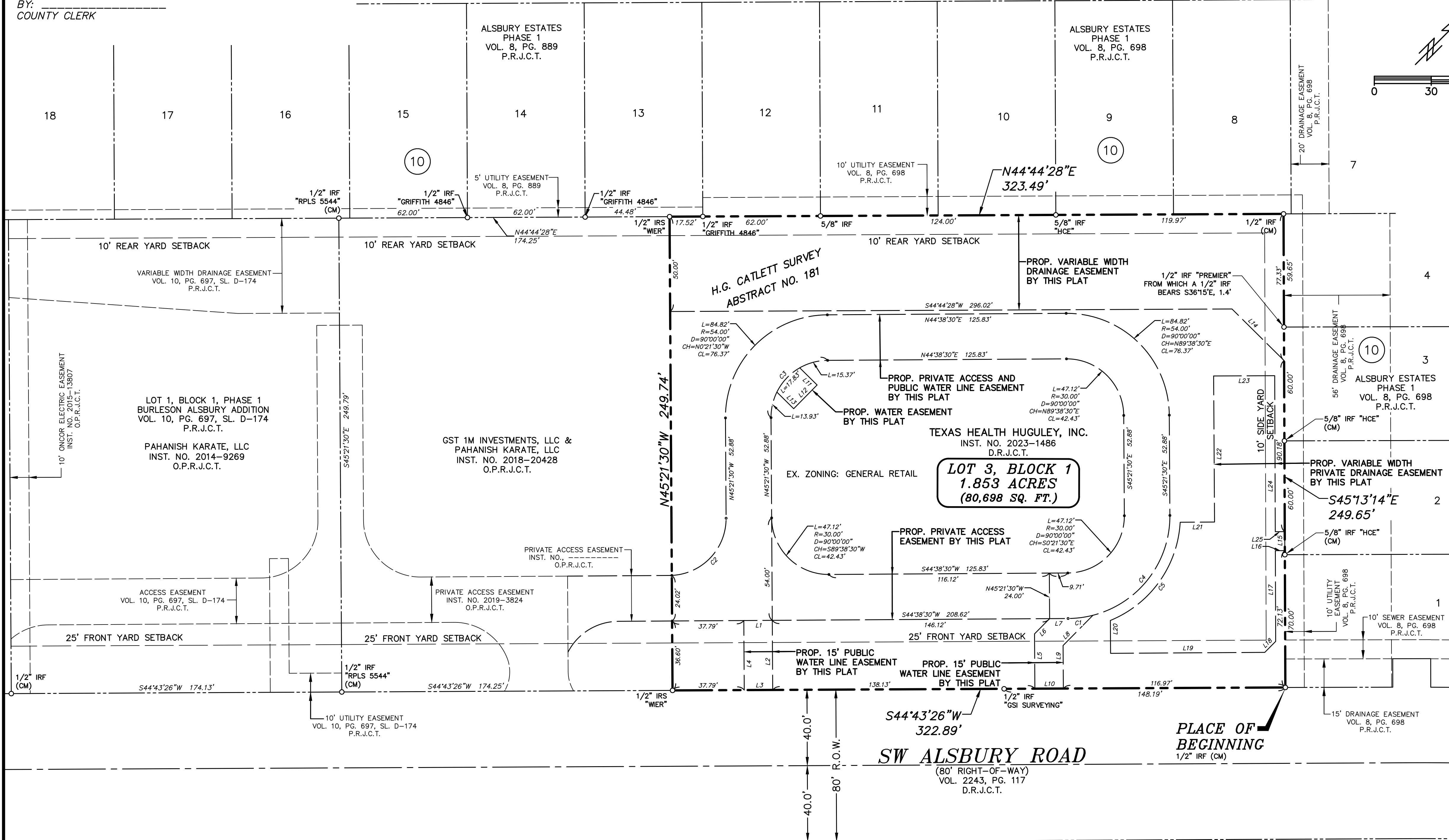


PRINTED: 12/5/2024 STB FILE: WER-SURVEY-STB LAST SAVED: 12/5/2024 1:16 PM SAVED BY: LUISG FILE: FINAL PLAT--22104.DWG

PLAT FILED \_\_\_\_\_, 2024.  
SLIDE \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDS  
BY: \_\_\_\_\_  
COUNTY CLERK

## MARCIA LANE

(50' RIGHT-OF-WAY)  
VOL. 8, PG. 698  
P.R.J.C.T.



STATE OF TEXAS  
COUNTY OF JOHNSON

BEING A TRACT OF LAND LOCATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO BURLESON/ALSBURY JOINT VENTURE, RECORDED IN VOLUME 2289, PAGE 591, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTHWEST ALSBURY ROAD (80' RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTH CORNER OF LOT 1, BLOCK 10, ALSBURY ESTATES PHASE 1, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 698, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE S 44°43'26" W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST ALSBURY ROAD, 322.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO GST 1M INVESTMENTS, LLC AND PAHANISH KARATE, LLC, RECORDED IN INSTRUMENT NO. 2018-20428, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" BEARS S 44°43'26" W, 174.25 FEET, SAID IRON ROD BEING THE SOUTH CORNER OF SAID GST 1M INVESTMENTS TRACT AND THE EAST CORNER OF LOT 1, BLOCK 1, BURLESON ALSBURY ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 697, SLIDE D-174, P.R.J.C.T.;

THENCE N 45°21'30" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST ALSBURY ROAD, ALONG THE NORTHEAST LINE OF SAID GST 1M INVESTMENTS TRACT, 249.74 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTHEAST LINE OF LOT 13, BLOCK 10 OF SAID ALSBURY ESTATES PHASE 1, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" BEARS S 44°43'26" W, 174.25 FEET, SAID IRON ROD BEING THE WEST CORNER OF SAID GST 1M INVESTMENTS TRACT AND THE NORTH CORNER OF SAID LOT 1, BLOCK 1, BURLESON ALSBURY ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 697, SLIDE D-174, P.R.J.C.T.;

THENCE N 44°44'28" E, ALONG A SOUTHWEST LINE OF SAID BLOCK 10, A DISTANCE OF 323.49 FEET TO A 1/2" IRON ROD FOUND, BEING THE WEST CORNER OF LOT 4 OF SAID BLOCK 10;

THENCE S 45°13'14" E, ALONG A SOUTHWEST LINE OF SAID BLOCK 10, A DISTANCE OF 249.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.853 ACRES (80,698 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, TEXAS HEALTH HUGULEY, INC., OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 3, BLOCK 1, ALSBURY ADDITION, 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 \_\_\_\_\_ 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 \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\*SURVEYOR'S STATEMENT\*

I, AARON L. STRINGFELLOW, 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 SUPERVISION.

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: AARONLS@WerAssociates.com

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

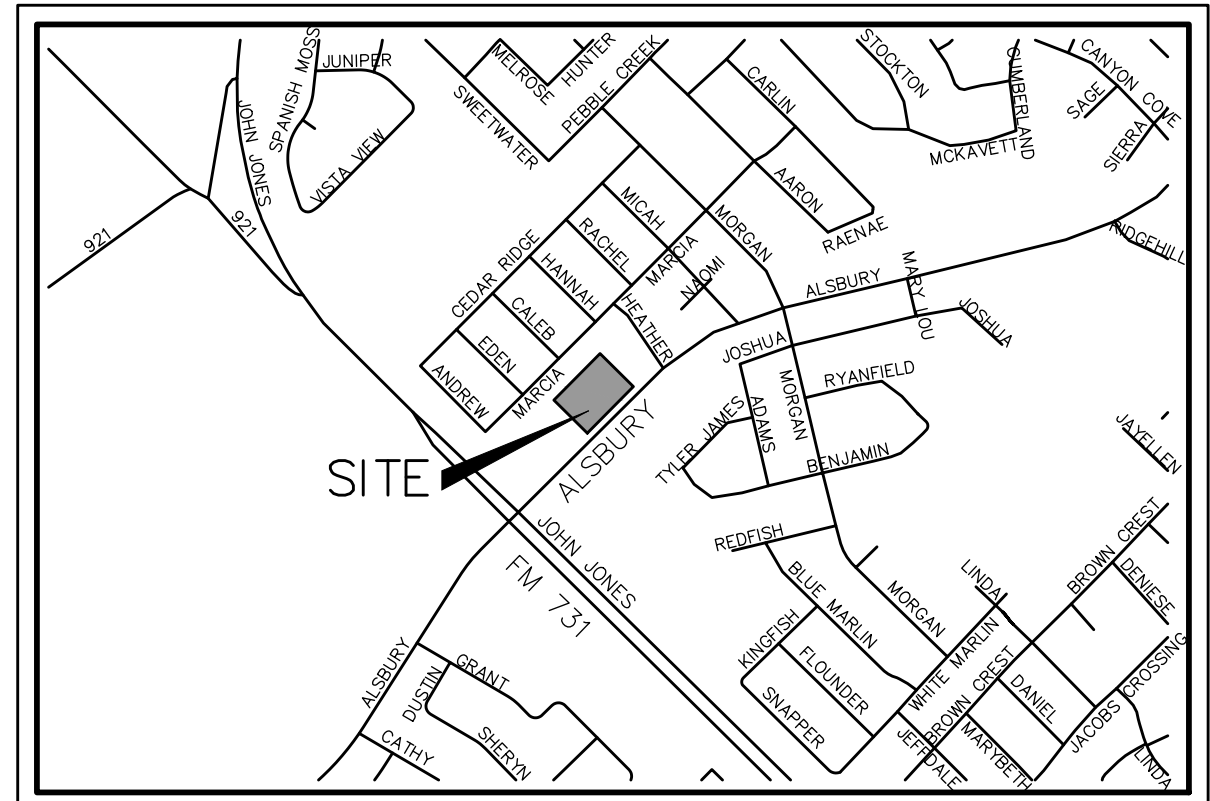
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
CITY SECRETARY

OWNER / DEVELOPER  
TEXAS HEALTH HUGULEY HOSPITAL, INC.  
11801 S FREEWAY  
FORT WORTH, TEXAS 76115  
CONTACT: PENNY JOHNSON  
PH: (817) 551-2704  
EMAIL: PENNY.JOHNSON@ADVENTHEALTH.COM

SURVEYOR  
WER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.  
PH: (817) 467-7700  
EMAIL: AARONS@WERASSOCIATES.COM



VICINITY MAP  
NOT TO SCALE

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	N44°38'30"E	15.00'
L2	S45°21'30"E	36.68'
L3	S44°43'26"W	15.00'
L4	S45°21'30"E	36.66'
L5	S45°21'30"E	28.88'
L6	S00°21'30"E	11.31'
L7	N44°38'30"E	9.71'
L8	S00°21'30"E	22.39'
L9	S45°21'30"E	22.69'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L10	S44°43'26"W	15.00'
L11	S89°38'30"W	12.87'
L12	N00°21'30"E	17.56'
L13	N89°38'30"E	12.45'
L14	S89°44'28"W	38.65'
L15	S45°12'35"E	10.00'
L16	S44°47'25"W	4.99'
L17	S45°12'35"E	47.82'
L18	S00°13'14"E	8.16'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L19	S44°38'28"W	81.24'
L20	N45°21'30"W	12.33'
L21	N44°38'30"E	18.11'
L22	N45°21'30"W	77.00'
L23	N44°46'09"E	32.18'
L24	S45°12'35"E	82.22'
L25	N44°47'25"E	4.99'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	13.25'	54.00'	140°3'50"	N37°36'35"E	13.22'
C2	45.92'	30.00'	87°41'30"	N01°30'45"W	41.56'
C3	47.12'	30.00'	90°00'00"	N00°21'30"W	42.43'
C4	84.82'	54.00'	90°00'00"	S00°21'30"E	76.37'
C5	66.99'	59.50'	64°30'20"	N09°36'49"W	63.50'

\*NOTES\*

- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 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, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- 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.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF BURLESON, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

## FINAL PLAT LOT 3, BLOCK 1 ALSBURY ADDITION

AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
BEING 1.853 ACRES OF LAND LOCATED IN THE  
H. G. CATLETT SURVEY, ABSTRACT NO. 181,  
JOHNSON COUNTY, TEXAS

CASE NO.: FP24-276

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006  
551 HICKORY DR., SUITE 105 PLANO, TEXAS 75024  
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1

DATE: 12/5/2024  
W.A. No. 22104