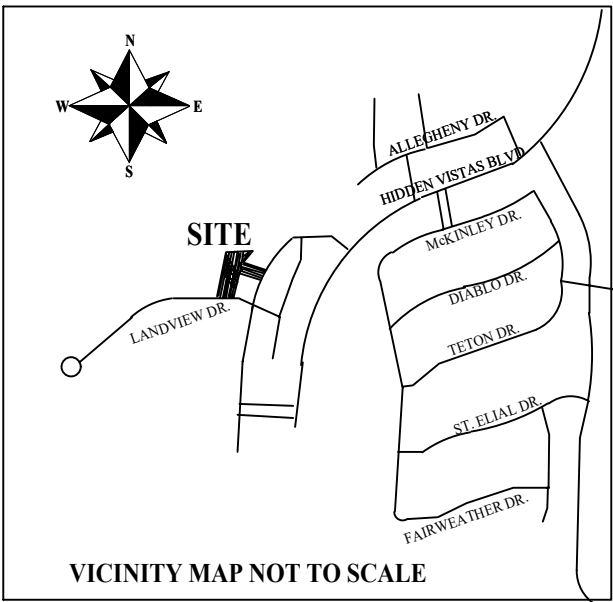


LEGEND	
●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊖	WATER METER
⊕	ELEC. MANHOLE
⊕	SAN. SEW. M.H.
⊕	GAS RISER
⊕	TEL. PED.
⊕	FENCE CORNER
⊕	UNDERG. CABLE
⊕	FIRE HYDRANT
1/2" CIRF = 1/2" CAPPED IRON ROD WITH PLASTIC CAP MARKED "RPLS 4818" FOUND	



CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	09°16'51"	400.00'	64.79'	64.72'	S 41°03'06" W

LINE TABLE		
Id	Bearing	Distance
L1	N 89°07'41" W	104.11'
L2	S 00°52'19" W	95.00'
L3	S 19°12'32" W	53.17'
L4	S 19°12'32" W	26.26'
L5	N 89°07'41" W	51.27'
L6	N 32°37'21" E	39.48'
L7	S 41°27'22" W	88.24'
L8	S 00°52'19" W	44.42'
L9	N 89°07'41" W	81.39'
L10	N 19°12'31" E	152.76'

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Jeffery Atwell is the owner of Lot 2, Block 16 as recorded in Hidden Vistas Phase 3 Drawer D, Volume 10, Page 450, Plat Records, Johnson County, Texas and being further described in Document Number 2020-40150, Deed Records, Johnson County, Texas, Andrew Hall, and Chi Fitzgerald are the owners of Lot 5R1, Block 16 recorded in Drawer J, Volume 11, Page 692, Plat Records, Johnson County, Texas and being further described in Instrument Number 2020-36604, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, Texas and being more particularly described by meets and bounds as follows:

BEGINING at a mag nail found for the southwest corner of said Lot 5R1 and the southeast corner of Lot 5R2 of said Block 16 and being in the apparent centerline of Landview Drive, a 50 foot Right Of Way;

THENCE North 00°52'19" East along the common line of said Lots 5R1 and 5R2, a distance of 315.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the south boundary line of that certain tract of land described in deed to the City of Burlason, recorded in Volume 762, Page 5, Deed Records Johnson County, Texas for the northwest corner of said Lot 5R1 and northeast corner of said Lot 5R2

THENCE South 89°07'41" East, departing said common line and continuing along said south line and the north line of said Lot 5R1, a distance of 258.54 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the most northerly northeast corner of said Lot 5R1 and northwest corner of Lot 1, Block 16, Hidden Vistas, Phase 3, an addition to the City of Burleson, Johnson County Texas, recorded in Volume 10, Page 450, Plat Records, Johnson County, Texas;

THENCE, departing said south line and continuing along the west and southwest lines of said Lot 1, the following courses and distances;

South 00°52'19" West a distance of 44.42 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 2;

South 44°18'28" East, a distance of 145.00 Feet to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 400.00 Feet, a central angle of 09°16'51", and a chord of 64.72 Feet bearing South 41°03'06" West to a mag nail found in the apparent center line of Overland Drive, a 50 foot Right Of Way, for the northeast corner of Lot 2 of said Block 16;

THENCE southwesterly, departing said southwesterly line and continuing along said curve, and the east line of said Lot 2, a distance of 64.79 Feet to a mag nail found in the apparent center line of Overland Drive, a 50 foot Right Of Way, for the common east corner of Lots 2 and 3 of said Block 16;

THENCE departing said centerline and continuing along the northerly line of said Lot 3, the following courses and distances;

North 53°35'19" West, a distance of 145.62 Feet found in the easterly line of said Lot 5R1 to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of said Lot 3;

South 32°37'21" West, a distance of 39.48 Feet, to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an ELL corner in the north line of said Lot 3;

North 89°07'41" West, a distance of 51.27 Feet, to a 1/2" iron rod with plastic cap stamped "RPLS 4818 found in the east line of said Lot 5R1 for the most northerly northwest corner of said Lot 3;

THENCE South 19°12'32" West, continuing along the south line of said Lot 3 and said Lot 5R1, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common northerly corner of said Lots 3 and 4 of said Block 16, at a distance of 26.26 Feet, for a total distance of 79.43 feet 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common corner of said Lots 4 and 5R1;

THENCE South 00°52'19" West, continuing along the common line of said Lots 4 and 5R1, a distance of 95.00 Feet to an "X" cut found in the apparent centerline of Landview Drive, a 50 foot Right Of Way for the southeast corner of said Lot 5R1;

THENCE North 89°07'41" West, departing said common line and continuing along said apparent centerline and the south line of said Lot 5R1, a distance of 104.11 Feet to a mag nail found for the southwest corner of Lot 5R1 to the POINT OF BEGINNING and containing a computed area of 1.446 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Jeffery Atwell, the owner of Lot 2, Block 16 as recorded in Hidden Vistas Phase 3 Drawer D, Volume 10, Page 450, Plat Records, Johnson County, Texas, do hereby adopt this plat designating the hereinbefore described property as LOT 5R1-2, BLOCK 16, HIDDEN VISTAS PHASE 3C, 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, County, 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, County, 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 or Johnson County.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2022.

by
Jeffery Atwell

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Jeffery Atwell, 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 _____, 2022.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

PLAT FILED _____, 2022.

SLIDE ___, VOLUME ___, PAGE __

JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Andrew Hall and Chi Fitzgerald, are the owners of Lot 5R1, Block 16 recorded in Drawer J, Volume 11, Page 692, Plat Records, Johnson County, Texas and being further described in Instrument Number 2020-36604, Deed Records, Johnson County, Texas, do hereby adopt this plat designating the hereinbefore described property as LOT 5R1-2, BLOCK 16, HIDDEN VISTAS PHASE 3C, 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, County, 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, County, 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 or Johnson County.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2022.

by
Andrew Hall

by
Chi Fitzgerald

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Hall and Chi Fitzgerald, 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: _____

REPLAT
SHOWING

LOTS 5R1-2, 2R, BLOCK 16 HIDDEN VISTAS, PHASE 3-C

BEING A REPLAT OF LOT 5R1, BLOCK 16 RECORDED IN
DRAWER J, VOLUME 11, PAGE 692 AND LOT 2, BLOCK 16,
RECORDED IN DRAWER D, VOLUME 10, PAGE 450, PLAT
RECORDS OF JOHNSON COUNTY TEXAS, AN ADDITION
TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS,
AND BEING IN THE THOMAS CHANDLER SURVEY,
ABSTRACT NO. 127.

PLAT CASE No. 22-050

OWNER:

JEFFERY ATWELL
1186 OVERLAND DR.
BURLESON, TEXAS 76028

OWNER:

ANDREW HALL
CHI FITZGERALD
300 LANDVIEW DR.
BURLESON, TEXAS 76028

SURVEYOR:

WHITFIELD - HALL, SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
TBS FIRM REG. No. 10138500

TPELS REG. NO. 10138500 JOB NO. 15-161

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 10, PAGE 619, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0062 J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
ZONE X - AREAS OF 500-YEAR FLOOD

3. THIS PLAT DOES NOT ALTER OR REMPVE EXISTING DEED RESTRICTIONS OR VOCENANTS, IF ANY, ON THIS PROPERTY

4. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.

5. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE PROPERTY LINES BETWEEN LOTS 5R1 AND 2R.

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.

PRELIMINARY - FOR REVIEW ONLY
NOT TO BE FILED FOR ANY REASON

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

Date: JUNE 30, 2022

PCS 2015115-161 Hidden Vistas Ph 3-C115-161 Lot 5R1 replat 1-19-22.pcs"