

NOTES:

- 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.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 70F OF 475, COMMUNITY PANEL NO. 48251C00701, DATED DECEMBER 04, 2012.
- 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 NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS. HEREINAFTER REFERRED TO AS "FEATURE". 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING.
- DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) ABUTTING, ADJACENT OR SERVED BY THE FEATURE. THE PLAT OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- PROPOSED PLAT IS SITUATED PARTIALLY IN THE CITY LIMITS OF BURLESON, TEXAS AND THE ETJ OF BURLESON.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, 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 EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, 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.
- THERE ARE NO WETLAND AREAS ON SUBJECT TRACT AS IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE ON THE MAP FOUND BY NAVIGATING TO THE LINK BELOW:
[HTTP://WWW.FWS.GOV/WETLANDS/DATAMAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)
- ZONING REQUIREMENTS:
SOURCE OF ZONING INFORMATION: CITY OF BURLESON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PHONE NUMBER: (817)-426-9611
THE CURRENT ZONING CLASSIFICATION IS: AGRICULTURAL (A) - BASED ON THE CITY OF BURLESON DEVELOPMENT SERVICES DEPARTMENT SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
[HTTPS://WWW.BURLESONTX.COM/103/PLANNING-ZONING-COMMISSION](https://www.burlesontx.com/103/PLANNING-ZONING-COMMISSION)
PER CITY OF BURLESON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, THE PROPERTY IS ZONED PARTIALLY WITHIN THE CITY LIMITS OF BURLESON. THE CURRENT ZONING REGULATIONS FOR AGRICULTURAL (A) - BASED ON THE CITY OF BURLESON SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
[HTTPS://ECODE360.COM/399398746#399398747](https://ecode360.com/399398746#399398747)
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF BURLESON AND JOHNSON COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY AND ARE ATTACHED HEREON.
- ADJOINERS SHOWN HEREON ARE PER CURRENT JOHNSON COUNTY APPRAISAL, DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

"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."

XXXXXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

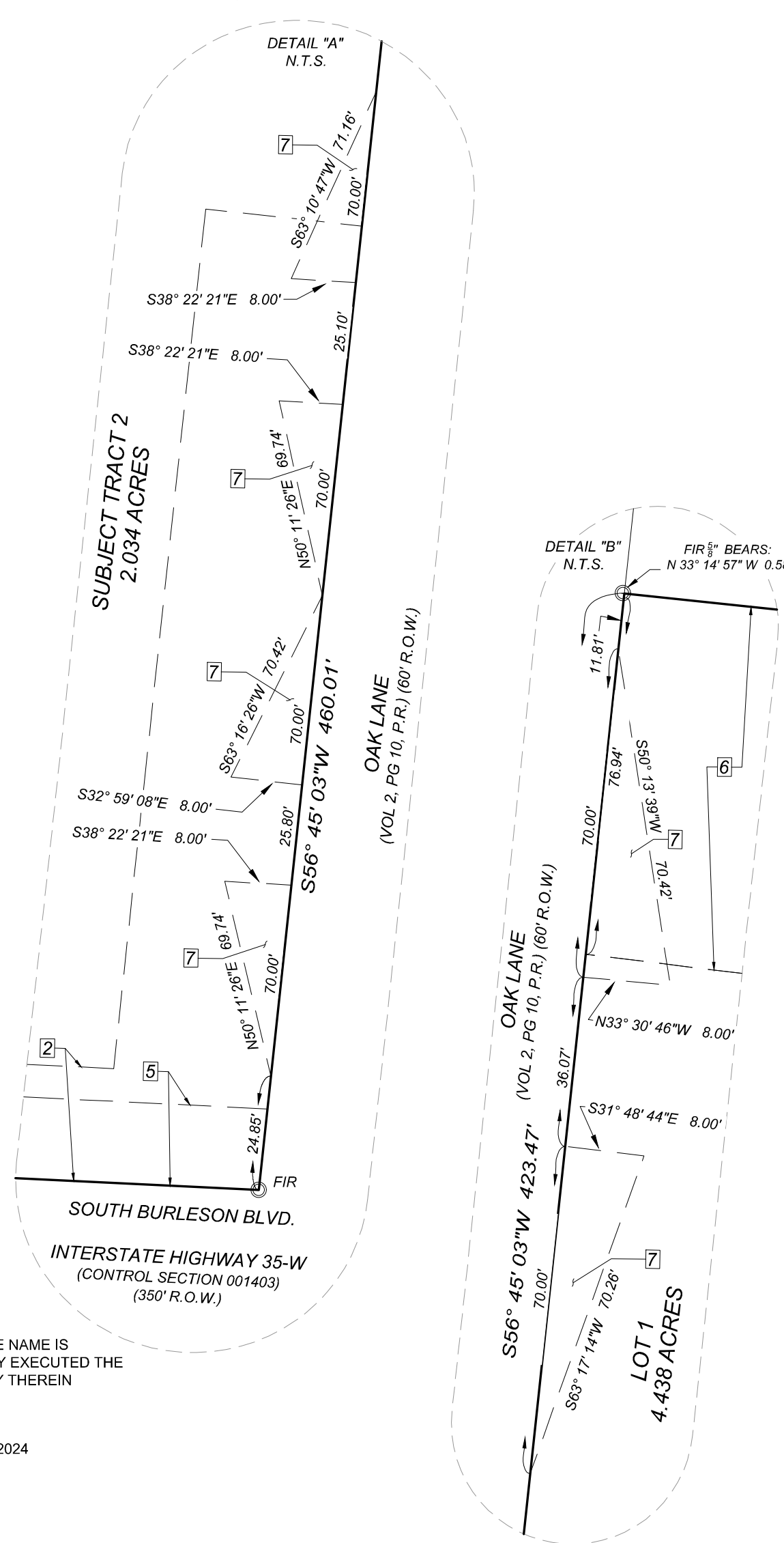
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXXXXXXXXXXXXXXXXX KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024

NOTARY PUBLIC, BEXAR COUNTY, STATE OF TEXAS

NOTES:

- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBLE EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 28, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.
- ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADI AND 54" OUTSIDE RADI. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR B INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TESTING AND SHALL PROVIDE THE RESULTS TO THE CITY INSPECTORS.
- FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOMES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,600 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
- THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
- FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
- JOHNSON COUNTY WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. IN THE EVENT THE PROPERTY IS EVER ANNEXED INTO THE CITY OF BURLESON, ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KYLE FROMIN - VICE PRESIDENT, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS BURLESON STORAGE EXPANSION ADDITION, AN ADDITION TO 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

BY: KYLE FROMIN

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KYLE FROMIN - VICE PRESIDENT, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PLANNING AND ZONING COMMISSION:

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

DEVELOPMENT ASSISTANCE COMMITTEE:

APPROVED BY THE DEVELOPMENT
ASSISTANCE COMMITTEE, BURLESON, TEXAS

THIS THE ____ DAY OF ____, 20 ____.

BY: _____

DAC CHAIR

BY: _____

CITY SECRETARY

PLAT RECORDED IN:

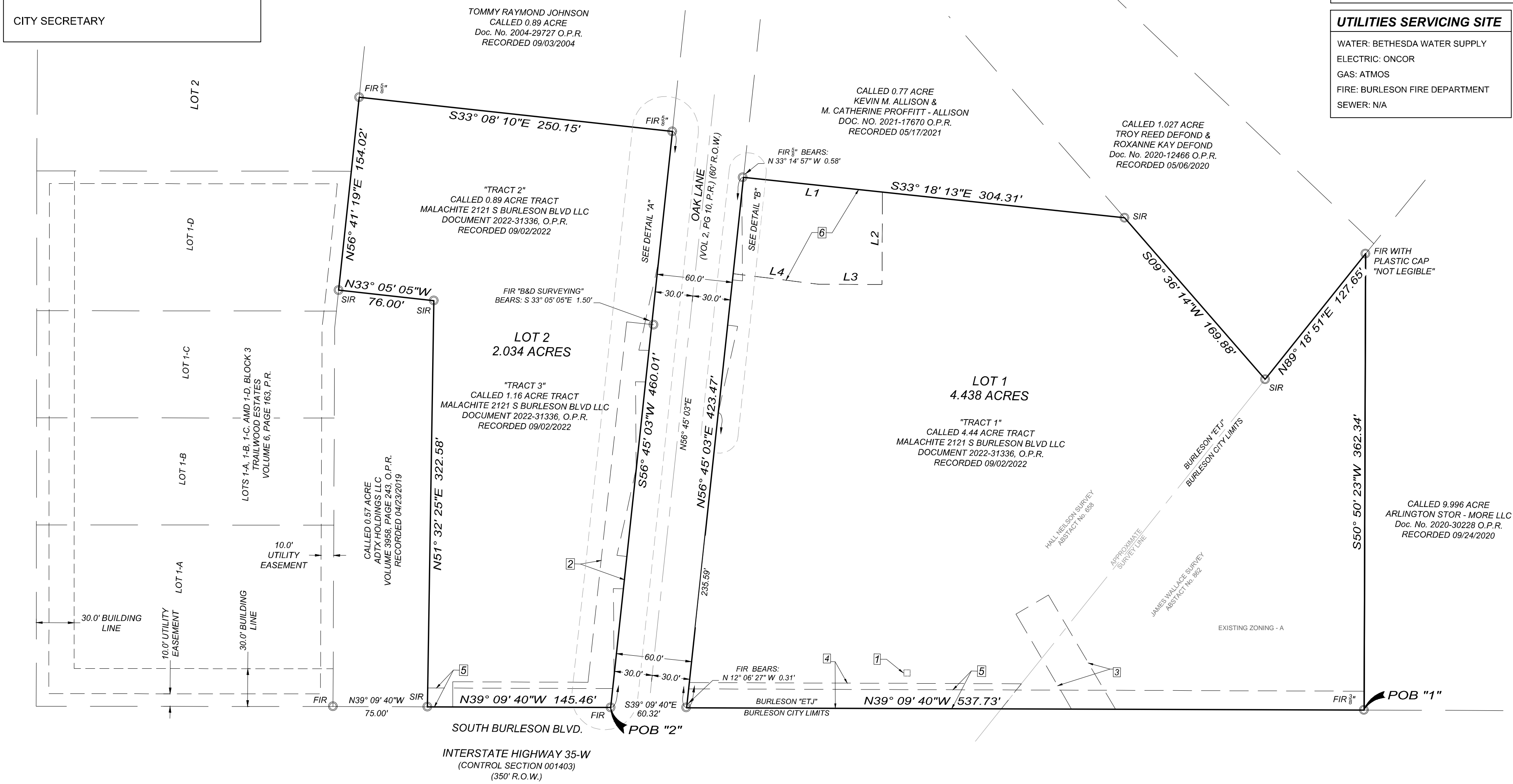
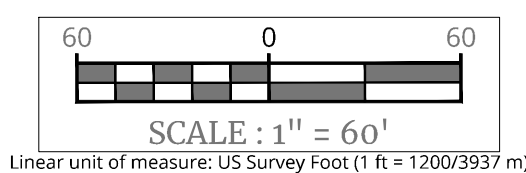
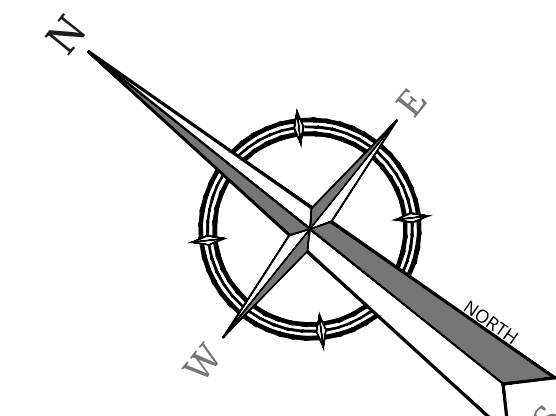
JOHNSON COUNTY PLAT RECORDS

PLAT FILED ____, 20 ____.

SLIDE ____, VOL. ____, PG. ____

BY: _____

COUNTY CLERK



METES AND BOUNDS DESCRIPTION

FOR
A 6.470-ACRE TRACT

Being a 6.470-acre tract of land situated partially in the City of Burleson, Texas and partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas, and being that called 4.44 acre tract (Tract 1) and that called 0.89 acre tract (Tract 2) and that called 1.16 acre tract (Tract 3) as conveyed to Malachite 2121 S Burleson Blvd, LLC on September 09, 2022, and recorded in Document No. 2022-31336 in the Official Records of Johnson County, Texas (O.R.I.C.T.), said 6.470-acre tract being more particularly described in two parts as by metes and bounds as follows:

PART ONE: 4.438 ACRES

Being a 4.438 acre tract of land (PART ONE "1") situated partially in the City of Burleson, Texas and partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas, being all that said called 4.44 acre tract (Tract 1), said PART ONE being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the Northeast right of way (R.O.W.) of Interstate Highway 35-W (350' R.O.W.) as recorded in TxDot Control Section 001403, for the West corner of a called 9.996 acre tract of land as conveyed to Arlington Stor-More, LLC on September 24, 2020, and recorded in Document No. 2020-30228 in the O.R.I.C.T. and being the South corner of said called Tract 1 and being the South corner and the **POINT OF BEGINNING** (P.O.B. "1") of the herein described tract;

THENCE: N 39°09'40" W, with the Northeast R.O.W. of said Interstate Highway 35-W, and the Southwest line of said Tract 1 a distance of **537.73 feet** to a calculated in the Southeast R.O.W. of Oak Lane (60' R.O.W.) as recorded in Volume 2, Page 10 in the Public Records of Johnson County, Texas (P.R.I.C.T.), for the South intersection corner and for the West corner of said called Tract 1 and the herein described tract, from which a found ½" iron rod bears N 12°06'27" W, a distance of 0.31 feet;

THENCE: N 56°45'03" E, with the Southeast R.O.W. of said Oak Lane and the northwest line of said Tract 1 a distance of **423.47 feet** to a calculated point for the West corner of a called 0.77 acre tract of land as conveyed to Kevin M. Allison & M. Catherine Proffitt - Allison on May 17, 2021, and recorded in Document No. 2021-17670 in the O.R.I.C.T. and for the North corner of said Tract 1 and for the North corner of the herein described tract, from which a found 5/8" iron rod bears N 33°14'57" W, a distance of 0.58 feet;

THENCE: S 33°18'13" E, with the common boundary line of said called 0.77 acre tract and said Tract 1 a distance of **304.31 feet**, to a set ½" rebar with a blue cap stamped "COLLIERS PROP CORNER" (hereinafter referred to as SIR) in the West line of a called 1.027 acre tract of land as conveyed to Troy Reed Defond & Roxanne Kay Defond on May 06, 2020, and recorded in Document No. 2020-12466 in the O.R.I.C.T. for an angle point of said Tract 1 and the herein described tract;

THENCE: with the common boundary line of said called 0.77 acre tract and said Tract 1 the following two (2) courses:

- S 09°36'14" W**, a distance of **169.88 feet** to a SIR for the South corner of said called 0.77 acre tract and being a common corner of said called Tract 1 and the herein described tract;
- N 89°18'51" E**, a distance of **127.65 feet** to a found iron with a plastic, not legible, for the East corner of said called Tract 1 and the herein described tract;

THENCE: S 55°05'23" W, with the common boundary line of said called 9.996 acre tract and said Tract 1 a distance of **362.34 feet** to the **POINT OF BEGINNING**, containing 193,341 square feet or **4.438 acres** of land partially in the City of Burleson and partially in Johnson County, Texas. Said tract being described in accordance with a survey prepared by Colliers Engineering and Design. Basis of bearings is based on the Texas State Plane North Central Zone, 4202, North American Datum of 1983 (NAD83).

TOGETHER WITH PART TWO: 2.034 ACRES

A 2.034 acre tract of land (PART TWO "2") situated partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas and being all of that said called 0.89 acre tract (Tract 2) and that said called 1.16 acre tract (Tract 3), said PART TWO being more particularly described by metes and bounds as follows:

BEGINNING at a FIR in the Northeast R.O.W. of said Interstate Highway 35-W and in the Northwest R.O.W. of said Oak Lane for the North intersection corner and for the South corner of said called Tract 3 and the South corner and the **POINT OF BEGINNING** (P.O.B. "2") of the herein described tract, from which the West corner of said called Tract 1 and the West corner of PART ONE bears S 39°09'40" E, a distance of 0.62 feet;

THENCE: N 39°09'40" W, with the Northeast R.O.W. of said Interstate Highway 35-W and the Southwest line of said called 1.16 acre tract "Tract 3", a distance of **145.46 feet** to a SIR for the South corner of a called 0.57 acre tract of land as conveyed to ADTX Holdings, LLC on April 23, 2019, and recorded in Volume 3958, Page 243 in the O.P.R.I.C.T. and being the West corner of said called Tract 2 and the herein described tract, from which a FIR for the West corner of said called 0.57 acre tract and the South corner of Trailwood Estates as recorded in Volume 6, Page 163 in the P.R.I.C.T. bears N 39°09'40" W, a distance of 75.00 feet;

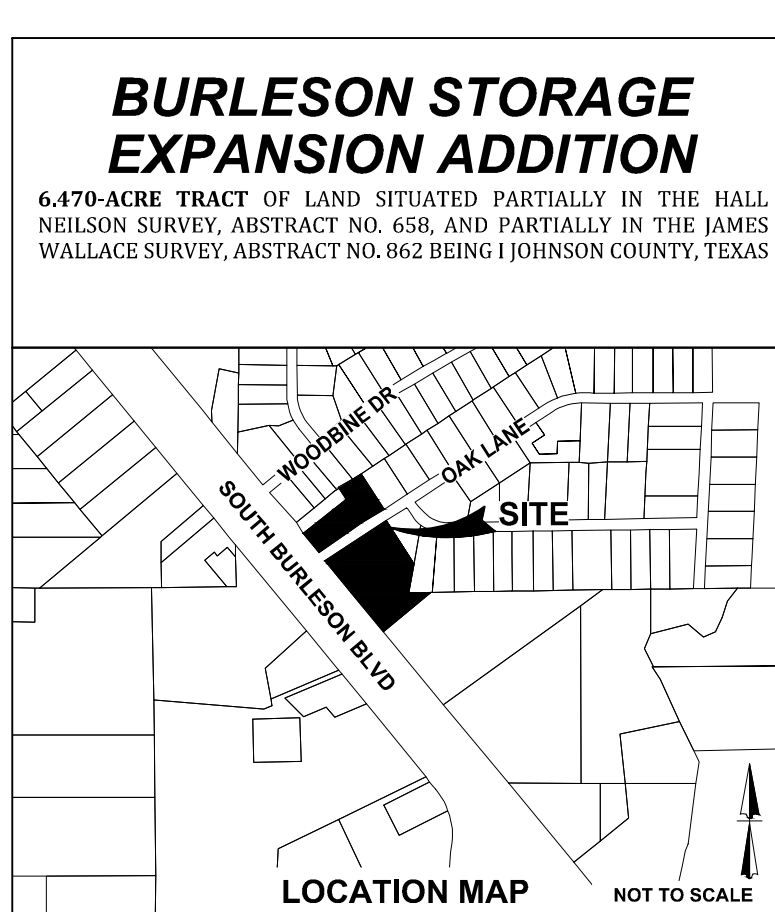
THENCE: N 51°32'25" E, with the common boundary line of said called Tract 3 and said called 0.57 acre tract, a distance of **322.58 feet** to a SIR for the North common corner of said tracts and being in the Southwest boundary line of said called Tract 2 and being exterior corner of the herein described tract;

THENCE: N 33°05'05" W, with the common boundary line of said called Tract 2 and said called 0.57 acre tract, a distance of **76.00 feet** to a SIR for the North common corner of said tracts and being in the Southeast boundary line of said Trailwood Estates and being an exterior corner of the tract herein described;

THENCE: N 56°41'19" E, with the common boundary line of said called Tract 2 and said Trailwood Estates, a distance of **154.02 feet** to a FIR 5/8" for West corner of a called 0.89 acre tract of land as conveyed to Tommy Raymond Johnson on September 03, 2024, and recorded in Document No. 2004-29727 O.P.R.I.C.T. and the North corner of said called Tract 2 and the tract herein described;

THENCE: S 33°08'10" E, with the common boundary line of said called Tract 2 and said called 0.89 acre tract, a distance of **250.15 feet** to a FIR 5/8" for the South common corner of said tracts and being in the Northwest R.O.W. of said Oak Lane;

THENCE: S 56°45'03" W, with the Northwest R.O.W. of said Oak Lane and the Southeast line of said called Tract 2 and said called Tract 3, passing at a distance of 154.25 feet, the common corner of said tracts, from which a found iron rod with plastic cap stamped "B&D Surveying" bears S 33°05'05" E, a distance of 1.50 feet, continuing along said line for a total distance of **460.01 feet** to the **POINT OF BEGINNING** (P.O.B. "2"), containing 88,603 square feet or 2.034 acres of land in Johnson County, Texas in PART TWO, and of a total combined acreage of 6.470 of land partially in the City of Burleson and partially in Johnson County, Texas. Said tract being described in accordance with a survey prepared by Colliers Engineering and Design. Basis of bearings is based on the Texas State Plane North Central Zone, 4202, North American Datum of 1983 (NAD83).



SYMBOL LEGEND	
○	FIR = FOUND ½" IRON ROD
●	SIR = SET ½" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
⊗	TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
R.O.W.	= RIGHT-OF-WAY
D.P.R.	= DEED AND PLAT RECORDS OF JOHNSON COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS
P.R.	= PLAT RECORDS OF JOHNSON COUNTY, TEXAS
—	POB = POINT OF BEGINNING
—	POC = POINT OF COMMENCEMENT

EASEMENT LEGEND	
1	5' x 5' BILLBOARD EASEMENT AGREEMENT (VOLUME 3240, PAGE 609 O.P.R.) RECORDED MARCH 03, 2004
2	20' WIDE PIPE LINE EASEMENT (VOLUME 1907, PAGE 801 O.P.R.) RECORDED AUGUST 07, 1996
3	30' x 230' CHANNEL EASEMENT VAGUE DESCRIPTION, MAY BE IN DEFERENT LOCATION (VOLUME 299, PAGE 358 D.R.)
4	20' WIDE PIPELINE EASEMENT (VOLUME 2014, PAGE 882, O.P.R.) RECORDED NOVEMBER 12, 1996
5	BETHESDA WATER SUPPLY 15' WATER PIPELINE EASEMENT (PER THIS PLAT)
6	PRIVATE DRAINAGE EASEMENT (PER THIS PLAT)
7	VISIBILITY EASEMENT (PER THIS PLAT)

UTILITIES SERVICING SITE	
WATER:	BETHESDA WATER SUPPLY
ELECTRIC:	ONCOR
GAS:	ATMOS
FIRE:	BURLESON FIRE DEPARTMENT
SEWER:	N/A

Colliers

Engineering & Design

www.colliersengineering.com

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Formerly Known as

KFW
KNOWLES FORTNEY & WATKINS

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXISTING UTILITIES BEFORE ANY PERSON
PREPARES TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	08/02/24	A.H.	ADDED WATER PIPELINE AND DRAINAGE EASEMENTS
2	08/02/24	A.H.	ADDED LOT 2 VISIBILITY EASEMENTS
3	08/02/24	A.H.	ADDED LOT 1 VISIBILITY EASEMENTS
4			
5			
6			
7			

FINAL PLAT

FOR
**BURLESON STORAGE
EXPANSION
ADDITION**

**BURLESON,
JOHNSON COUNTY
TEXAS**

Colliers

Engineering & Design

SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TIME FIRM 1-1009
TBP&S Firms: 10194550

SCALE: AS SHOWN DATE: 08/28/24 DRAWN BY: M.S.N. CHECKED BY: A.H./M.S.N.

PROJECT NUMBER: S23013419A DRAWING NAME: 24-08-27-S23013419A-PLAT

SHEET TITLE:

SHEET NUMBER: 01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.