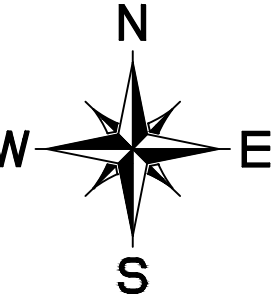


VICINITY MAP
N.T.S.

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
O	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
BOUNDARY	
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

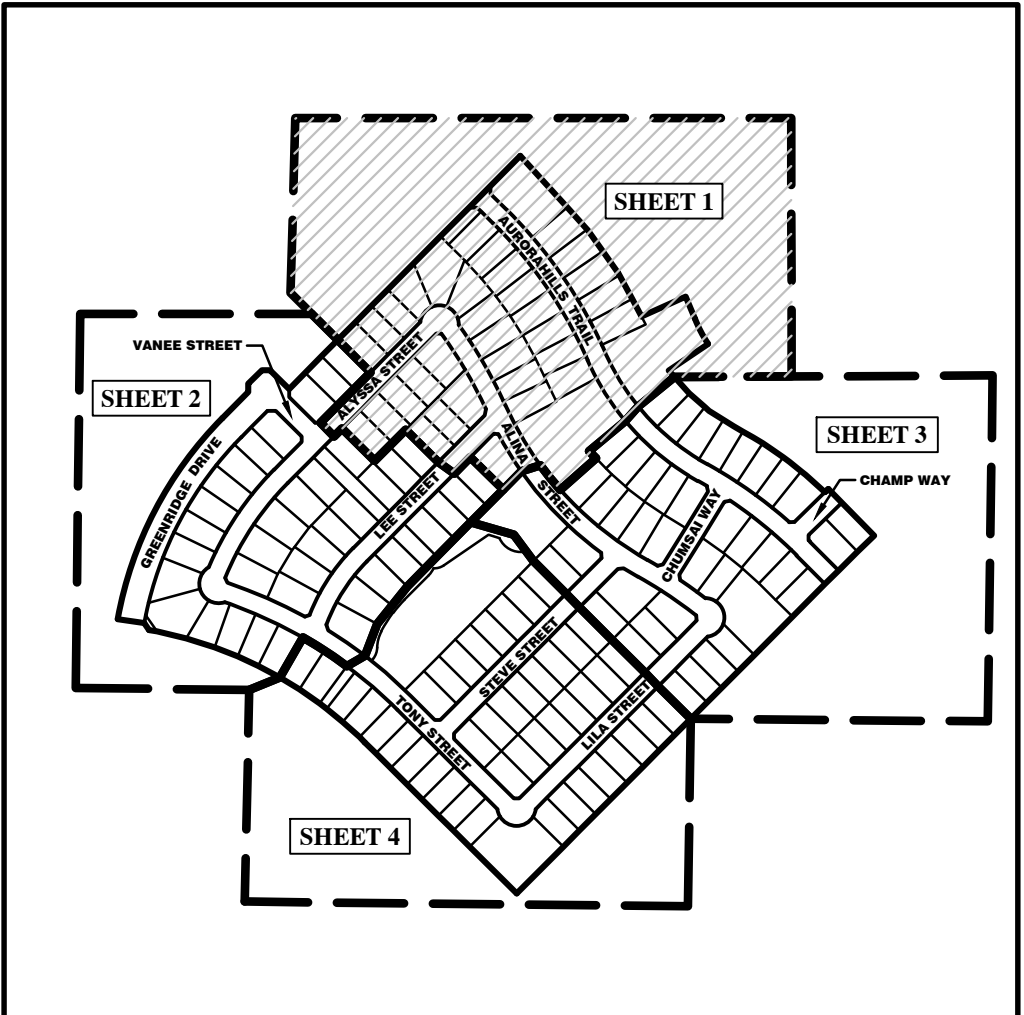


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FINAL PLAT
OF
PARKS AT PANCHASARP FARMS,
PHASE 3A & 3B

BEING
43.001 ACRES
SITUATED IN THE

H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: August 2022



SHEET INDEX MAP
N.T.S.

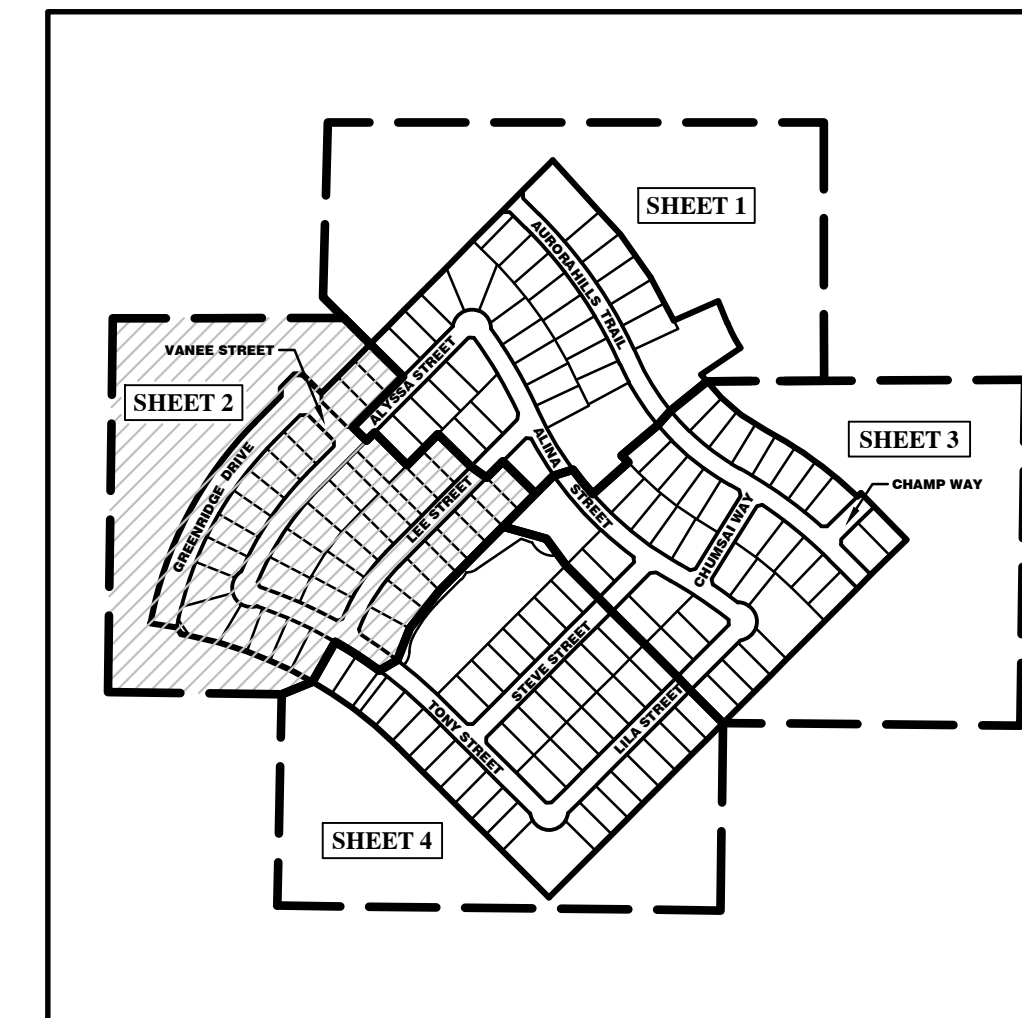
PREPARED BY:



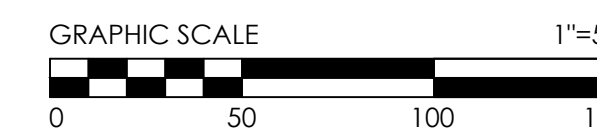
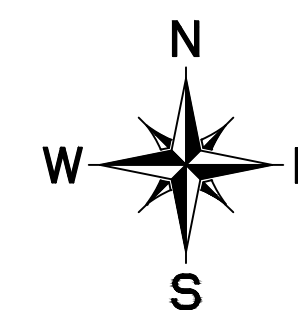
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

SEE SHEET 4 FOR LINE
AND CURVE TALE





SHEET INDEX MAP
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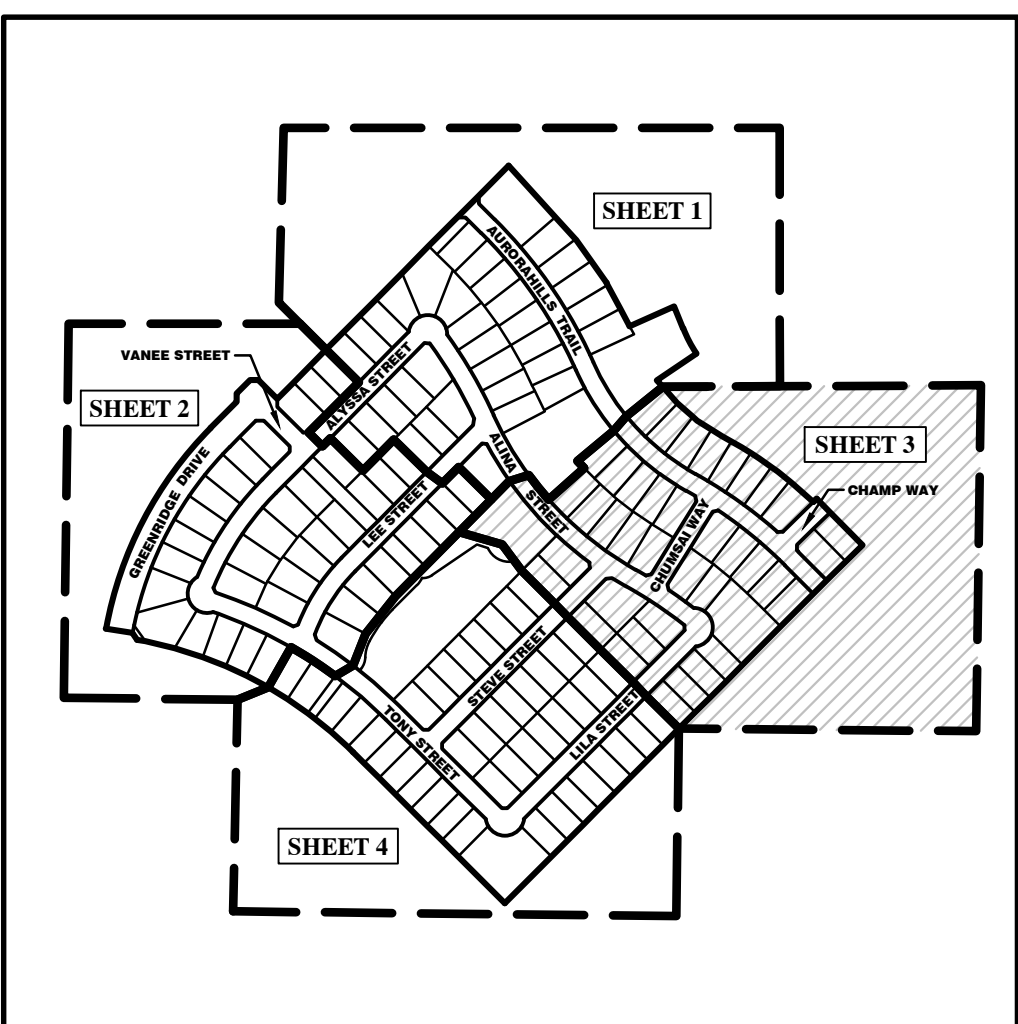
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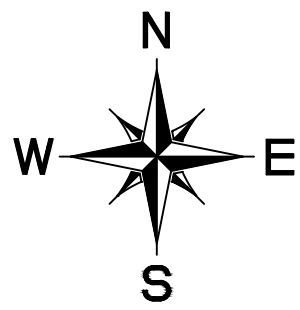
OWNER/DEVELOPER:
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CASE NO. 22-056

SHEET 2 of 5



SHEET INDEX MAP
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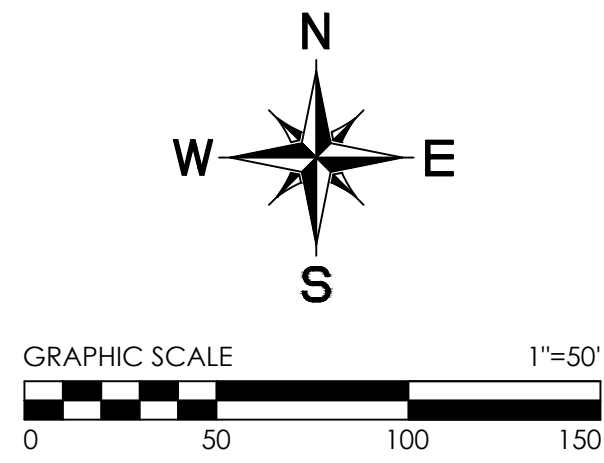
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PREPARED BY:

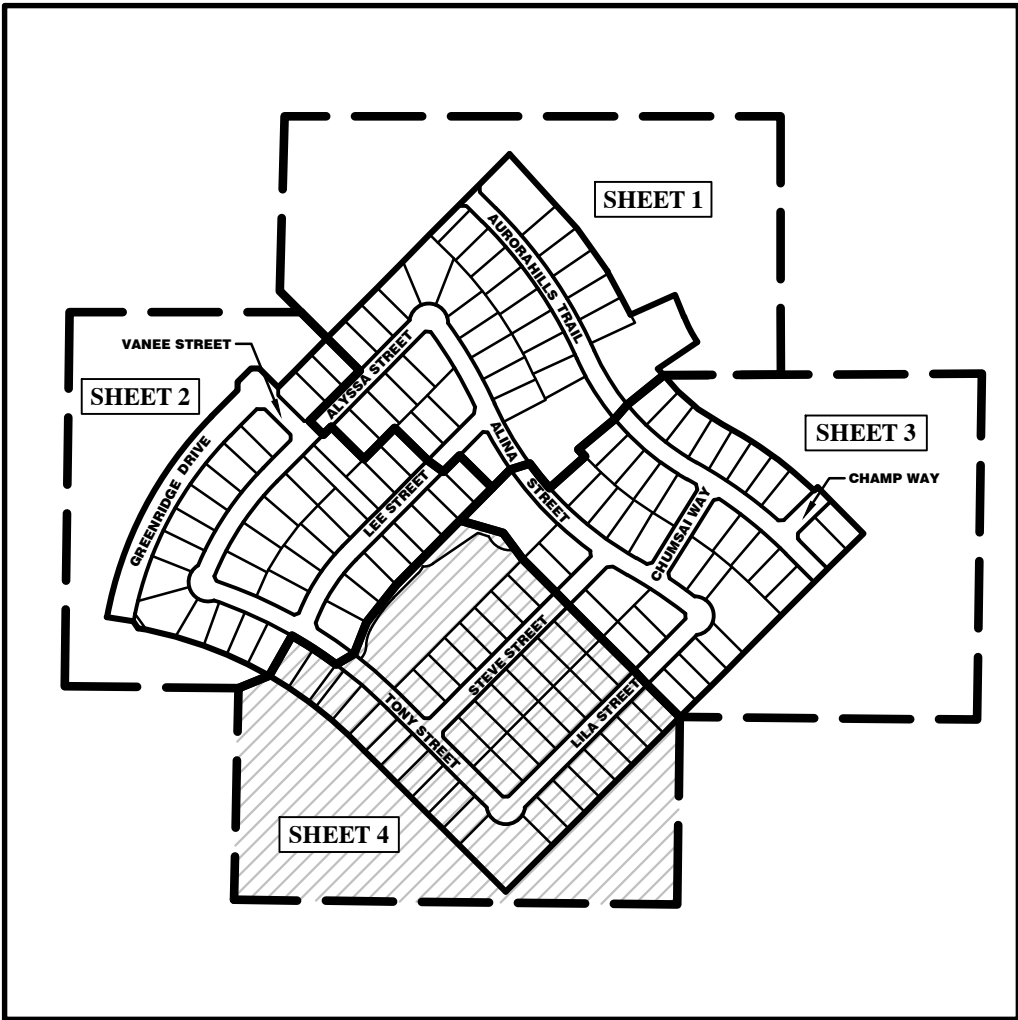
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S22°29'59"E	62.19'
L2	S41°45'51"E	77.71'
L3	S48°34'26"E	70.87'
L4	S57°59'37"E	75.59'
L5	S60°32'38"E	59.15'
L6	S57°27'54"E	54.22'
L7	S54°23'09"E	59.15'
L8	S51°18'25"E	54.22'
L9	S47°59'24"E	67.91'
L10	N45°35'18"E	12.55'
L11	N35°09'38"W	21.48'
L12	N03°33'42"E	22.78'
L13	N87°14'00"E	22.27'
L14	N00°06'31"W	21.21'
L15	N63°35'39"E	21.77'
L16	N00°15'23"W	21.21'
L17	N89°44'37"E	21.21'
L18	N88°35'54"E	14.62'
L19	N00°00'10"E	14.00'
L20	N77°44'00"E	13.91'
L21	N13°43'47"W	14.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	N76°22'35"E	14.25'
L23	N12°13'13"W	14.38'
L24	N03°21'23"W	13.32'
L25	N89°53'29"E	14.14'
L26	N00°06'31"W	14.14'
L27	N89°53'29"E	14.14'
L28	N83°32'57"E	15.62'
L29	N04°33'52"W	13.00'
L30	N81°33'09"W	11.84'
L31	N09°59'14"E	16.43'
L32	N19°07'35"W	15.53'
L33	N69°58'19"E	13.11'
L34	N24°58'25"W	13.70'
L35	N00°15'23"W	14.14'
L36	N00°15'23"W	21.21'
L37	N89°44'37"E	14.14'
L38	N85°49'44"W	13.01'
L39	N35°09'38"W	51.31'
L40	N89°44'37"E	21.21'
L41	S38°04'24"W	6.22'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.00'	74.08'	13°03'33"	S27°30'46"E	73.91'
C2	1200.00'	445.21'	21°15'27"	N34°37'40"W	442.67'
C3	650.00'	417.73'	36°49'17"	N42°24'35"W	410.58'
C4	1200.00'	329.07'	15°42'43"	N52°57'53"W	328.04'
C5	1200.00'	224.51'	10°43'10"	N55°23'25"W	224.18'
C6	900.00'	570.88'	36°20'37"	N42°34'41"W	561.36'
C7	1200.00'	285.35'	13°37'27"	N31°13'07"W	284.67'
C8	780.00'	344.32'	25°17'33"	N32°05'50"E	341.53'
C9	1205.00'	591.19'	28°06'37"	S59°09'49"E	585.28'
C10	490.00'	238.01'	27°49'51"	N30°49'41"E	235.68'
C11	960.00'	576.17'	34°23'15"	N27°32'59"E	567.56'
C12	48.50'	31.55'	37°16'03"	S19°26'23"W	30.99'
C13	91.50'	44.51'	27°52'07"	S14°44'25"W	44.07'
C14	436.83'	57.86'	7°35'21"	S32°28'09"W	57.82'
C15	291.50'	45.04'	8°51'08"	S40°41'24"W	44.99'
C16	58.50'	22.56'	22°05'30"	S34°04'12"W	22.42'
C17	43.50'	28.03'	36°55'07"	S74°13'11"W	27.55'
C18	60.00'	77.59'	74°05'33"	N61°13'33"W	72.30'



SHEET INDEX MAP
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OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:



CASE NO. 22-056

SHEET 4 of 5

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp, L.P. (A Texas Limited Partnership) as owner of that certain lot, tract, or parcel of land, situated in a portion of the H. G. Catlett Survey No. 15, Abstract No. 179 and the H. G. Catlett Survey No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain called 137.648 net acre tract described as Tract II in a deed to JC Panchasarp recorded in Volume 4172, Page 360 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" capped iron rod found stamped "RPLS 3688" for the South corner of a called 4,527 acre tract described as "Tract 4" in a deed to Russell S. Smithson recorded in Instrument No. 2020-7584 (DRJCT) and being an ell corner of said 137.648 net acre tract, from which a railroad spike found for the most northerly corner of said 137.648 net acre tract and at the intersection of a bend of Wicker Hill Road bears North 44 deg. 44 min. 37 sec. East - 1,364.87 feet;

THENCE North 57 deg. 52 min. 35 sec. East departing said deed lines, a distance of 154.04 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 42 deg. 18 min. 02 sec. East, a distance of 261.07 feet to a 1/2" capped iron rod set;

THENCE South 35 deg. 15 min. 14 sec. East, a distance of 137.49 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 12 min. 02 sec. East, a distance of 127.85 feet to a 1/2" capped iron rod set;

THENCE North 65 deg. 59 min. 02 sec. East, a distance of 126.25 feet to a 1/2" capped iron rod set;

THENCE South 22 deg. 29 min. 59 sec. East, a distance of 62.19 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 325.00 feet, a central angle of 13 deg. 03 min. 33 sec., and being subtended by a chord which bears South 27 deg. 30 min. 46 sec. East - 73.91 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 74.08 feet to a 1/2" capped iron rod set;

THENCE South 55 deg. 57 min. 28 sec. West non-tangent to said curve, a distance of 123.73 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 45 min. 51 sec. East, a distance of 77.71 feet to a 1/2" capped iron rod set;

THENCE South 48 deg. 34 min. 26 sec. East, a distance of 70.87 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 59 min. 37 sec. East, a distance of 75.59 feet to a 1/2" capped iron rod set;

THENCE South 60 deg. 32 min. 38 sec. East, a distance of 59.15 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 27 min. 54 sec. East, a distance of 54.22 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 23 min. 09 sec. East, a distance of 59.15 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 18 min. 25 sec. East, a distance of 54.22 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 59 min. 24 sec. East, a distance of 67.91 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 35 min. 18 sec. East, a distance of 12.55 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 24 min. 42 sec. East, a distance of 170.00 feet to a 1/2" capped iron rod set in the Southeast line of said 137.648 net acre tract and the Northwest line of Mountain Valley Heights, Phase I recorded in Volume 9, Page 98 of the Plat Records of Johnson County, Texas (PRJCT);

THENCE South 45 deg. 35 min. 18 sec. West along said Southeast line and Northwest lines, a distance of 118.19 feet to a 5/8" iron pipe found;

THENCE South 44 deg. 53 min. 29 sec. West along said Southeast and Northwest lines, a distance of 1,198.94 feet to a 1/2" capped iron rod set for the most westerly corner of said Mountain Valley Heights, Phase I and in the Northeast right-of-way line of Lakewood Drive (120' right-of-way width) recorded in Instrument No. 2020-113 (PRJCT);

THENCE in a northwesterly direction departing said Southeast line and continue along said Northeast right-of-way line the following four (4) courses;

North 45 deg. 06 min. 31 sec. West, a distance of 557.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 34 deg. 47 min. 09 sec., and being subtended by a chord which bears North 62 deg. 30 min. 06 sec. West - 633.72 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 643.55 feet to a 1/2" capped iron rod set;

North 35 deg. 09 min. 38 sec. West, a distance of 21.48 feet to a 1/2" capped iron rod set;

North 81 deg. 07 min. 46 sec. West, a distance of 70.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 995.00 feet, a central angle of 34 deg. 26 min. 23 sec., and being subtended by a chord which bears North 27 deg. 31 min. 25 sec. East - 589.12 feet;

THENCE in a northeasterly direction departing said Northeast right-of-way line and continue along said curve to the right, a distance of 598.08 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 37 sec. East, a distance of 96.89 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 15 min. 18 sec. West, a distance of 21.22 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 42 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most westerly South corner of a called 15.166 acre tract described in a deed to Joshua Independence School District recorded in Instrument No. 2017-4997 (DRJCT);

THENCE North 89 deg. 44 min. 37 sec. East along the South line of said 15.166 acre tract, a distance of 21.22 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most easterly South corner of said 15.166 acre tract;

THENCE South 45 deg. 15 min. 18 sec. East, a distance of 70.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 37 sec. East, a distance of 854.85 feet to the **POINT OF BEGINNING**, containing 1,873,122 square feet or 43.001 acres of land, more or less.

That We, JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby adopt this plat designating the hereinbefore described property as PARKS AT PANCHASARP FARMS, PHASE 3A & 3B, 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 hereon. 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____.

JC Panchasarp, L.P. (A Texas Limited Partnership),

By: _____

Name: _____

Title: _____

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 JC Panchasarp, L.P. (A Texas Limited Partnership), 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: _____

NOTES:

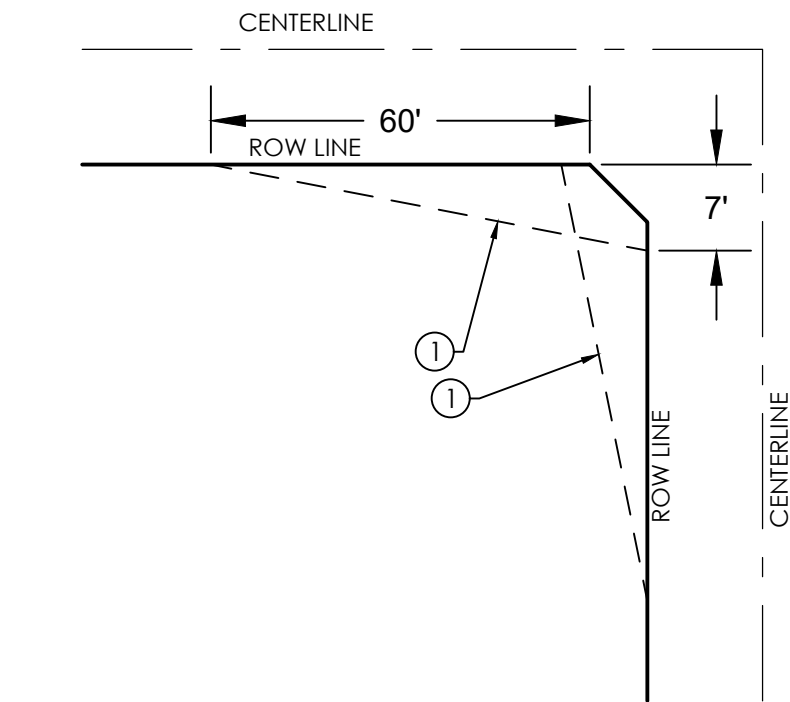
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panels 48251C0050J, 48251C0065J, 48251C0160J, and 48251C0180J, effective December 12, 2012, This survey is located in Flood Insurance Zone "X" non shaded areas determined to be outside the 0.2% annual chance floodplain.
- All 1/2" iron pins with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- Zoning of the property is "PD" Planned Development CSO #1352-05-2020
- All Common Areas 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 the subdivision. The minimum elevations shown shown are based on the most current information available at the time the plat is filed and may be subject to change.
- All streets connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at each road intersection.
- 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.
- No direct residential access to Lakewood Drive will be permitted.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No fences or other structures will be allowed within the drainage easement.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water 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 the above shall be covenants running upon common areas D, P, Q, and T abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The Parks at Panchasarp Farms Public Improvement District (PID) No. JC-1 shall be responsible for the maintenance of lots designated as "Park Area" and any Public Access and Landscape Maintenance Easements. The PID will not be responsible for routine maintenance or replacement of entry feature walls within the public access and landscape maintenance easements.

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
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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TYPICAL SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

The right of way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other purposes.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	CHAMP WAY	50' ROW	0.140
E-W	ARUA HILLS TRAILS	50' ROW	1.605
N-S	CHUMSAI WAY	50' ROW	0.257
E-W	ALINA STREET	50' ROW	1.414
N-S	LILA STREET	50' ROW	0.739
N-S	STEVE STREET	50' ROW	0.688
N-S	LEE STREEET	50' ROW	0.781
N-S	ALYSSA STREET	50' ROW	0.988
E-W	TONY STREET	50' ROW	1.311
E-W	VANEE STREET	50' ROW	0.109
N-S	GREENRIDGE DRIVE	70' ROW	1.255
TOTAL ROW DEDICATION			9.288

LAND USE TABLE

Development Yield

Gross Site Area	43.001 Acres
Total Number Lots	163
Residential Lots Area	27.176 Acres
Number Residential Lots	152
Number Single Family Detached	152
Number Dwelling Units	152
Non-Residential Lots Area	6.537 Acres
Number Non-Residential Lots	11
Private Open Space Lots Area	6.537 Acres
Number Non-Residential Lots	11
Right-of-Way Area	9.288 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

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CASE NO. 22-056

SHEET 5 of 5