

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON APPROVING AN OFFER BETWEEN THE CITY OF BURLESON, AS SELLER, AND THE STATE OF TEXAS THROUGH THE DEPARTMENT OF TRANSPORTATION, AS BUYER, TO SELL FEE SIMPLE TITLE TO A TRACT OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, COMMONLY KNOWN AS 0.0050 ACRES OF LAND NEAR THE INTERSECTION OF E. RENFRO STREET AND CARDINAL RIDGE ROAD, FOR THE SALES PRICE OF \$10,799.00 AND OTHER CONSIDERATION, AS PRESCRIBED IN THE OFFER LETTER AS ATTACHED IN EXHIBIT "A" (THE "OFFER"); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO CLOSE ON THE OFFER; AUTHORIZING THE EXPENDITURE OF FUNDS; INCORPORATING THE RECITALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City desires to accept, approve and enter into the Offer; and

WHEREAS, the City desires to close the real estate transaction described in the Offer; and

WHEREAS, the City desires the City Manager execute all documents necessary to close the real estate transaction described in the Offer; and

WHEREAS, the City desires to expend funds pursuant to the Offer that are necessary to close the real estate transaction described therein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Manager, Tommy Ludwig, is authorized: (a) to execute on behalf of the City (i) the Offer between the City and the Buyer, substantially in the form attached as Exhibit "A", with the purchase price of \$10,799 and other consideration, and (ii) any other documents necessary for closing the transaction contemplated by the Offer, including a warranty deed conveying the real property; and (b) to make expenditures in accordance with the terms of the Offer and in closing the transaction contemplated by the Offer, if any.

Section 2.

The foregoing recitals are adopted and incorporated herein for all purposes.

Section 3.

This resolution shall take effect immediately from and after its passage.

PASSED AND SO RESOLVED by the City Council of the City of Burleson, Texas, this _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney



Exhibit "A"

CONSULTANT TO THE TEXAS DEPARTMENT OF TRANSPORTATION

OFFER LETTER

October 19, 2023

County: Johnson

TXC Project ID: A00057946

Highway: FM 3391

District: Fort Worth

ROW CSJ: 3372-01-015

Parcel #: 21

Parcel ID: P00071153

Limits: IH 35W in Burleson to East of CR 602

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED & REGULAR MAIL: #7021 2720 0000 4056 7238
Via email 03/04/2024 with corrected offer amount

City of Burleson, Johnson County, Texas

Attn: Errick Thompson

141 W Renfro St

Burleson, TX 76028-0000

Dear Mr. Thompson:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the Department's negotiator, Linda Lindsay, the Department will acquire a portion of your property for the construction or improvement of the above-referenced highway project. The property is located along the SE corner of E Renfro St/Cardinal Ridge Road, Burleson, TX, as described in the enclosed property description and survey (the "Property").

The Department believes at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Department is authorized to offer you \$10,799.00 for your property, which includes \$10,799.00 for the property to be purchased and \$0.00 for damages to your remaining property.

This amount listed above is the total amount of just compensation for all interests in the portion of the Property, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the Department. In accordance with State law, it is the policy of the Department to negotiate with the fee owner(s) of the Property with the understanding that the fee owner(s) will, in turn, negotiate with any lessee or other party who may own any interest in the Property or improvements located within the Property, with the exception of public utility easements, which will be handled separately by the Department.

This offer to purchase includes the contributory value(s) of the improvement(s) owned by you as listed below, which are considered to be part of the Property. Since the improvement(s) must be removed, it is

Exhibit "A"

the policy of the Department to permit owner(s) who convey voluntarily to the Department to thereafter retain the improvement(s), if they wish to do so. The retention value(s) are estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the Property, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the Department to acquire the Property by eminent domain.

<u>Improvement Type</u>	<u>Type Construction</u>	<u>Amount to be Subtracted if Retained</u>
Columns	Brick	\$1.00
Landscaping Flower Box	Brick	\$1.00
Landscaping	Typical	\$1.00
Lightpole	Metal	\$1.00

If you wish to accept the offer based upon this appraisal, please contact Linda Lindsay, as soon as possible, at (972) 588-3161, who is an employee of AtkinsRéalis, an affiliate that is providing acquisition services on behalf of the Department, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. *Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department within the 30-day time deadline.*

In the event the condition of the Property changes for any reason, the Department shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire the Property, you will be reimbursed by the Department for any fair and reasonable incidental expenses necessarily incurred in transferring title to the Property to the Department. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the Property to the Department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the Property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's determination on any claim for reimbursement.

You have the right to discuss with others any offer or agreement regarding the Department's acquisition of the Property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department.

Exhibit "A"

Please see the enclosed copy of the proposed instrument that will convey the Property to the Department. Additionally, please see the enclosed copy of the Texas Landowner Bill of Rights.

Also enclosed is a copy of the Department brochure entitled "*State Purchase of Right of Way*", which the Department trusts will give you a better understanding of the procedures followed by the Department in purchasing property interests for highway purposes. The Department respectfully requests the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built or concerning the Department's offer or proposed purchase transaction. Also, please do not hesitate to contact Linda Lindsay at the telephone number provided above regarding any question you may have.

Finally, enclosed are copies of all appraisal reports relating to the Property being acquired, which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department, including the appraisal that determined this offer. These appraisals were prepared by a certified appraiser certified to practice as a certified general appraiser under Chapter 1103, Occupations Code.

Sincerely,



Linda Lindsay, Senior Right of Way Agent
AtkinsRéalís

Enclosures:

Legal Description
The State of Texas Landowner's Bill of Rights ("TLBOR")
State Purchase of Right of Way Brochure
Deed – Draft
Possession and Use Agreement (PUAIC) - Draft
Title Commitment
Brokerage Agreement
Acknowledgment and Request for Information form
Acknowledgement of Receipt of Appraisal with self-addressed and stamped return envelope
Appraisal Report(s)

cc: Cherree Cassidy, TxDOT Project Manager, Fort Worth District

EXHIBIT "A"

County: Johnson
Highway: FM 3391
Project Limits: From IH 35W to E of CR 602
R.O.W. CSJ: 3372-01-015
Const. CSJ: 3372-01-010
Project No.: R00002292

Property Description for Parcel 15 (P00071147.001)

BEING 0.0050 acres (218 square feet) of land situated in the David Anderson Survey, Abstract No. 4, in the City of Burleson, Johnson County, Texas, said 0.0050 acres (218 square feet) of land being a portion of Lot 2, Block 1 of Memorial Plaza, an addition to the City of Burleson, Johnson County, Texas as recorded in Volume 10, Page 532 of the Plat Records of Johnson County, Texas, and being a portion of a called 19.826 acre tract of land described in Special Warranty Deed to the City of Burleson, filed June 18, 1993 and recorded in Volume 1702, Page 754 of the Official Public Records of Johnson County, Texas, said 0.0050 acres (218 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of said Lot 3, Block 1 of said Memorial Plaza, said 1/2 inch iron rod being the northeast corner of Lot 1, Block 1 of Redman Industrial Addition, an addition to the City of Burleson, Johnson County, Texas as recorded in Volume 8, Page 300 of said Plat Records of Johnson County, Texas, said 1/2 inch iron rod being in the west line of Lot 8, Block A of Burleson I.S.D. South Hurst Road Addition, an addition to the City of Burleson, Johnson County, Texas as recorded in Volume 8, Page 902 of said Plat Records of Johnson County, Texas, said 1/2 inch iron rod also being in the west line of a called 100.007 acre tract of land described as Tract 1 in deed to Burleson Independent School District as recorded in Volume 2457, Page 102 of said Official Public Records of Johnson County, Texas;

EXHIBIT "A"

THENCE, North 00 degrees 31 minutes 12 seconds West, with the east line of said Lot 3, with the west line of said Lot 8, and with the west line of said called 100.007 acre tract of land, passing at a distance of 617.90 feet, a calculated point for the northeast corner of said Lot 3 and the southeast corner of said Lot 2, passing at a distance of 878.00 feet, a calculated point for the northwest corner of said Lot 8, from which a 1/2 inch iron rod found for reference bears South 85 degrees 30 minutes 08 seconds West, a distance of 1.34 feet, in all, a distance of 1,121.73 feet to a 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,881,806.87 and E=2,336,727.45, said 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" being the intersection of the east line of said Lot 2 and the west line of said called 100.007 acre tract of land with the proposed southwesterly right-of-way line of FM 3391 (E. Renfro Street) (right-of-way width varies), said 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" also being 86.05 feet Right of and at right angles to centerline Station 46+11.17 of said FM 3391 (E. Renfro Street);

- (1) **THENCE**, North 54 degrees 56 minutes 12 seconds West, with the proposed southwesterly right-of-way line of said FM 3391 (E. Renfro Street), a distance of 34.57 feet to a 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" set for the intersection of the proposed southwesterly right-of-way line of said FM 3391 (E. Renfro Street) with the northeasterly line of said Lot 2 and the existing southwesterly right-of-way line of Memorial Plaza (right-of-way width varies) (no deed of record found), said 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" having surface coordinates of N=6,881,826.73 and E=2,336,699.15 and being 83.28 feet Right of and at right angles to centerline Station 45+76.71 of said FM 3391 (E. Renfro Street), said 5/8 inch iron rod with 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" also being the beginning of a non-tangent curve to the right having a radius of 2,420.49 feet, a central angle of 00 degrees 40 minutes 29 seconds, and whose chord bears South 81 degrees 03 minutes 09 seconds East, a distance of 28.50 feet; **
- (2) **THENCE**, with said non-tangent curve to the right, with the northeasterly line of said Lot 2, and the existing southwesterly right-of-way line of said Memorial Plaza, an arc length of 28.50 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2, said 1/2 inch iron rod being the northwest corner of said called 100.007 acre tract of land;

EXHIBIT "A"

- (3) **THENCE**, South 00 degrees 31 minutes 14 seconds East, with the east line of said Lot 2 and with the west line of said called 100.007 acre tract of land, a distance of 15.43 feet to the **POINT OF BEGINNING** and containing 0.0050 acres (218 square feet) of land.

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.00012. Unit of measurement is U.S. Survey Feet.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in June, 2022 through January, 2023.

All stations and offsets shown are calculated relative to the project centerline (FM 3391 centerline).

Access will be permitted to the remainder property abutting the highway facility.

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

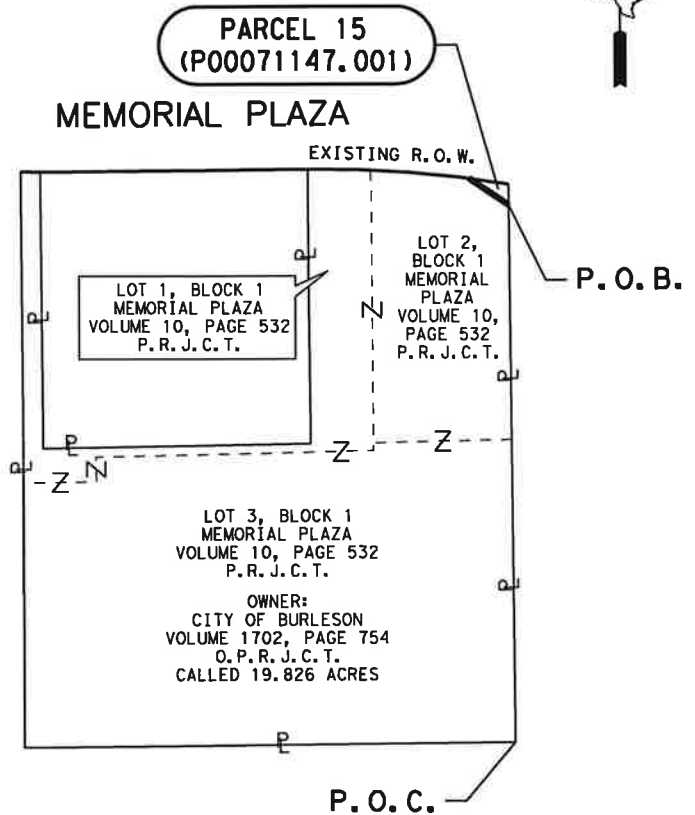

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
2. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH JANUARY, 2023.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (FM 3391 CENTERLINE).

WHOLE PROPERTY SKETCH
(NOT TO SCALE)



LEGEND:

APPROXIMATE SURVEY LINE	
APPROXIMATE CITY LIMIT LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W. LINE	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 1-3/4 INCH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
DEED RECORDS OF JOHNSON COUNTY, TEXAS	D. R. J. C. T.
FARM TO MARKET	FM
INTERSTATE HIGHWAY	IH
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS	O. P. R. J. C. T.
PLAT RECORDS OF JOHNSON COUNTY, TEXAS	P. R. J. C. T.
POINT OF BEGINNING	P. O. B.
POINT OF COMMENCING	P. O. C.
RIGHT	RT.
RIGHT-OF-WAY	R. O. W.
SQUARE FEET	SQ. FT.

PLANIMETRICS LEGEND

	ANTENNA
	DOWN GUY
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FENCE LINE
	FIRE HYDRANT
	LIGHT STANDARD
	MANHOLE (UTILITY)
	SANITARY SEWER MANHOLE
	SIGN
	UTILITY POLE
	WATER METER
	WATER VALVE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

*DENOTES A CALCULATED AREA 02/10/2023

PARCEL PLAT SHOWING
PARCEL 15 (P00071147.001)



		PARCEL NUMBER	PARCEL 15 (P00071147.001)	
			ACRES	SQUARE FEET
FEDERAL AID PROJECT NO.	FM 3391	ACQUISITION	0.0050	218
N/A		PARENT AREA	19.826	*863,621
SCALE	FILE	REMAINDER AREA	RT. *19.821	*863,403
1" = 50'	337201015_P15_P00071147.001_PG04			
	R.O.W.-C.S.J NO. 3372-01-015			
	STATE DISTRICT NO. 2			
	COUNTY JOHNSON			

SEE PAGE 6 OF 7

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

CITY OF BURLESON
JOHNSON COUNTY, TEXAS

LOT 3, BLOCK 1
MEMORIAL PLAZA
VOLUME 10, PAGE 532
P. R. J. C. T.

OWNER:
CITY OF BURLESON
VOLUME 1702, PAGE 754
O. P. R. J. C. T.
CALLED 19.826 ACRES
FILED: JUNE 18, 1993

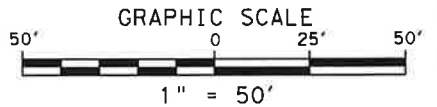
LOT 8, BLOCK A
BURLESON I. S. D.
SOUTH HURST ROAD ADDITION
VOLUME 8, PAGE 902
P. R. J. C. T.

OWNER:
BURLESON INDEPENDENT
SCHOOL DISTRICT
VOLUME 2457, PAGE 102
O. P. R. J. C. T.
REMAINDER OF
TRACT 1
CALLED 100.007 ACRES
FILED: APRIL 4, 2000

P.O.C. PARCEL 15
(P00071147.001)
FOUND 1/2"
IRON ROD

PERMANENT HIKE &
BIKE TRAIL EASEMENT
VOLUME 10, PAGE 532
P. R. J. C. T.

LOT 1, BLOCK 1
REDMAN INDUSTRIAL ADDITION
VOLUME 8, PAGE 300
P. R. J. C. T.



*DENOTES A CALCULATED AREA 02/10/2023

PARCEL PLAT SHOWING
PARCEL 15 (P00071147.001)

PARCEL NUMBER	PARCEL 15 (P00071147.001)	
	ACRES	SQUARE FEET
ACQUISITION	0.0050	218
PARENT AREA	19.826	*863,621
REMAINDER AREA	RT. *19.821	*863,403

FEDERAL AID PROJECT NO. N/A	FM 3391		STATE DISTRICT NO. 2
SCALE 1" = 50'	FILE 337201015_P15_P00071147.001_PG05	R.O.W.-C.S.J NO. 3372-01-015	COUNTY JOHNSON



SEE PAGE 7 OF 7

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

CITY OF BURLESON
JOHNSON COUNTY, TEXAS

LOT 2, BLOCK 1
MEMORIAL PLAZA
VOLUME 10, PAGE 532
P. R. J. C. T.

OWNER:
CITY OF BURLESON
VOLUME 1702, PAGE 754
O. P. R. J. C. T.
CALLED 19.826 ACRES
FILED: JUNE 18, 1993

LOT 8, BLOCK A
BURLESON I. S. D.
SOUTH HURST ROAD ADDITION
VOLUME 8, PAGE 902
P. R. J. C. T.

OWNER:
BURLESON INDEPENDENT
SCHOOL DISTRICT
VOLUME 2457, PAGE 102
O. P. R. J. C. T.
REMAINDER OF
TRACT 1
CALLED 100.007 ACRES
FILED: APRIL 4, 2000

ACCESS EASEMENT
VOLUME 10, PAGE 532
P. R. J. C. T.

LOT 3, BLOCK 1
MEMORIAL PLAZA
VOLUME 10, PAGE 532
P. R. J. C. T.

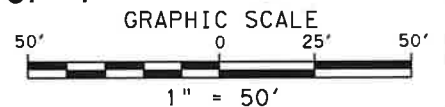
OWNER:
CITY OF BURLESON
VOLUME 1702, PAGE 754
O. P. R. J. C. T.
CALLED 19.826 ACRES
FILED: JUNE 18, 1993

N 00° 31' 12" W 1.121.73'

260.10'

617.90'

SEE PAGE 5 OF 7



*DENOTES A CALCULATED AREA 02/10/2023



PARCEL PLAT SHOWING
PARCEL 15 (P00071147.001)

		PARCEL NUMBER	PARCEL 15 (P00071147.001)	
			ACRES	SQUARE FEET
FEDERAL AID PROJECT NO.	N/A	FM 3391	ACQUISITION	0.0050 218
SCALE	1" = 50'	FILE 337201015_P15_P00071147.001_PG06	PARENT AREA	19.826 *863,621
		R.O.W.-C.S.J NO. 3372-01-015	REMAINDER AREA	RT. *19.821 *863,403
		COUNTY JOHNSON		

EXISTING R.O.W. 10' STRIP FOR ROAD VOLUME 1, PAGE 378 P.R.J.C.T. FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 5544" EXISTING R.O.W. FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 5544"

STATE OF TEXAS VOLUME 921, PAGE 12 D.R.J.C.T. CALLED 0.557 ACRES PARCEL #6 FILED: DECEMBER 13, 1982

FM 3391 (E. RENFRO STREET) (R.O.W. WIDTH VARIES)

S 59° 31' 17" E 1,040.37'

45+00

PROPOSED CENTERLINE

PARCEL 15 (P00071147.001)

N=6,881,826.73
E=2,336,699.15
STA. 45+76.71
83.28' RT.

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD WITH CAP (ILLEGIBLE)

EXISTING R.O.W.

MEMORIAL PLAZA (R.O.W. WIDTH VARIES) (NO DEED OF RECORD FOUND)

PROPOSED R.O.W.

STATE OF TEXAS VOLUME 921, PAGE 12 D.R.J.C.T. CALLED 1.278 ACRES PARCEL #7 FILED: DECEMBER 13, 1982

DAVID ANDERSON SURVEY ABSTRACT NO. 4 CITY OF BURLESON JOHNSON COUNTY, TEXAS

P.O.B. PARCEL 15 (P00071147.001)

N=6,881,806.87
E=2,336,727.45
STA. 46+11.17
86.05' RT.

OWNER: BURLESON INDEPENDENT SCHOOL DISTRICT VOLUME 2457, PAGE 102 O.P.R.J.C.T. REMAINDER OF TRACT 1 CALLED 100.007 ACRES FILED: APRIL 4, 2000

LOT 2, BLOCK 1 MEMORIAL PLAZA VOLUME 10, PAGE 532 P.R.J.C.T.

OWNER: CITY OF BURLESON VOLUME 1702, PAGE 754 O.P.R.J.C.T. CALLED 19.826 ACRES FILED: JUNE 18, 1993

LOT 8, BLOCK A BURLESON I.S.D. SOUTH HURST ROAD ADDITION VOLUME 8, PAGE 902 P.R.J.C.T. OWNER: BURLESON INDEPENDENT SCHOOL DISTRICT VOLUME 2457, PAGE 102 O.P.R.J.C.T. REMAINDER OF TRACT 1 CALLED 100.007 ACRES FILED: APRIL 4, 2000

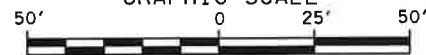
ACCESS EASEMENT VOLUME 10, PAGE 532 P.R.J.C.T.

N 00° 31' 12" W 1,121.73'

FOUND 1/2" IRON ROD BEARS S 85° 30' 08" W 1.34'

SEE PAGE 6 OF 7

GRAPHIC SCALE



1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54° 56' 12" W	34.57'
L2	S 00° 31' 14" E	15.43'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2,420.49'	00° 40' 29" (RT.)	S 81° 03' 09" E	28.50'	28.50'

*DENOTES A CALCULATED AREA 02/10/2023



PARCEL PLAT SHOWING PARCEL 15 (P00071147.001)

FEDERAL AID PROJECT NO. N/A FILE 337201015_P15_P00071147.001_PG07 R.O.W.-C.S.J NO. 3372-01-015 STATE DISTRICT NO. 2 COUNTY JOHNSON

PARCEL NUMBER	PARCEL 15 (P00071147.001)	
	ACRES	SQUARE FEET
ACQUISITION	0.0050	218
PARENT AREA	19.826	*863,621
REMAINDER AREA	RT. *19.821	*863,403