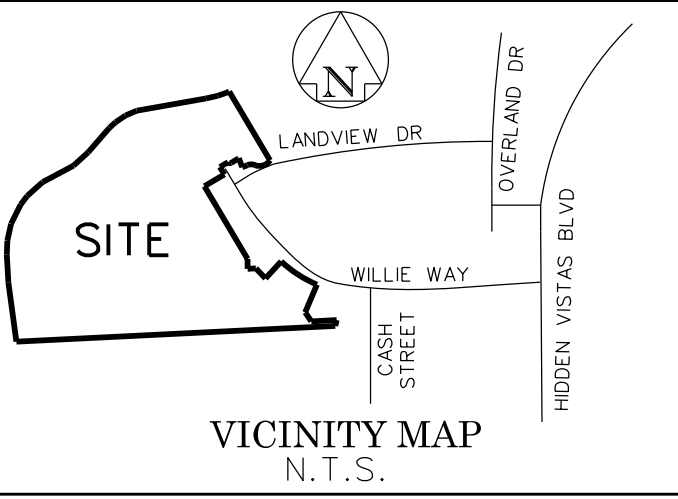


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DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NUMBER 2018-10321, COUNTY RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE EAST LINE OF SAID FIRST TEXAS HOMES TRACT, BEING A PORTION OF LOT 1X, BLOCK 4, HIGH COUNTRY, PHASE 1, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, RECORDED IN INSTRUMENT NUMBER 2022-22, COUNTY RECORDS, JOHNSON COUNTY, TEXAS, BEING IN THE WEST LINE OF LOT 11, BLOCK 16, HIDDEN VISTAS PHASE THREE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, RECORDED IN VOLUME 10, PAGE 619, SAID PLAT RECORDS, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTH AND WEST LINES OF SAID PHASE 1 THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.96 FEET, THROUGH A CENTRAL ANGLE OF 79°17'42", HAVING A RADIUS OF 65.00 FEET, THE LONG CHORD WHICH BEARS S 72°31'56"W, 82.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 38.24 FEET, THROUGH A CENTRAL ANGLE OF 43°49'08", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 89°45'33"W, 37.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 67°16'52"W, 29.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 21°37'58"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 68°22'02"W, 4.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 58°51'08"W, 43.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.60 FEET, THROUGH A CENTRAL ANGLE OF 90°13'27", HAVING A RADIUS OF 10.50 FEET, THE LONG CHORD WHICH BEARS N 75°52'09"W, 14.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 59°24'34"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 30°35'26"E, 44.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 59°24'34"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 30°35'26"E, 439.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 01°06'16"E, 51.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 87°12'11"E, 42.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 43°25'40"E, 72.37 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 43°11'52"E, 121.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WILLIE WAY (A 50' RIGHT-OF-WAY), THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 88.41 FEET, THROUGH A CENTRAL ANGLE OF 08°06'17", HAVING A RADIUS OF 625.00 FEET, THE LONG CHORD WHICH BEARS S 50°51'22"E, 88.33 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 07°55'24"E, 13.58 FEET, CONTINUING WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 6.18 FEET, THROUGH A CENTRAL ANGLE OF 01°28'46", HAVING A RADIUS OF 245.00 FEET, THE LONG CHORD WHICH BEARS S 41°17'27"W, 6.18 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 47°59'09"E, 50.00 FEET, CONTINUING WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 14.99 FEET, THROUGH A CENTRAL ANGLE OF 02°54'38", HAVING A RADIUS OF 295.00 FEET, THE LONG CHORD WHICH BEARS N 40°33'32"E, 14.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 78°34'33"E, 15.37 FEET, CONTINUING WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 63.19 FEET, THROUGH A CENTRAL ANGLE OF 05°47'34", HAVING A RADIUS OF 625.00 FEET, THE LONG CHORD WHICH BEARS S 64°15'27"E, 63.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 22°50'46"W, 156.19 FEET, DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 34°07'59"E, 57.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 87°12'11"E, 132.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 14°15'12"W, 31.38 FEET, TO A 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE NORTHEAST CORNER OF LOT 5, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, RECORDED IN VOLUME 463, PAGE 727, SAID PLAT RECORDS;

THENCE WITH THE WEST AND NORTH LINES OF SAID FIRST TEXAS HOMES TRACT AND THE EAST AND SOUTH LINES OF SAID LOT 1, BLOCK A THE FOLLOWING BEARINGS AND DISTANCES:

N 07°38'06"W, 308.94 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 03°40'31"W, 146.78 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 02°57'05"E, 71.55 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 11°51'52"E, 91.14 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 26°42'40"E, 111.55 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 36°46'56"E, 56.24 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 48°03'00"E, 107.34 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 62°04'17"E, 183.74 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 47°25'29"E, 103.00 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 40°44'51"E, 169.47 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 47°52'25"E, 43.70 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 56°18'04"E, 62.48 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 66°47'44"E, 62.31 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 80°02'24"E, 367.36 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 76°22'22"E, 62.21 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 70°58'07"E, 55.49 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND;

N 64°55'17"E, 8.99 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5544" FOUND IN THE AFOREMENTIONED EAST LINE OF SAID FIRST TEXAS HOMES TRACT, BEING IN THE WEST LINE OF LOT 11, BLOCK 16, HIDDEN VISTAS PHASE THREE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, RECORDED IN VOLUME 10, PAGE 619, SAID PLAT RECORDS;

THENCE S 30°35'26"E, 416.27 FEET, WITH SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 1,355.638 SQUARE FEET OR 31.121 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, FIRST TEXAS HOMES, INC., OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS HIGH COUNTRY, 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 HINDERANCE OR INTERFERENCE WITH THE CONSTRUCTION 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 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.

BY: _____ AUTHORIZED SIGNATURE OF OWNER

KEITH HARDESTY
DIVISION PRESIDENT
FIRST TEXAS HOMES, INC.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, OWNER, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY SEAL AND OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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NOTES:

DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.

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.

COMMON LOT AREAS SHOWN ARE TO BE MAINTAINED BY THE HOA

ANY LANDSCAPING PROPOSED OR INSTALLED WITHIN THE COMMON LOT AREAS NOTED ABOVE SHALL BE MAINTAINED BY THE HOA.

HOA SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AND SPLASH PADS/SWALES LOCATED WITHIN THE REAR YARD OF ANY RESIDENTIAL LOT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J, DATED DECEMBER 4, 2012, AS AFFECTED BY LETTER OF MAP REVISION CASE NO. 21-06-3062P, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

HOA SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AND SPLASH PADS/SWALES LOCATED WITHIN THE REAR YARD OF ANY RESIDENTIAL LOT.

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THOMAS CHANDLER SURVEY,
ABSTRACT NUMBER 127

Lot 1, Block A
Chisholm-Dillmore Addition
Vol. 10, Pg. 156
P.F.U.C.T.

Ultimate 100 Year
Floodplain Line Per
LOMR Case No. 21-06-3062P
Effective 12/06/2022

Approximate 100 Year
Floodplain Line per
FEMA FIRM #48251C0065J
Dated December 4, 2012

Hidden Vistas
Phase Three
Vol. 10, Pg. 619
P.F.U.C.T.

Temp. Turn-Around
Hidden Vistas
Phase Three
Vol. 10, Pg. 619
P.F.U.C.T.

50' Private Access Driveway and Public Utility Easement

Hidden Vistas
Phase Three
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P.F.U.C.T.

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