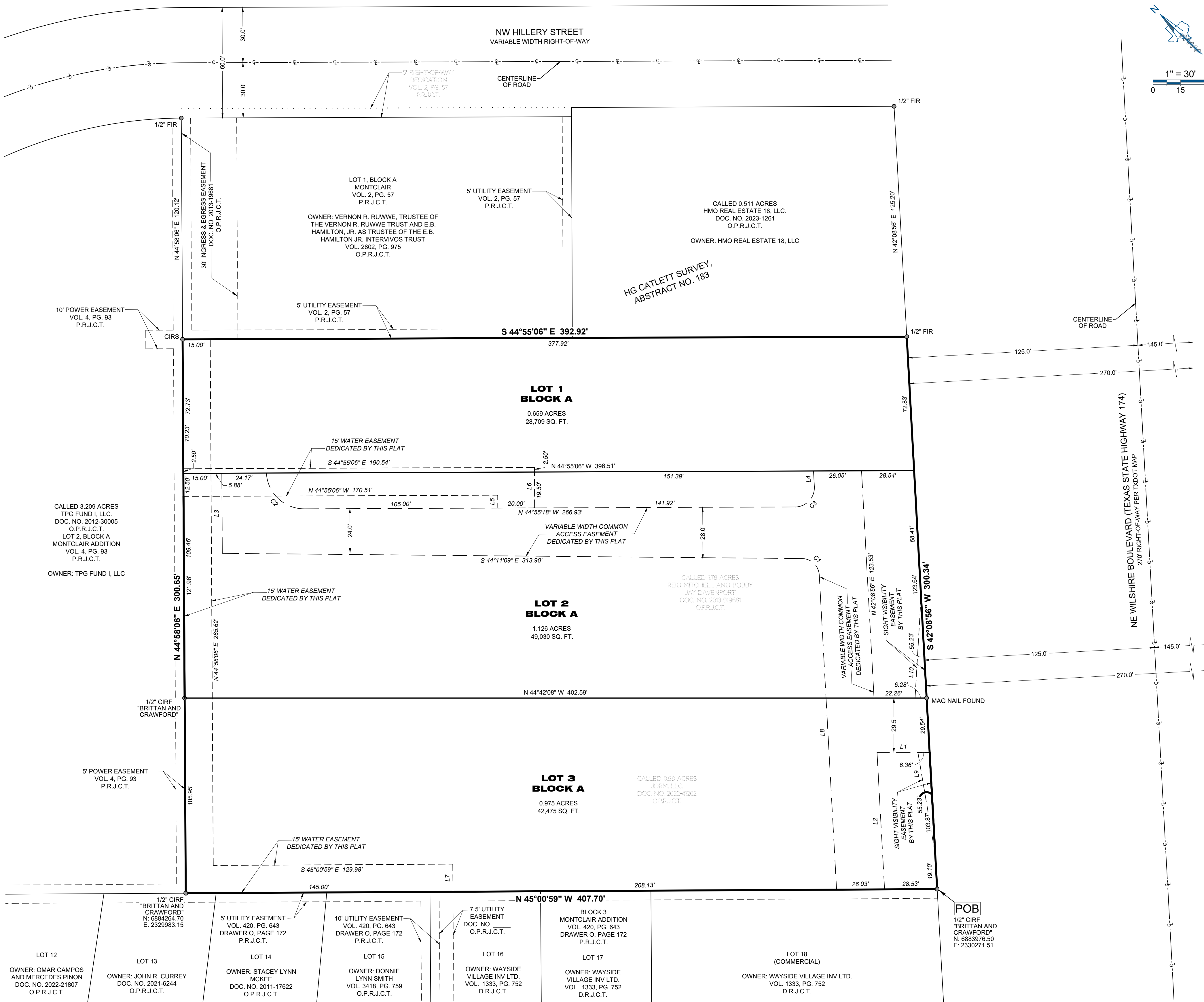


GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 4, 2012 and is located in Community Number 485459 as shown on Map No. 48251C0065J. The Flood Zone location is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The purpose of this plat is to create two (2) lots of record from an unplatted tract of land and dedicate easements.
- The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
- No fences or other structures will be allowed within drainage easements.
- 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 (Ord. 6.1.H).
- 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 public purposes.
- 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 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 improvements the full obligation and responsibility of maintaining and operating said improvements.
- The subject property is zoned Commercial.
- No fences or other structures will be allowed within the drainage easement.
- The City of Burleson reserves the right to require minimum finished 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.
- No improvements greater than 2 feet in height will be allowed within the visibility easements included, but not limited to, fences, walls, landscaping, signs, etc.
- Any public utility, including City of Burleson, 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 efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including 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 all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The Common Access Easement is for the use of the following properties: Lots 1-3, Block A, as created by this plat. No improvements shall be made that impede ingress and/or egress along this easement. The common access easement shall be maintained by the property owner.



OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, **JDRM LLC, REID MITCHELL AND BOBBY JAY DAVENPORT**, are the owners of a 2.760 acre tract of land out of the HG CATLETT SURVEY, ABSTRACT NO. 183, situated in the City of Burleson, Johnson County, Texas, being all of a called 1.78 acre tract of land conveyed to Reid Mitchell and Bobby Jay Davenport by Special Warranty Deed with Vendor's Lien of record in Document Number 2013-19681 of the Official Public Records of Johnson County, Texas, and being all of a called 0.98 acre tract of land conveyed to JDRM LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 2022-41202 of said Official Public Records and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "BRITTAN AND CRAWFORD" Found in the Northwest right-of-way line of NE Wilshire Boulevard (Texas State Highway 174 - right-of-way width varies), being the East corner of Lot 18 (Commercial) in Block 3 of Montclair Addition, a subdivision of record in Volume 420, Page 643, Deed Records, Johnson County, Texas, also being the South corner of said 0.98 acre tract;

THENCE N45°00'59"W, departing from said Northwest right-of-way line, along the Northeast line of said Montclair Addition, being the common Southwest line of said 0.98 acre tract, a distance of 407.70 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "BRITTAN AND CRAWFORD" found in said Northeast line, being the South corner of a called 3.209 acre tract of land conveyed to TPG FUND I, LLC by Special Warranty Deed of record in Volume 4, Page 93 of the Plat Records of Johnson County, Texas, also being the West corner of said 0.98 acre tract;

THENCE N44°58'06"E, along the Southeast line of said 3.209 acre tract and said Lot 2, being the common Northwest line of said 0.98 acre tract, passing a 1/2-inch iron rod with a yellow plastic cap stamped "BRITTAN AND CRAWFORD" found, being the North corner of said 0.98 acre tract, also being the West corner of said 1.78 acre tract at a distance of 105.95, and continuing along said course with said Southeast line, being the common Northwest line of said 1.78 acre tract for a total distance of 300.65 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in said Southeast line, being the West corner of Lot 1, Block A, Montclair, a subdivision of record in Volume 2, Page 57 of said Plat Records, also being the North corner of said 1.78 acre tract, from which a 1/2-inch iron rod found bears N44°58'06"E, a distance of 120.12 feet;

THENCE S44°55'06"E, along the Southwest line of said Lot 1 and a called 0.511 acre tract of land conveyed to HMO Real Estate 18, LLC by Special Warranty Deed of record in Document Number 2023-1261 of said Official Public Records, being the common Northeast line of said 1.78 acre tract, a distance of 392.92 feet to a 1/2-inch iron rod found in the Northwest right-of-way line of NE Wilshire Boulevard, being the South corner of 0.511 acre tract, also being the East corner of said 1.78 acre tract, from which a 1/2-inch iron rod found bears N42°08'56"E, a distance of 125.20 feet;

THENCE S42°08'56"W, along the Northwest right-of-way line of NE Wilshire Boulevard, being the common Southeast line of said 1.78 acre tract, passing a MAG nail found at the South corner of said 1.78 acre tract, also being the East corner of said 0.98 acre tract at a distance of 196.47 feet, and continuing along said course with the Northwest right-of-way line of NE Wilshire Boulevard, being the common Southeast line of said 0.98 acre tract for a total distance of 300.34 feet to the POINT OF BEGINNING and containing an area of 2.760 acres (120,214 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **JDRM LLC, REID MITCHELL AND BOBBY JAY DAVENPORT**, do hereby adopt this plat, designating herein described property as a **DAVENPORT MITCHELL ADDITION, LOTS 1, 2 AND 3, BLOCK A**, an Addition to the City of Burleson, Johnson County, Texas and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. The City 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 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.

OWNER: **REID MITCHELL**

BY: _____ Signature _____ Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **REID MITCHELL**, 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 and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2024.

Notary Public, _____ County, Texas.

OWNER: **BOBBY JAY DAVENPORT**

BY: _____ Signature _____ Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **BOBBY JAY DAVENPORT**, 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 and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2024.

Notary Public, _____ County, Texas.

OWNER: **JDRM LLC**

BY: _____ Signature _____ Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, 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 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, _____ County, Texas.

CITY CASE #: **RP24-162**
FINAL PLAT
DAVENPORT MITCHELL
ADDITION
LOTS 1, 2 & 3, BLOCK A

BEING 2.760 ACRES OF LAND SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT NO. 183
IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS
3 COMMERCIAL LOTS
OCTOBER 2024

LEGEND

PG. = PAGE
VOL. = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
C = CENTER LINE OF ROAD

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.93'	9.50'	90°03'31"	S 02°52'49" E	13.44'
C2	31.20'	20.50'	87°12'40"	N 01°18'58" W	28.28'
C3	17.03'	10.50'	92°55'58"	S 88°36'55" W	15.22'

LOT	OWNER	ACRES	SQ. FT.
LOT 12	OWNER: OMAR CAMPOS AND MERCEDES PINON	0.232	10,163
LOT 13	OWNER: JOHN R. CURREY	0.221	9,624
LOT 14	OWNER: STACEY LYNN MCKEE	0.211	9,162
LOT 15	OWNER: DONNIE LYNN SMITH	0.348	15,079
LOT 16	OWNER: WAYSIDE VILLAGE INV. LTD.	0.752	32,752
LOT 17	OWNER: WAYSIDE VILLAGE INV. LTD.	0.752	32,752
LOT 18 (COMMERCIAL)	OWNER: WAYSIDE VILLAGE INV. LTD.	0.752	32,752

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°42'08" E	28.54'
L2	N 42°08'56" E	74.48'
L3	S 44°58'06" W	43.50'
L4	S 42°08'56" W	8.47'
L5	N 45°04'54" E	7.00'
L6	S 45°04'55" W	22.00'
L7	N 44°54'01" E	15.00'
L8	S 42°08'56" W	171.02'
L9	N 35°37'45" E	55.94'
L10	N 48°40'07" E	55.24'

CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 2024.

BY: _____
Chair of Planning and Zoning Commission

BY: _____
City Secretary

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the ordinances of the City of Burleson, Johnson County, Texas.

Matthew Raabe R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they 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, Denton County, Texas.

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Reid Mitchell & Bobby Jay Davenport
P.O. Box 1222
Burleson, TX 76097
(214) 975-2783

OWNER
JDRM LLC
P.O. Box 1222
Burleson, TX 76097

ENGINEER
JDR Engineers and Consultants, Inc.
Contact: Debra Cox
2500 Texas Drive, Suite: 100
Irving, TX 75062
(972) 252-5357

PLAT FILED _____, 20____
SLIDE _____, VOL. _____ PG. _____
JOHNSON COUNTY PLAT
RECORDS
BY: _____
COUNTY CLERK