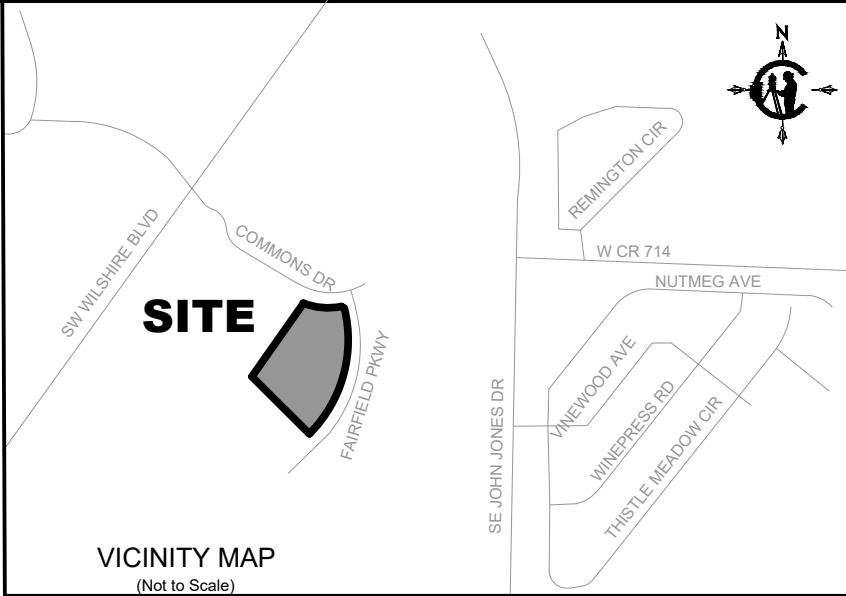
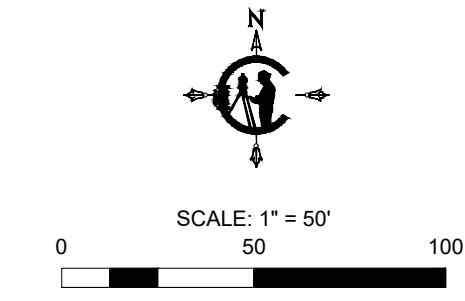


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S06°40'34"E	14.99'
L2	S83°19'26"W	89.22'
L3	N06°40'34"W	15.00'
L4	N83°19'26"E	89.21'
L5	N06°40'34"W	22.11'
L6	S06°40'34"E	8.79'
L7	S05°19'27"W	6.35'
L8	N83°19'26"E	35.04'
L9	N06°40'34"W	15.00'
L10	N83°19'26"E	36.36'
L11	S05°19'27"W	71.38'
L12	N05°19'39"E	15.00'
L13	S84°40'33"E	87.64'
L14	S05°19'27"W	15.00'
L15	N84°40'33"W	87.64'
L16	N05°20'39"E	12.63'
L17	S22°56'54"W	19.10'
L18	S22°30'31"E	29.35'
L19	S67°03'06"E	66.69'
L20	S22°56'54"W	15.00'
L21	N67°03'06"W	72.83'
L22	N22°30'31"W	20.75'
L23	N22°59'03"E	21.03'
L24	N22°56'54"E	18.06'
L25	N22°56'39"E	15.00'
L26	S67°03'06"E	46.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	S22°56'54"W	15.00'
L28	N67°03'06"W	46.17'
L29	S74°00'21"W	19.73'
L30	N54°52'15"W	4.40'
L31	S34°56'54"W	77.95'
L32	S10°03'06"E	33.44'
L33	S55°03'06"E	78.49'
L34	S34°56'54"W	15.00'
L35	N55°03'06"W	84.70'
L36	N10°01'15"W	45.89'
L37	N34°56'54"E	84.13'
L38	S55°03'06"E	15.00'
L39	S54°56'11"E	76.44'
L40	S34°58'08"W	8.17'
L41	N53°45'37"W	15.00'
L42	N34°58'08"E	14.34'
L43	N81°48'05"E	15.24'
L44	N34°01'42"E	4.03'
L45	S55°58'18"E	15.00'
L46	S34°01'42"W	10.68'
L47	S81°48'05"W	15.39'
L48	N54°56'11"W	15.00'
L49	N35°59'59"E	27.89'
L50	S54°56'11"E	15.00'
L51	S35°59'59"W	27.89'

- LEGEND**
- RF = IRON REBAR FOUND (AS NOTED)
  - CRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - O = MONUMENT FOUND (AS NOTED)
  - (M) = MEASURED CALL
  - (RM) = RECORD MONUMENT
  - P.O.B. = POINT OF BEGINNING
  - - - - - = EASEMENT LINE
  - ===== = PROPERTY LINE
  - ===== = TO BE ABANDONED BY THIS PLAT



#### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$  
COUNTY OF JOHNSON \$

WHEREAS, CORSAIR BURLESON IS/ARE THE OWNER(S) OF ALL THAT CERTAIN 7.423 ACRE TRACT OF LAND BEING DESCRIBED AS LOT 1, BLOCK 1 IN RILEY APARTMENTS, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 2021-225, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 7.423 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AND BEING THE NORTHEAST CORNER OF LOT 6, BLOCK A OF WILSHIRE WEST ADDITION, RECORDED IN VOLUME 11, PAGE 857 OF THE PLAT RECORDS OF SAID COUNTY, ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF FAIRFIELD PARKWAY, A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY;

**THENCE** NORTH 45°08'20" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH THE DIVIDING LINE OF SAID LOT 1, BLOCK 1 AND SAID LOT 8, BLOCK A, A DISTANCE OF 827.99 FEET TO A "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8, BLOCK A, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHERN MOST CORNER OF LOT 6, BLOCK A OF SAID WILSHIRE WEST ADDITION;

**THENCE** NORTH 34°55'56" EAST, WITH THE DIVIDING LINE OF SAID LOT 8 AND SAID LOT 6, BLOCK A, A DISTANCE OF 571.44 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 6, BLOCK A, BEING IN THE SOUTH LINE OF A RIGHT-OF-WAY EASEMENT RECORDED IN FILE NUMBER 2021-33838 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FROM WHICH A 1/2 INCH IRON REBAR WITH CAP STAMPED "DATAPOINT" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF COMMONS DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY BEARS NORTH 34°55'56" EAST, A DISTANCE OF 12.37 FEET, BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 445.96 FEET, A DELTA OF 35°27'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'44" EAST, 271.59 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMONS DRIVE, AN ARC LENGTH OF 275.97 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" FOUND;

**THENCE** SOUTH 52°57'51" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3.61 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID FAIRFIELD PARKWAY, BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DELTA OF 58°44'56" AND A CHORD BEARING AND DISTANCE OF SOUTH 15°30'08" WEST, A DISTANCE OF 848.59 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID FAIRFIELD PARKWAY, AN ARC LENGTH OF 886.94 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.423 ACRES, MORE OR LESS.

THAT, \_\_\_\_\_, DOES HEREBY ADOPT THIS PLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS RILEY APARTMENTS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL RIGHTS-OF-WAY AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CORSAIR BURLESON

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED AGENT

STATE OF TEXAS \$  
COUNTY OF JOHNSON \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) 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 THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BY: \_\_\_\_\_ DATE \_\_\_\_\_

#### COUNTY APPROVAL SEAL

#### CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF BURLESON PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

CHAIRPERSON \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_

#### GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO VACATE WATER AND UTILITY EASEMENTS AND ESTABLISH NEW WATER AND UTILITY EASEMENTS.
- 2.) THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED 12/4/2012 AS SHOWN ON MAP NUMBER 48251C0065J, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).
- 4.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 6.) SUBJECT PROPERTY IS CURRENTLY ZONE PD - PLANNED DEVELOPMENT.

#### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, LINDSAY JO GROSECLOSE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

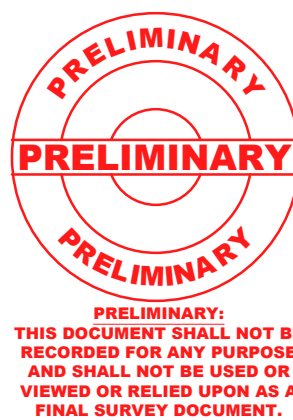
LINDSAY JO GROSECLOSE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS \$  
COUNTY OF DENTON \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDSAY JO GROSECLOSE, KNOWN TO ME TO BE THE PERSON(S) 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 THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RP24-255

## REPLAT RILEY APARTMENTS ADDITION 7.423 ACRES LOT 1, BLOCK A JOSHUA MINETT SURVEY, ABSTRACT NO. 548 CITY OF BURLESON JOHNSON COUNTY, TEXAS

Date: SEPT 3, 2024 Drawn: CDM Checked: LJG Scale: 1" = 50' Sheet: 1 of 1

Owner/Developer:  
CORSAIR VENTURES  
dba CORSAIR BURLESON LLC  
3400 N. CENTRAL EXPWY.  
STE. 110-277  
RICHARDSON, TX 75080  
469-998-7095

CROWLEY SURVEYING  
FRN:10046500  
117 WEST ARCHER STREET  
JACKSBORO, TEXAS 76458  
(469) 850-CPLS(2757)  
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