

LEGEND OF ABBREVIATIONS

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0070J, dated December 4, 2012, the subject property is located within the following zones:
Zone X - Area determined to be outside the 500-year floodplain.

PLAT NOTES:

- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- This property is zoned "SF-7"
- The purpose of this Replat is to create Lots 1X and 2X, Block D, and to alter the lot lines of Lots 1, 2, and 3, Block D
- 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.
- No fences or other structures will be allowed within the drainage easement.
- All screening walls/fences are to be maintained by the HOA.
- HOA is responsible for all maintenance of "X" (HOA) Lots.

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS D.R. HORTON - TEXAS, LTD. is the owner of all of Lots 1, 2, and 3 in Block D of Hunter Place, an addition in the City of Burleson, Johnson County, Texas, according to the plat recorded under Document Number 2023-94, Plat Records, Johnson County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 1 and the herein described tract;
THENCE North 00 degrees 56 minutes 28 seconds West, with the west line of said Lot 1, a distance of 196.17 feet to a 1/2 inch rebar with pink cap stamped, "BARTON-CHAPA" found (hereinafter called "capped rebar found") for the northwest corner thereof;
THENCE North 89 degrees 03 minutes 32 seconds East, with the north line of said Lot 1, a distance of 29.80 feet to a capped rebar found at the beginning of a non-tangent curve to the left, having a radius of 50.00 feet, with a delta angle of 240 degrees 18 minutes 12 seconds, whose chord bears North 58 degrees 48 minutes 32 seconds East, a distance of 86.47 feet;
THENCE with the north line of said Lot 1, passing the common north corner of said Lots 1 and 2, continuing and passing the common northwest corner of said Lots 2 and 3, and continuing along said non-tangent curve to the left, a total arc length of 209.70 feet to a capped rebar found for the northwest corner of said Lot 3;
THENCE North 88 degrees 57 minutes 38 seconds East, with the north line of said Lot 3, a distance of 100.23 feet to a capped rebar found for the northeast corner thereof;
THENCE South 01 degrees 02 minutes 22 seconds East, with the east line of said Lot 3, a distance of 241.26 feet to a capped rebar found for the southeast corner thereof;
THENCE South 89 degrees 26 minutes 17 seconds West, with the south line of said Lots 1, 2, and 3, a distance of 205.14 feet, returning to the **POINT OF BEGINNING** and enclosing 0.919 acres (40,022 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, D.R. HORTON - TEXAS, LTD., owner, does hereby adopt this plat designating the hereinbefore described property as **LOTS 1R, 2R, AND 3R, BLOCK D OF HUNTER PLACE**, 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)

(print name/title)

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 _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, 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.

John H. Barton III, RPLS# 6737 _____ Date _____

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.

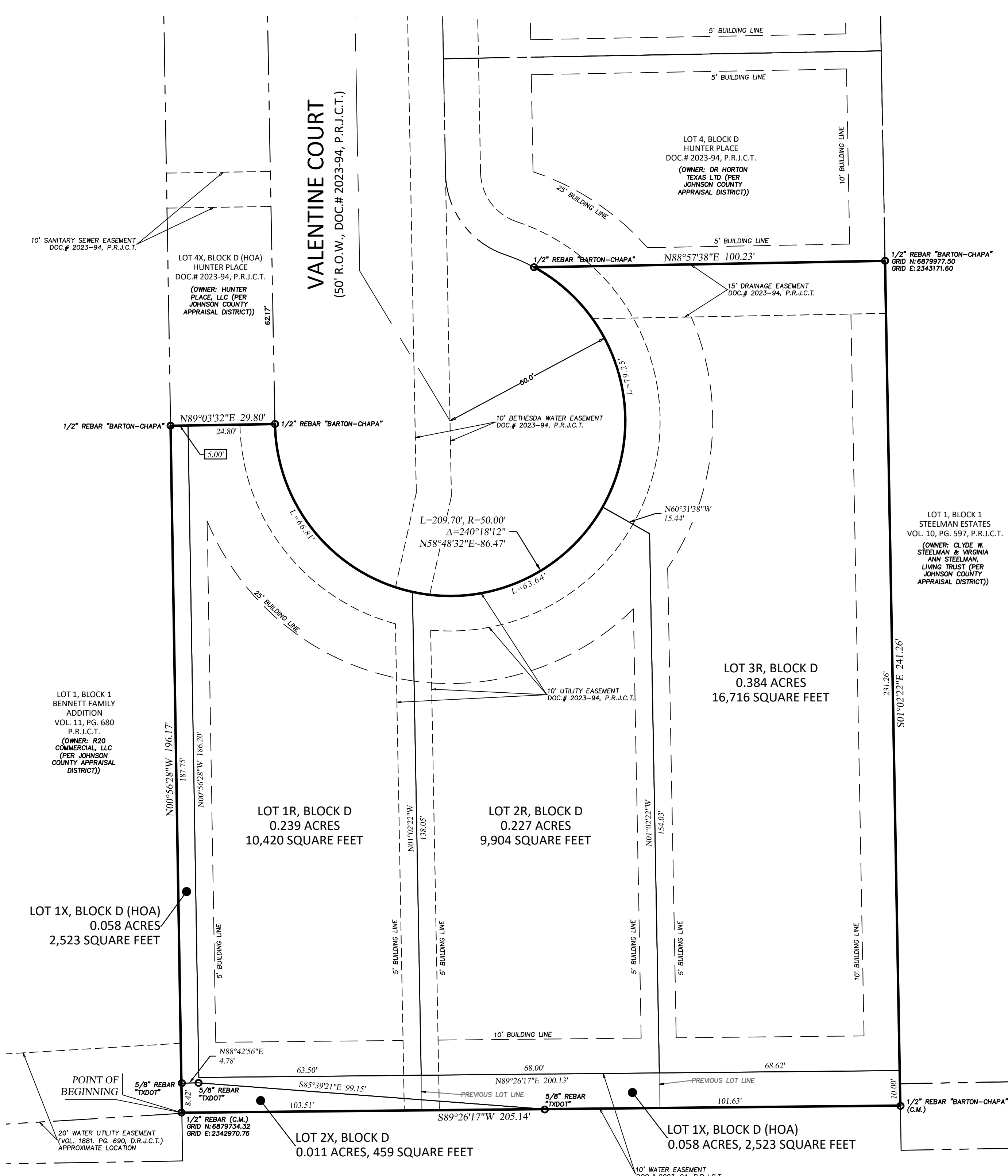
WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

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

By: _____
Chair of the Planning and Zoning Commission

By: _____
City Secretary



HOUSTON ROAD
(R.O.W. VARIES, DOC.# 2023-94, P.R.J.C.T.)

**REPLAT
HUNTER PLACE
LOTS 1R, 2R, & 3R, BLOCK D**

BEING AN REPLAT OF LOTS 1, 2, & 3, BLOCK D OF HUNTER PLACE
AN ADDITION IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT NUMBER 2023-94, P.R.J.C.T.
PREPARED NOVEMBER 7, 2023

CASE# RP23-417

BCS
BARTON CHAPA SURVEYING
SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER

KIRKMAN ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER
D.R. HORTON - TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TX 76131

JOB NO. 2020.001.150
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

HUNTER PLACE

BURLESON, TEXAS

SHEET:

1 OF 1

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC - 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034

Utility Service Information:
Water provided by City of Burleson through Bethesda Water Supply Corporation

Z:\Project Data\Survey\001 - Kirkman Engineering\2020\150 - Watson Burleson 25\Drawings