

**OWNER'S DEDICATION**

Being all of Lot 1R, Block 1 of Plantation, Phase I, according to the Map or Plat thereof recorded under Instrument No. 2008-1063, Plat Records of Johnson County, Texas.

That We, The HOA of Plantation, a Texas non-profit corporation, do hereby adopt this plat designating the hereinbefore described property as PLANTATION PHASE I, LOT 1R, BLOCK 1, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The HOA of Plantation, a Texas non-profit corporation,

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ of the HOA of Plantation, a Texas non-profit corporation, 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 expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

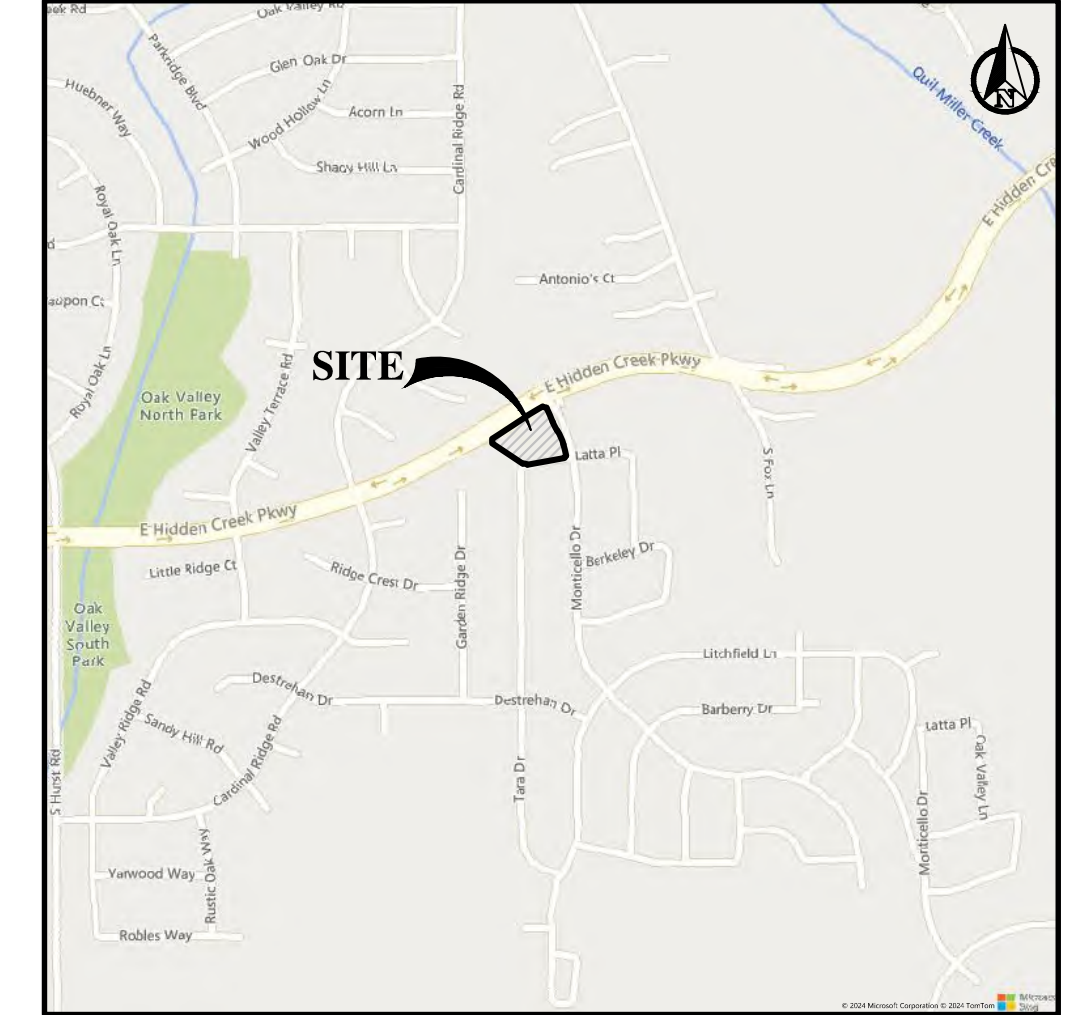
This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
G.M.Civil  
2559 SW Grapevine Pkwy  
Grapevine, Texas 76051  
(817) 329-4373

**PRELIMINARY.** This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 1/7/2025 1:34 PM

**NOTES:**

- All open spaces shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time that the plat is filed and may be subject to change.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999884431. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- The subject property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48251C0070J, with a date of identification of December 4, 2012, for Community No. 485459, in Johnson County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
- All 1/2" iron pins set with yellow plastic caps stamped "GM CIVIL", unless otherwise noted.
- Any public utility, including City of Burleson, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat, and any public utility, including City of Burleson, shall have the right at all times of ingress and egress to and from 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.
- The City of Burleson Zoning Classification for the subject property is "SF7".



**VICINITY MAP**  
N.T.S.

LEGEND	
O	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GM CIVIL" UNLESS OTHERWISE NOTED
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS OF JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - . - .	EASEMENT LINE
---	BUILDING LINE
▨	EASEMENT ABANDONMENT

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3540.00'	54.70'	0°53'07"	N57°08'57"E	54.70'
C2	1360.00'	110.59'	4°39'33"	N59°02'09"E	110.56'
C3	1154.00'	80.53'	3°59'53"	S23°27'45"E	80.51'
C4	250.00'	51.06'	11°42'08"	S27°18'52"E	50.97'
C5	250.00'	78.68'	18°01'56"	S24°08'58"E	78.36'
C6	1170.00'	60.29'	2°57'09"	S13°39'26"E	60.28'
C7	50.00'	23.00'	26°21'20"	N76°46'27"W	22.80'
C8	1348.00'	109.04'	4°38'06"	N59°01'26"E	109.02'
C9	29.00'	16.77'	33°08'09"	N75°29'14"E	16.54'
C10	29.00'	15.59'	30°48'39"	N43°30'49"E	15.41'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N56°42'23"E	146.30'
L2	S72°04'10"E	20.75'
L3	S33°47'51"W	13.96'
L4	S79°31'56"W	197.34'
L5	N56°04'34"W	193.36'
L6	N00°08'53"W	23.07'
L7	N61°26'28"E	145.63'
L8	N56°42'23"E	13.31'
L9	S71°47'20"E	20.63'
L10	S87°56'42"E	25.85'
L11	N58°40'38"E	26.83'
L12	N28°34'28"E	28.18'

**JOHNSON COUNTY RECORDING**  
FILED FOR RECORD \_\_\_\_\_ 20\_\_\_\_  
PLAT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

OWNER:  
**HOA OF PLANTATION**  
P.O. BOX 650255  
DALLAS, TX 75265

DEVELOPER:  
**BLOOMFIELD HOMES, LP**  
1900 W. KIRKWOOD BLVD, SUITE 2300B  
SOUTH LAKE, TX 76092  
(817) 416-1572

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
T@Eng Firm # F-2944 | T@Surv Firm # 10021700

**REPLAT**  
OF  
**PLANTATION PHASE I, LOT 1R, BLOCK 1**  
AS RECORDED IN INSTRUMENT NUMBER 2008-1063  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
SITUATED IN THE  
**WILLIAM B. CAPPS SURVEY, ABSTRACT No. 140**  
**CITY OF BURLESON, JOHNSON COUNTY, TEXAS**  
Date: January 2025