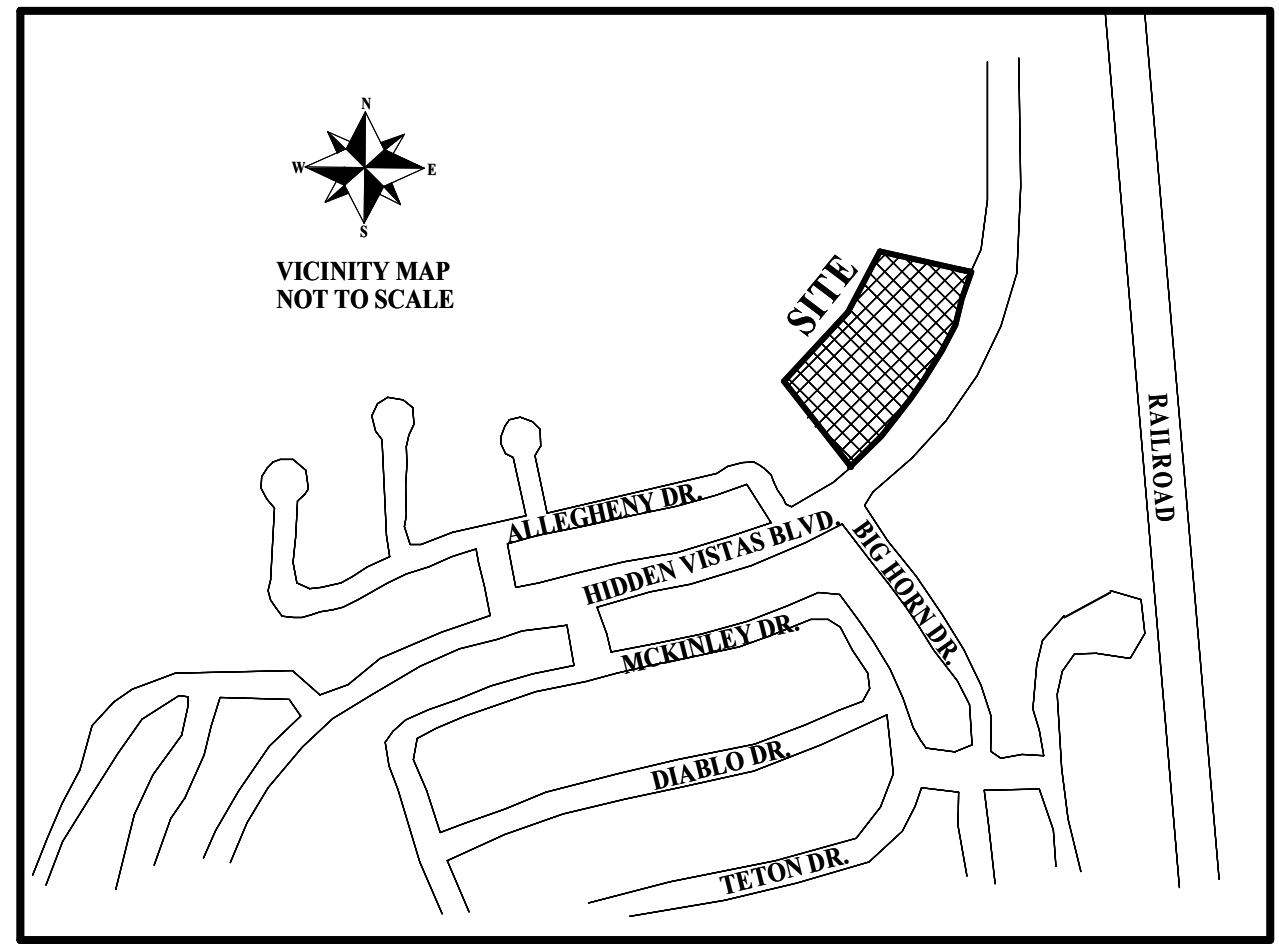
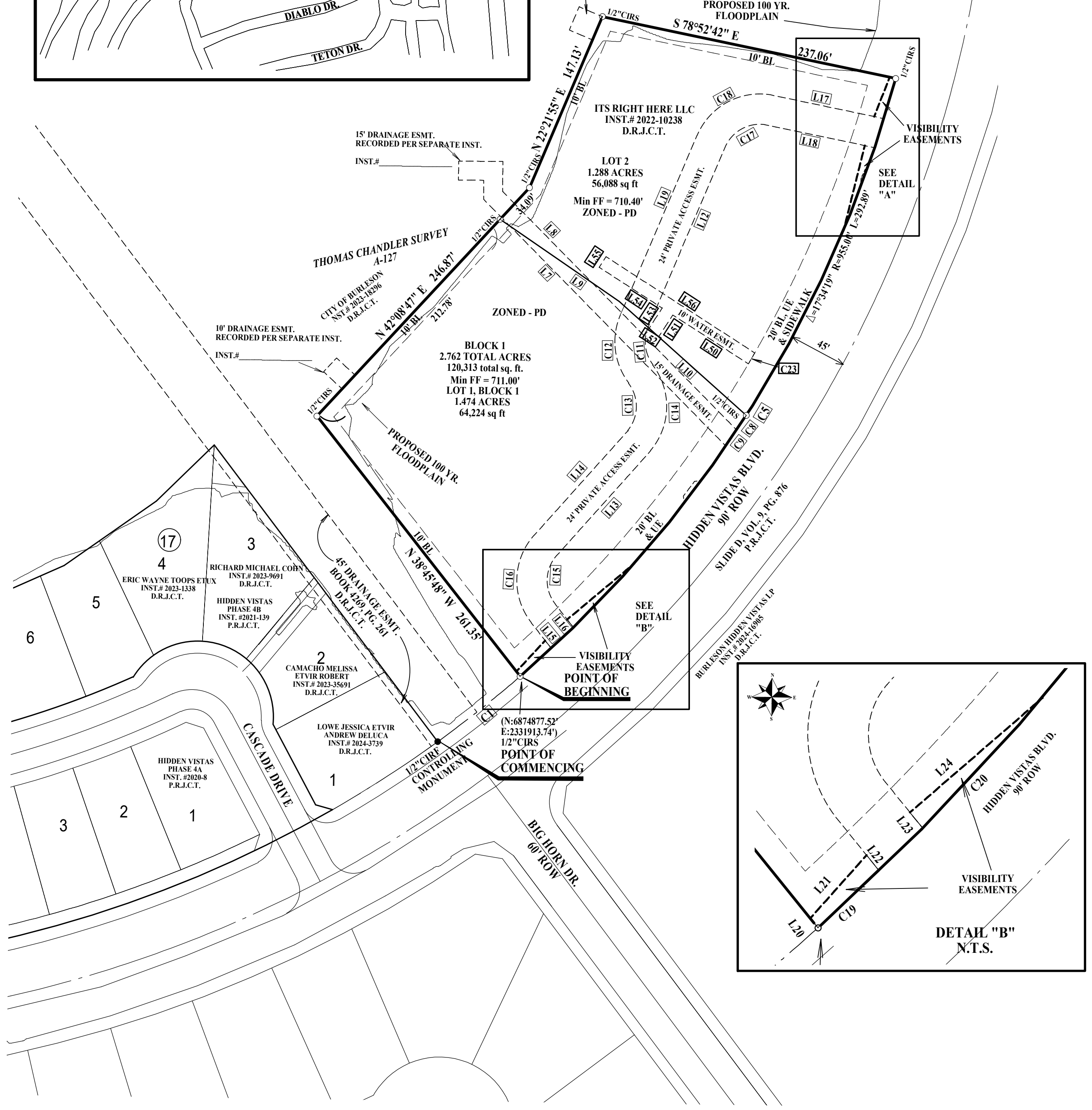


**LEGEND**

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED LR. SET
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ GAS RISER
- ⊕ TEL. PED.
- ⊕ FENCE CORNER
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT



FLOOD STUDY OF VILLAGE CREEK FOR HIDDEN VISTAS MEDICAL OFFICE BUILDING  
 PREPARED BY BHB  
 DATED: SEPTEMBER 6, 2024



Id	Bearing	Distance
L7	N 45°14'29" W	253.45'
L8	N 45°14'29" W	251.06'
L11	S 42°08'47" W	17.31'
L12	S 22°21'52" W	154.99'
L13	S 41°06'16" W	111.44'
L14	N 41°06'16" E	111.06'
L15	N 38°45'48" W	25.82'
L16	S 38°45'48" E	23.47'
L17	S 78°55'36" E	91.90'
L18	N 78°55'36" W	88.67'
L19	N 22°21'55" E	146.85'
L20	N 38°43'34" W	4.87'
L21	S 41°59'21" W	33.43'
L22	S 38°45'48" E	8.00'
L23	N 38°45'48" W	8.00'
L24	N 49°22'53" E	69.27'
L25	N 78°55'36" W	8.00'
L26	N 20°41'31" E	33.47'
L27	S 78°50'29" E	4.86'
L28	S 13°18'34" W	69.21'
L29	S 78°55'36" E	8.00'
L50	S 57°54'00" E	71.25'
L51	S 32°06'00" W	20.54'
L52	S 57°54'00" E	10.00'
L53	N 32°06'00" E	20.54'
L54	S 57°54'00" E	59.27'
L55	N 32°06'00" E	10.00'
L56	N 57°54'00" W	140.05'
19	S 22°21'55" W	20.00'
72	S 67°38'05" E	20.00'
71	S 22°21'55" W	20.00'
70	N 67°38'05" W	20.00'
73	S 45°00'00" W	0.00'

Id	Bearing	Distance
L9	S 56°07'40" E	114.46'
L10	S 48°53'26" E	135.20'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C8	00°49'37"	955.00'	13.78'	13.78'	S 32°19'15" W
C9	00°55'07"	955.00'	15.31'	15.31'	S 33°11'37" W
C11	59°57'46"	30.00'	31.40'	29.98'	S 08°16'33" E
C12	60°37'21"	54.00'	57.14'	54.51'	S 07°56'45" E
C13	77°14'35"	30.00'	40.45'	37.46'	N 00°21'52" E
C14	77°46'56"	54.00'	73.31'	67.81'	N 00°38'02" E
C15	79°52'22"	30.00'	41.82'	38.52'	S 01°10'23" W
C16	79°52'22"	54.00'	75.28'	69.33'	S 01°10'19" W
C17	74°42'38"	30.00'	39.12'	36.41'	S 59°43'14" W
C18	75°43'44"	54.00'	71.37'	66.29'	S 60°13'47" W
C19	01°59'05"	955.00'	33.08'	33.08'	S 47°32'45" W
C20	04°11'59"	955.00'	70.00'	69.98'	S 42°49'15" W
C21	04°11'59"	955.00'	70.00'	69.98'	S 19°52'06" W
C22	01°59'06"	955.00'	33.09'	33.08'	S 15°19'57" W
C23	00°36'48"	935.00'	10.01'	10.01'	N 29°26'04" E

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	05°00'14"	955.00'	83.40'	83.38'	N 50°51'08" E
C5	34°01'00"	955.00'	566.99'	558.70'	S 31°20'38" W

**SURVEYOR:**  
 WHITFIELD-HALL SURVEYORS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 TBPELS FIRM REG. NO. 10138500  
 (817) 560-2916  
 Johnny@whitfieldhall.org

**ENGINEER:**  
 SHANNON L. NAVE, C.F.M.  
 BHB INC.  
 949 HILLTOP DRIVE  
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 EMAIL

**OWNER/DEVELOPER:**  
 TYLER ROMBOUGH  
 ITS RIGHT HERE LLC  
 8721 AIRPORT FWY  
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 tyler@givemethevin.com

FEBRUARY 13, 2025  
**WHITFIELD - HALL SURVEYORS**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
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**FINAL PLAT**  
 SHOWING  
**LOTS 1 & 2, BLOCK 1**  
**HIDDEN VISTAS, PHASE 10**  
 AN ADDITION TO THE CITY OF BURLESON  
 JOHNSON COUNTY, TEXAS  
 AND BEING IN THE  
 THOMAS CHANDLER SURVEY  
 ABSTRACT NO. 127  
 CASE# FP-24-168

PCS 2011/11-145 Hidden Vistas topo/PLAT LOTS 1 AND 2  
 07-01-2024/11-145 2 ACRE PLAT 2-06-2025.PCS

**PROPERTY DESCRIPTION:**

BEING a 2.762 Acre tract of land out of the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being all of that certain tract of land described as Tracts 1 and 2 in a deed to Its Right Here, LLC, recorded in Instrument Number 2022-10238, Deed Records, Johnson County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, derived from static observation using NOAA/NGS OPUS calculations. Said 2.762 Acre tract being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southeast corner of that certain tract of land described in a deed to BSLPI, LP, recorded in Instrument Number 2018-12294, Deed Records, Johnson County, Texas, same being the northeast corner of Lot 1, Block 17 of Hidden Vistas Phase 4A, recorded in Instrument Number 2020-8, Plat Records, Johnson County, Texas, and being in the north right of way line of Hidden Vistas Boulevard, a 90 Foot right of way, said point being the beginning of a curve, concave to the northwest, having a radius of 955.00 Feet, a central angle of 5°00'14", and a chord of 83.38 Feet bearing North 50°51'08" East;

THENCE northeasterly along said north right of way line and said curve, a distance of 83.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 38°45'48" West, along the west lines of Tracts 1 and 2, a distance of 261.35 Feet to the northwest corner of said Tract 2;

THENCE North 42°08'47" East, departing said west lines and continuing along the north line of said Tract 2, a distance of 246.87 Feet;

THENCE North 22°21'55" East, continuing along said north line, a distance of 147.13 Feet to the northeast corner of said Tract 2;

THENCE South 78°52'42" East, departing said north line and continuing along the east lines of said Tracts 1 and 2, a distance of 237.06 Feet to the southeast corner of said Tract 1 for the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 955.00 Feet a central angle of 34°01'00", and a chord of 558.70 Feet bearing South 31°20'38" West;

THENCE southerly along the south line of said Tract 1 and said curve, a distance of 566.99 Feet to the POINT OF BEGINNING and containing a computed area of 2.762 Acres, more or less.

**NOTE:**

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT 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.

**PLAT NOTES:**

1. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.
2. PROPOSED LOTS SHALL BE GRADED INDIVIDUALLY IN ACCORDANCE WITH THE DRAINAGE/GRADING PLAN PER THE CONSTRUCTION PLANS. THE BUILDER SHALL SUBMIT A GRADING PLAN WITH THE BUILDING PERMIT APPLICATION FOR REVIEW.

**SUBDIVISION NOTES:**

1. ALL FENCES ALONG OPEN SPACE LOTS SHALL BE MADE OF WROUGHT IRON.
2. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
3. 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.
4. THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
5. THE PRIVATE ACCESS EASEMENT IS FOR THE USE OF THE FOLLOWING LOT 1 AND LOT 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND/OR EGRESS ALONG THIS EASEMENT. THE PRIVATE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.

**FINISH FLOOR NOTES:**

THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THIS PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

**FLOODPLAIN NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

**UTILITY EASEMENT NOTE:**

ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON 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.

**BASIS FOR BEARINGS:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT 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.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, TYLER ROMBOUGH, Owner, does hereby adopt this plat designating the hereinbefore described property as LOTS 1 & 2, BLOCK 1, HIDDEN VISTAS, PHASE 10, 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 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.

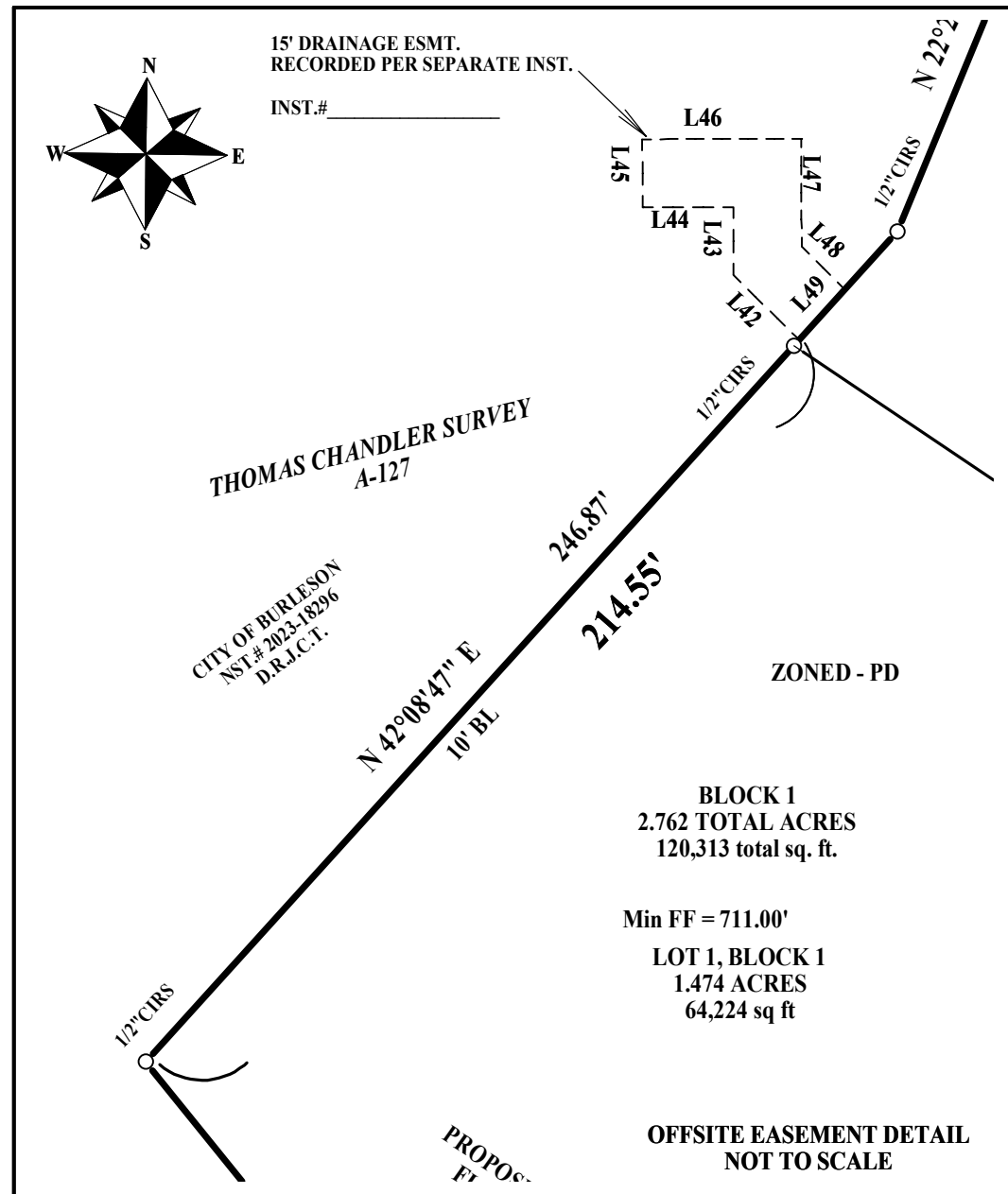
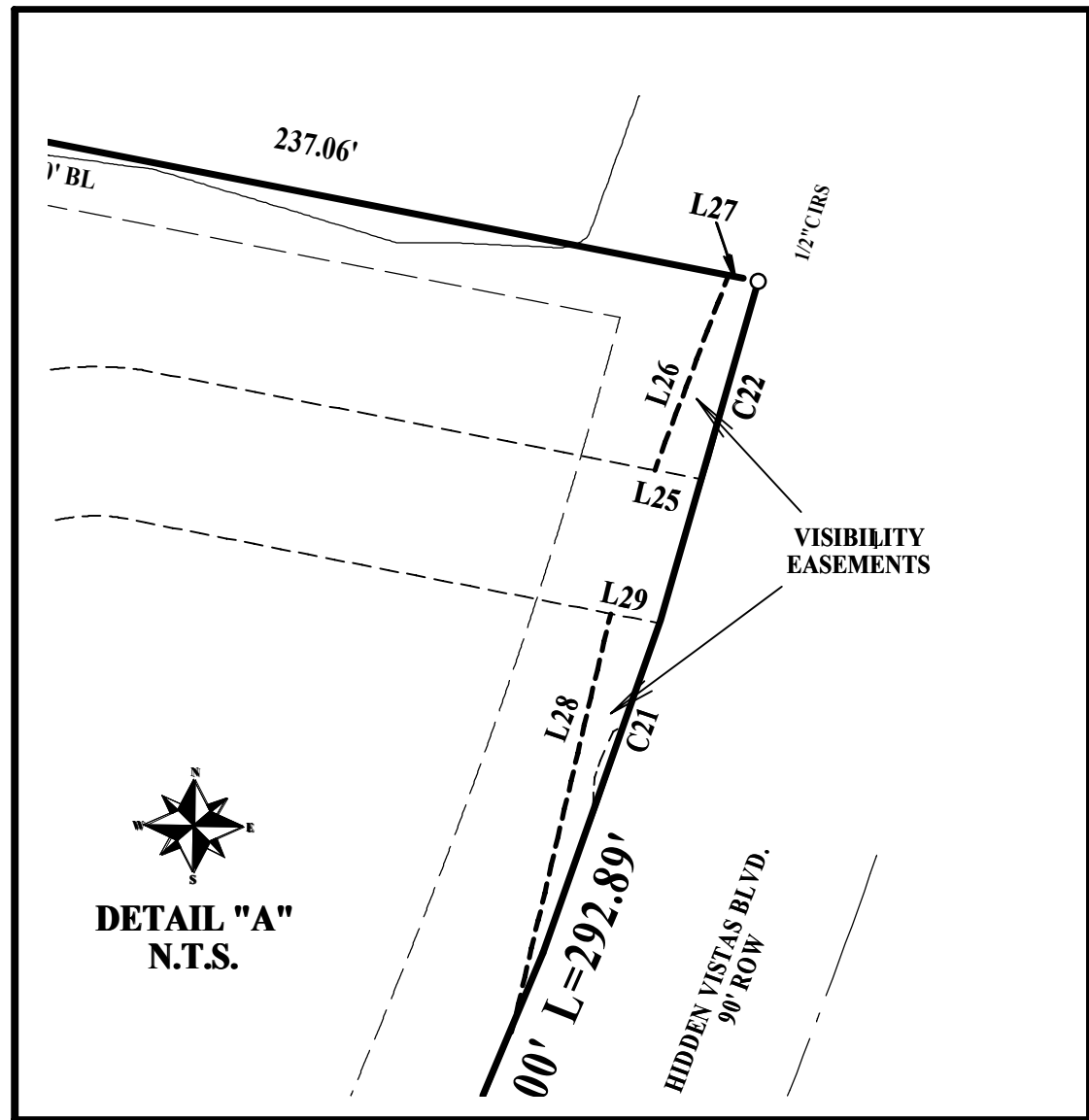
IN WITNESS THEREOF this dedication was executed the \_\_\_ day of \_\_\_\_\_, 2025.

by \_\_\_\_\_  
Tyler Rombough

State of Texas  
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Rombough, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by \_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_



APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2025

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

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

**FINAL PLAT**  
SHOWING  
**LOTS 1 & 2, BLOCK 1**  
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AN ADDITION TO THE CITY OF BURLESON  
JOHNSON COUNTY, TEXAS  
AND BEING IN THE  
THOMAS CHANDLER SURVEY  
ABSTRACT NO. 127  
CASE# FP-24-168

OWNER/DEVELOPER:  
TYLER ROMBOUGH  
ITS RIGHT HERE LLC  
8721 AIRPORT FWY  
NORTH RICHLAND HILLS,  
TEXAS 76180  
(315)-559-4400  
tyler@givemethevin.com

SURVEYOR:  
WHITFIELD-HALL SURVEYORS  
REGISTERED PROFESSIONAL  
LAND SURVEYORS  
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ENGINEER:  
SHANNON L. NAVE, C.F.M.  
BHB INC.  
949 HILLTOP DRIVE  
WEATHERFORD, TEXAS 76086  
(817) 596-7575  
EMAIL

Id	Bearing	Distance
L30	N 42°08'41" E	29.27'
L31	S 47°51'13" E	20.00'
L32	S 42°08'47" W	15.00'
L33	N 47°51'13" W	20.00'
L34	S 42°08'47" W	15.00'
L36	N 56°07'40" W	18.16'
L37	N 13°48'03" E	10.65'
L38	S 56°07'40" E	23.27'
L39	S 42°08'47" W	10.11'
L42	N 45°14'29" W	20.34'
L43	N 00°14'29" W	15.00'
L44	S 89°45'31" W	20.00'
L45	N 00°14'29" W	15.00'
L46	N 89°45'31" E	35.00'
L47	S 00°14'29" E	23.79'
L48	S 45°14'29" E	13.44'
L49	S 42°08'47" W	15.02'

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS:  
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

\_\_\_\_\_  
Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
TBPELS Firm Reg. No. 10138500



PLAT FILED \_\_\_\_\_, 2025

SLIDE \_\_\_\_\_, VOL. \_\_\_\_\_, PG. \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDS

BY: \_\_\_\_\_  
COUNTY CLERK

FEBRUARY 13, 2025

WHITFIELD - HALL SURVEYORS  
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