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STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, BECK'S TIRE SERVICE, INC. AND BECK'S TEXAS TIRE TERMINAL, INC. are the owners of a tract of land situated in the City of Burleson, Tarrant County, Texas, being a part of the Sarah Gray Survey, Abstract No. 558, being all of a tract of land described in a Warranty Deed to Beck's Tire Service, Inc., as recorded in Volume 7054, Page 644, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), being all of a tract of land described in a Warranty Deed to Beck's Texas Tire Terminal, Inc., as recorded in Volume 7242, Page 1215, O.P.R.T.C.T. and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said tract of land recorded in Volume 7054, Page 644 and the southeast corner of Lot 1, Block 1, Thomas Conveyor Company Addition, an addition to the City of Burleson, according to the plat recorded in Cabinet A, Slide 2405, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said iron rod being in the west line of Interstate Highway 35W (a variable width right-of-way), from which a one-half inch iron rod with an orange plastic cap stamped "RPLS 1598" found bears South 78 degrees 34 minutes 44 seconds East a distance of 0.10 foot and a one-half inch iron rod with an orange plastic cap stamped "RPLS 1598" found at the northeast corner of said Lot 1 bears North 04 degrees 21 minutes 06 seconds East a distance of 282.72 feet;

THENCE South 03 degrees 32 minutes 39 seconds West, a distance of 102.75 feet along the east line of said tract of land recorded in Volume 7054, Page 644 and the west line of said Interstate Highway 35W to a five-eighths inch iron rod found at the southeast corner of said tract of land recorded in Volume 7054, Page 644 and the northeast corner of said tract of land recorded in Volume 7242, Page 1215;

THENCE South 04 degrees 28 minutes 37 seconds West, a distance of 146.63 feet along the east line of said tract of land recorded in Volume 7242, Page 1215 and the west line of said Interstate Highway 35W to a five-eighths inch iron rod found for corner, said iron rod being at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, a distance of 210.37 feet, having a central angle of 10 degrees 30 minutes 54 seconds, a radius of 1,146.28 feet, a tangent length of 105.48 feet and whose chord bears South 06 degrees 30 minutes 32 seconds West a distance of 210.07 feet to a five-eighths inch iron rod with a yellow plastic cap stamped "Mycoskie McInnis" found at the southeast corner of said tract of land recorded in Volume 7242, Page 1215 and the northeast corner of a called 6.946 acre tract of land described in a General Warranty Deed to Martin Sprocket & Gear, Inc., as recorded in Volume 2879, Page 563, O.P.R.T.C.T.;

THENCE North 88 degrees 53 minutes 31 seconds West, a distance of 613.49 feet along the south line of said tract of land recorded in Volume 7242, Page 1215 and the north line of said 6.946 acre tract of land to a one inch iron rod found at the southwest corner of said tract of land recorded in Volume 7242, Page 1215 and the northwest corner of said 6.946 acre tract of land, said iron rod being in the east line of the M.K. & T. Railroad;

THENCE North 05 degrees 47 minutes 07 seconds West, passing at a distance of 199.70 feet a five-eighths inch iron rod found and continuing a total distance of 446.40 feet along the east line of said M.K. & T. Railroad to a point at the northwest corner of said tract of land recorded in Volume 7054, Page 644 and the southwest corner of said Lot 1, from which a one inch iron rod found at the northwest corner of said Lot 1 bears North 05 degrees 47 minutes 07 seconds West a distance of 275.78 feet;

THENCE North 89 degrees 52 minutes 48 seconds East, passing at a distance of 0.55 feet a five-eighths inch iron rod found and continuing a total distance of 699.99 feet along the north line of said tract of land recorded in Volume 7054, Page 644 and the south line of said Lot 1 to the POINT OF BEGINNING containing 297,918 square feet or 6.839 acres of land.

#### OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, BECK'S TIRE SERVICE, INC. AND BECK'S TEXAS TIRE TERMINAL, INC., Owners, do hereby adopt this plat designating the hereinbefore described property as **LOTS 1 AND 2, BLOCK 1, MORSCO WAREHOUSE ADDITION**, an Addition to the City of Burleson, Tarrant 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.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

BECK'S TIRE SERVICE, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

BECK'S TEXAS TIRE TERMINAL, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

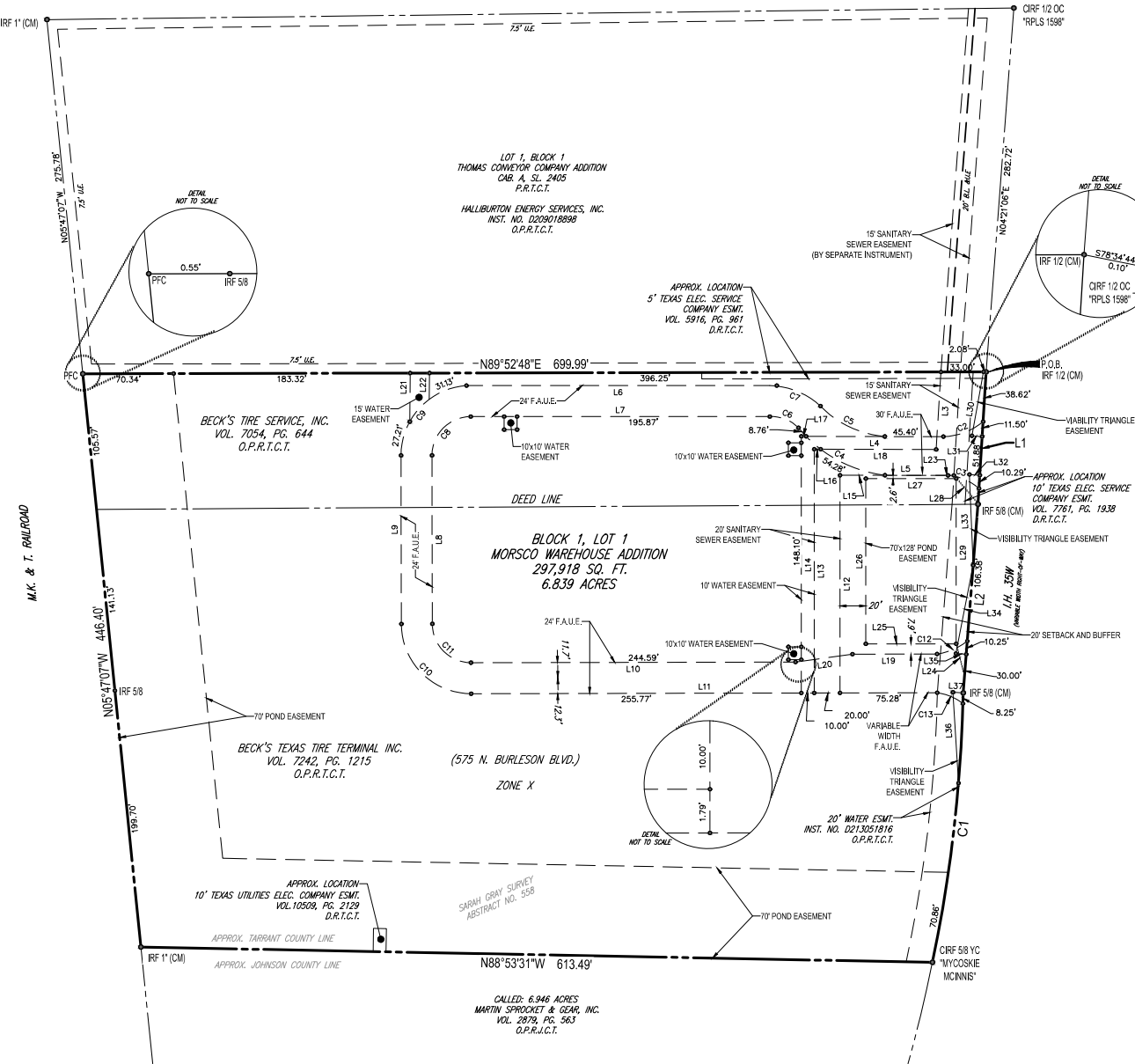
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

My Commission Expires On:



#### SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Aaron S. Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

"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".

Aaron S. Andree,  
Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Aaron S. Andree, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas



#### LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
PFC	POINT FOR CORNER
OC	ORANGE PLASTIC CAP
YC	YELLOW PLASTIC CAP
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CAB. SL.	CABINET SLIDE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME PAGE
ESMT.	EASEMENT
I.H.	INTERSTATE HIGHWAY
(CM)	CONTROLLING MONUMENT
BLDG.	BUILDING
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS AND UTILITY EASEMENT

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	210.37'	010°30'54"	1146.28'	105.48'	S06°30'32"W 210.07'
C2	33.50'	038°23'35"	50.00'	17.41'	N69°23'30"E 32.88'
C3	26.48'	037°55'55"	40.00'	13.75'	N66°57'35"W 26.00'
C4	78.27'	043°42'35"	102.60'	41.15'	S61°17'14"E 76.39'
C5	56.30'	040°45'16"	79.15'	29.40'	S64°41'07"E 55.12'
C6	24.55'	049°00'39"	28.69'	13.08'	N68°30'50"W 23.80'
C7	43.27'	042°04'41"	58.91'	22.66'	N67°59'48"W 42.30'
C8	47.07'	089°53'59"	30.00'	29.95'	S45°02'59"W 42.39'
C9	81.55'	086°13'35"	54.19'	50.73'	S43°12'05"W 74.07'
C10	84.93'	090°07'03"	54.00'	54.11'	S45°03'16"E 76.45'
C11	47.24'	090°12'49"	30.00'	30.11'	S45°00'25"E 42.51'
C12	25.70'	029°27'01"	50.00'	13.14'	N66°53'33"E 25.42'
C13	21.94'	031°25'19"	40.00'	11.25'	N67°11'00"W 21.66'

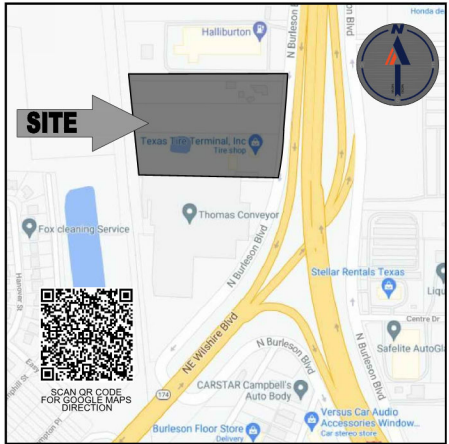
LINE TABLE		
NO.	BEARING	LENGTH
L1	S03°32'39"W	102.75'
L2	S04°28'37"W	146.63'
L3	S03°32'39"W	60.19'
L4	S89°52'16"E	106.42'
L5	S89°52'16"E	48.95'
L6	N90°00'00"E	235.06'
L7	N90°00'00"E	231.77'
L8	N00°06'50"W	130.63'
L9	N00°06'50"W	130.63'
L10	S89°53'23"W	251.29'
L11	S89°53'23"W	361.05'
L12	N00°00'02"E	168.75'
L13	N00°00'02"E	188.83'
L14	N00°00'02"E	198.86'
L15	S89°52'16"E	88.24'
L16	S89°52'16"E	5.04'
L17	S89°52'16"E	3.67'
L18	S89°52'16"E	89.42'
L19	N89°53'23"E	65.56'
L20	N82°09'33"E	44.60'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S89°52'16"E	2.93'
L24	N14°11'23"W	26.26'
L25	N90°00'00"W	70.00'
L26	N00°00'00"E	128.00'
L27	N90°00'00"E	70.00'
L28	N40°22'55"W	26.08'
L29	S00°00'00"E	128.00'
L30	S10°18'05"W	50.38'
L31	S86°27'21"E	8.00'
L32	S85°49'27"E	8.00'
L33	N02°20'38"W	70.46'
L34	S10°59'48"W	70.46'
L35	S85°31'23"E	8.00'
L36	N03°31'13"W	70.46'
L37	S87°00'01"E	8.00'

Approved by the Planning and Zoning Commission of Burleson, Texas  
This the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

By: \_\_\_\_\_  
Chair of Planning and Zoning Commission

By: \_\_\_\_\_  
City Secretary



LOCATION MAP  
SCALE: N.T.S.

#### GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas AITerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
- According to Community Panel No. 48439C0440K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is Industrial (I), according to City of Burleson Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any stormwater storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lots 1 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- 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.
- The visibility triangles easements can not have anything over two(2) feet allowed within the boundaries of the easement.

CASE: 22-042  
FINAL PLAT

MORSCO WAREHOUSE ADDITION  
BLOCK 1, LOT 1

6.839 ACRES OUT OF THE  
SARAH GRAY SURVEY, ABSTRACT NO. 558;  
CITY OF BURLESON, TARRANT COUNTY, TEXAS



15850 DALLAS PARKWAY  
DALLAS, TEXAS 75248  
469-785-9940

**BOHLER** ENGINEERING, INC.

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TBP# No. 18008  
TBP# S No. 10194413

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FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD213014	04/22/22	ASA	BL	ASA	1" = 60'	1 OF 1