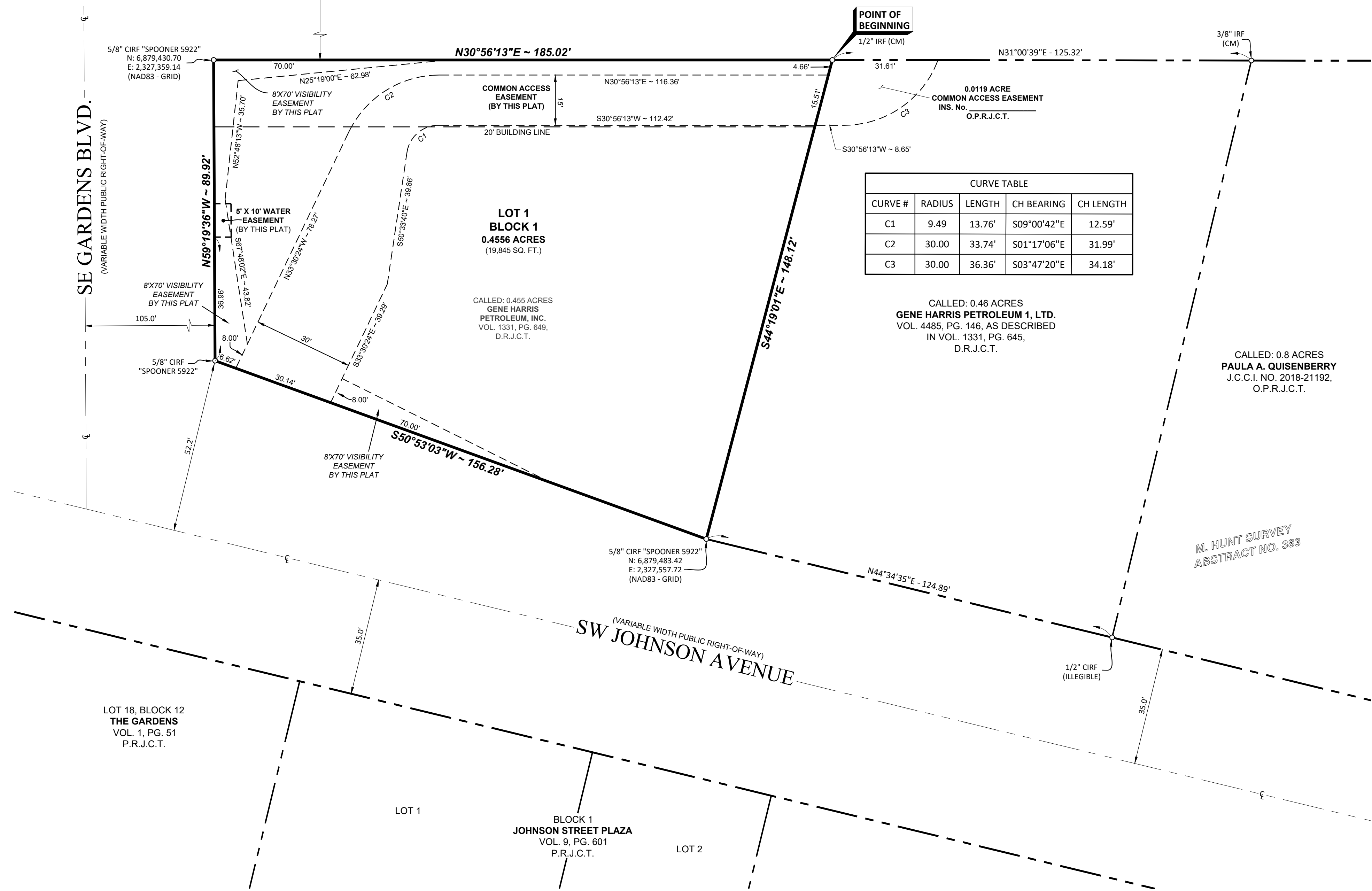


**SOUTHWEST  
WILSHIRE BOULEVARD  
(CALLED 160' WIDE PUBLIC RIGHT-OF-WAY)  
STATE HIGHWAY 174**



CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	9.49	13.76'	S09°00'42"E	12.59'
C2	30.00	33.74'	S01°17'06"E	31.99'
C3	30.00	36.36'	S03°47'20"E	34.18'

CALLED: 0.46 ACRES  
**GENE HARRIS PETROLEUM 1, LTD.**  
VOL. 4485, PG. 146, AS DESCRIBED  
IN VOL. 1331, PG. 645,  
D.R.J.C.T.

CALLED: 0.8 ACRES  
**PAULA A. QUISENBERRY**  
J.C.C.I. NO. 2018-21192,  
O.P.R.J.C.T.

STATE OF TEXAS §  
COUNTY OF JOHNSON §

WHEREAS GENE HARRIS PETROLEUM, INC. is the sole owner of a 0.4556 acre tract of land located in the M. Hunt Survey, Abstract No. 383, City of Burleson, Johnson County, Texas, said 0.4556 acre tract of land being all of a called 0.455 acre tract of land conveyed to GENE HARRIS PETROLEUM, INC., by deed thereof filed for record in Volume 1331, Page 649, Deed Records, Johnson County, Texas (D.R.J.C.T.), said 0.4556 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (Controlling Monument) at the north property corner of the said 0.455 acre tract, same being the west property corner of a called 0.46 acre tract of land conveyed to Gene Harris Petroleum 1, LTD., by deed thereof filed for record in Volume 4485, Page 146, D.R.J.C.T., as described in the deed filed for record in Volume 1331, Page 645, D.R.J.C.T., and being on the easterly right-of-way line of SW Wilshire Boulevard (being a called 160 feet wide public right-of-way), from which a 3/8 inch iron rod found at the north property corner of the said 0.46 acre tract bears North 31°00'39" East, a distance of 125.32 feet;

**THENCE** South 44°19'01" East, along the northeast property line of the said 0.455 acre tract and along the southwest property line of the said 0.46 acre tract, a distance of 148.12 to a 5/8 inch iron rod with a cap stamped "SPOONER" found at the east property corner of the said 0.455 acre tract, same being the south property corner of the said 0.46 acre tract, and being on the westerly right-of-way line of SW Johnson Avenue (being a variable width public right-of-way), from which a 1/2 inch iron rod with an illegible cap found (Controlling Monument) at the east property corner of the said 0.46 acre tract bears North 44°34'35" East, a distance of 124.89 feet;

**THENCE** South 50°53'03" West, along the east property line of the said 0.455 acre tract and along the said west right-of-way line, a distance of 156.28 feet to a 5/8 inch iron rod with a cap stamped "SPOONER" found at the south property corner of the said 0.455 acre tract;

**THENCE** North 59°19'36" West, along the south property line of the said 0.455 acre tract, a distance of 89.92 feet to a 5/8 inch iron rod with a cap stamped "SPOONER" found at the west property corner of the said 0.455 acre tract, same being on the aforementioned easterly right-of-way line of SW Wilshire Boulevard;

**THENCE** North 30°56'13" East, along the west property line of the said 0.455 acre tract and along the said east right-of-way line, a distance of 185.02 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.4556 acres (19,845 square feet)** of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That GENE HARRIS PETROLEUM, INC., does hereby adopt this plat designating the herein before described property as **LOT 1, BLOCK 1, GENE HARRIS ADDITION**, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, right-of-ways, alleys and easement 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
GENE HARRIS PETROLEUM, INC.

Duly Authorized Agent for Gene Harris Petroleum, Inc.

Printed Name and Title \_\_\_\_\_

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of \_\_\_\_\_

Approved by the Planning and Zoning Commission of the Burleson, Texas  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair of Planning & Zoning Commission

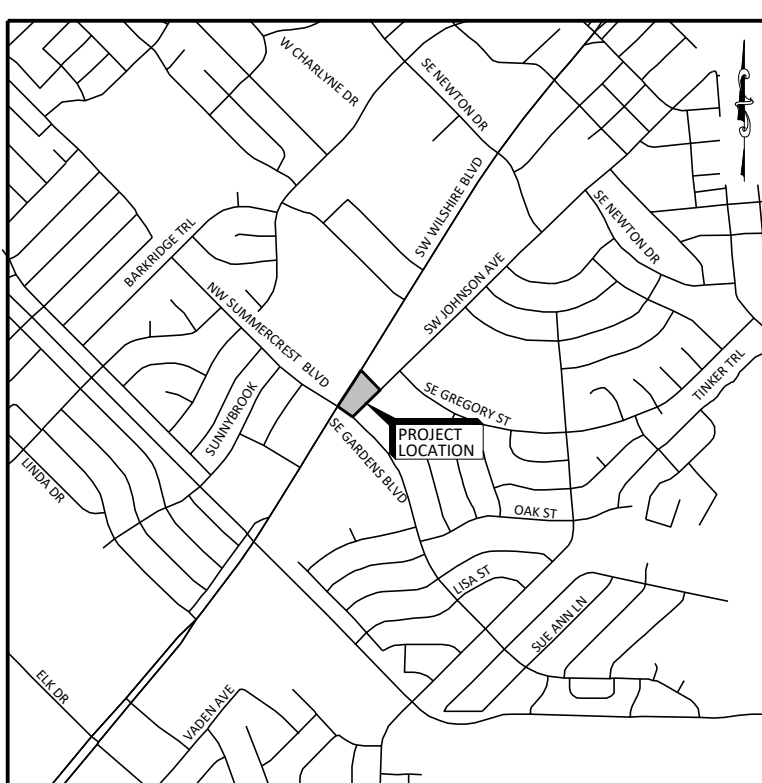
\_\_\_\_\_  
City Secretary

**\* STANDARD NOTES \***

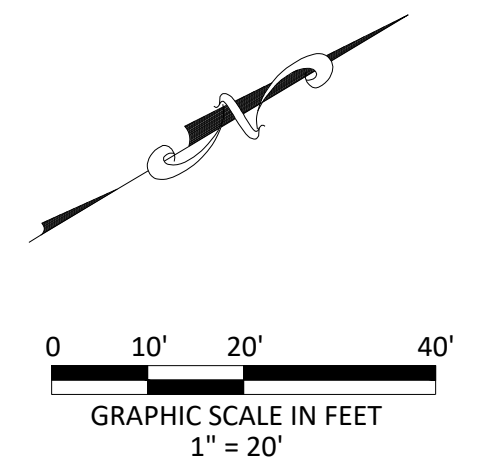
- The City of Burleson will not be responsible for any damage, personal injury or loss of life or property caused by flooding or flood conditions.
- Any public utility, including the City of Burleson, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including the City of Burleson, 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 from all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- All building setbacks are subject to the current City of Burleson Development Regulations.
- Water Provider - The City of Burleson - (817) 426-9601.
- Electric Provider - Oncor - (888) 313-6862
- The City of Burleson reserves the right to require minimum finished floor elevations for any lot within this subdivision. The minimum elevation shown are based on the most current information available at the time the plat is filed and may be subject to change.
- No improvements greater than 2 feet in height will be allowed within the visibility easement including but not limited to fences, walls, landscaping, signs and other improvements.
- The Common Access Easement shown herein is designated for use by both the subject tract and the adjoining 0.46-acre tract to the east. No improvements or construction that could obstruct ingress and/or egress along this easement are permitted. The maintenance of the Common Access Easement is the responsibility of the property owners who utilize it.

**\* SURVEYOR'S GENERAL NOTES \***

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48251C0065J; map revised December 4, 2012, for Johnson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. CTDAL36-8000362200916K, Commitment No. 8000362200916, having an effective date of November 16, 2022 and issued November 22, 2022; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- The purpose of this plat is to create a platted lot and necessary easements for commercial development.



\* VICINITY MAP \*  
(NOT TO SCALE)



- \* LEGEND \***
- CIRF IRON ROD FOUND WITH CAP
  - IRF IRON ROD FOUND
  - (CM) CONTROLLING MONUMENT
  - VOL. VOLUME
  - PG. PAGE
  - J.C.C.I. NO. JOHNSON COUNTY CLERK'S INSTRUMENT NUMBER
  - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS PLAT RECORDS,
  - P.R.J.C.T. JOHNSON COUNTY, TEXAS
  - ☒ CENTERLINE
  - ESMT. EASEMENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Burleson.

Surveyed on the ground during the month December, 2022.  
Revisited during the month of July, 2024.

Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
October 22, 2024

ENGINEER:  
**KE**  
Kirkman  
ENGINEERING  
5200 STATE HIGHWAY 121  
COLLEEVILLE, TX 76038  
PH: (817) 488-4960  
ATTN: SYDNEY FOSTER

SURVEYOR:  
**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 30 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 885-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900 - S&A JOB NO. 22184-1 10/22/24

CASE NO. FP-24-275  
FINAL PLAT  
**GENE HARRIS ADDITION**  
**LOT 1, BLOCK 1**  
LOCATED IN THE  
**M. HUNT SURVEY, ABSTRACT NO. 383**  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
1 LOT ~ 0.4556 ACRES  
OCTOBER ~ 2024