



Planning & Zoning Commission Agenda

Tuesday, September 23, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Consider approval of the minutes from September 9, 2025 Planning & Zoning Commission meeting.

B. Arciniega's Crossing Addition (Case25-226): Consider and take possible action on a replat for Arciniega's Crossing Addition, Lot 1R, BLK1, Lot 2, BLK 1, and Lot 3, BLK 1; addressed as 2460 FM 731. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

4. **PUBLIC HEARING**

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

9. **ADJOURN**

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 16th of September 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: September 23, 2025

SUBJECT:

Approve the minutes from September 9, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the September 9, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 9, 2025 Regular Session of the Planning & Zoning Commission meeting.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

September 9, 2025
MINUTES

Roll Call

Commissioners Present

David Hadley
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Brandon Crisp
Bobby Reading

Commissioners Absent

Dan Taylor

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

Staff requested that Item 3B be removed from the Consent Agenda and moved to General.

- A. Consider approval of the minutes from August 12, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B. 1161 SW Wilshire BLVD (Case 25-099): Consider and take possible action on a resolution for a Commercial Site Plan with waivers to Chapter 63, Sign Regulations, Section 63-36; pertaining to a roof sign, the number of poster signs and Chapter 86, Landscaping, Trees and Vegetation, Section 86-109; pertaining to landscaping of parking lots. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*
- C. Hooper Business Park Addition (Case25-132): Consider and take possible action on a final plat for Hooper Business Park Addition, Lot 1, BLK1, Lots 1-4, BLK 2, Lot 1, Blk 3, and Lot 1, BLK 4; addressed as 9640 FM 1902. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*
- D. Scott Acres Addition (Case25-157): Consider and take possible action on a replat for Scott Acres Addition, Lot R1C; addressed as 2120 Houston Road. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*
- E. McDonalds Addition (Case25-158): Consider and take possible action on a replat for McDonalds Addition, Lots 1R and 2R BLK 9; addressed as 3716 CR 806. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*

Motion made by Commissioner Michael Kurmes and second by Commissioner Cobi Tittle to approve the consent agenda.

Motion passed, 8-0. Commissioner Dan Taylor was absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. General

Staff requested that Item 3B be removed from the Consent Agenda and moved to General.

- B.** 1161 SW Wilshire BLVD (Case 25-099): Consider and take possible action on a resolution for a Commercial Site Plan with waivers to Chapter 63, Sign Regulations, Section 63-36; pertaining to a roof sign, the number of poster signs and Chapter 86, Landscaping, Trees and Vegetation, Section 86-109; pertaining to landscaping of parking lots. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Motion made by Commissioner David Hadley and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 8-0. Commissioner Dan Taylor was absent.

7. Community Interest Items

None

8. Executive Session

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071

9. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.
Time – 6:07PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: September 23, 2025

SUBJECT:

Arciniega's Crossing Addition (Case25-226): Consider and take possible action on a replat for Arciniega's Crossing Addition, Lot 1R, BLK1, Lot 2, BLK 1, and Lot 3, BLK 1; addressed as 2460 FM 731. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On August 4, 2025, an application for a replat was submitted by Marshall Miller (applicant) on behalf of Gabriel Arciniega, Jessica Arciniega and Paola Arciniega (owners) for a replat of approximately 7.964 acres.

The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

RECOMMENDATION:

Approve the replat.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

REFERENCE:

<https://ecode360.com/39937354#39937354>

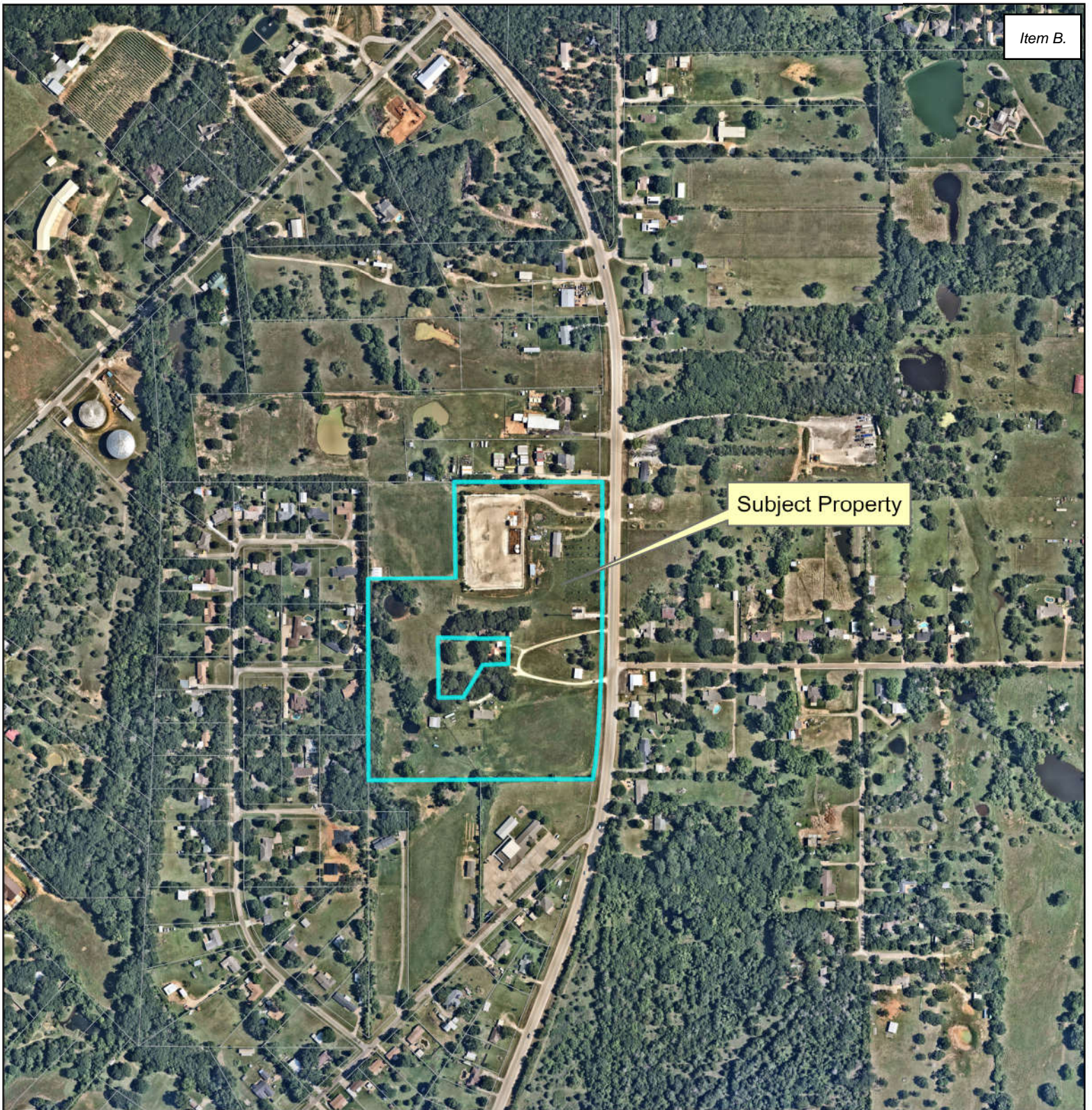
FISCAL IMPACT:

None

STAFF CONTACT:

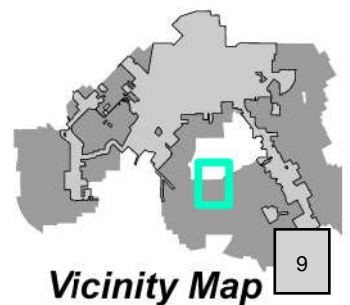
Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com

817-426-9686



THE CITY OF
BURLESON
TEXAS

Arciniega's Crossing Addition
Lots 1R, 2, & 3 BLK 1
Replat
Case 25-226



Vicinity Map

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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.
5. 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 ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
6. 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.
7. 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.
8. 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).
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED JULY 3, 2025 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
11. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
12. WATER PROVIDER - BETHESDA WATER SUPPLY CORPORATION (817) 295-2131
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8800
13. 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.
14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
15. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
16. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES 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.
17. 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.
18. 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 1,500 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 TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
19. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
20. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
21. 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 85,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
22. WHILE THE CITY OF BURLESON MAY REVIEW AND APPROVE THE PLAT, THIS DOES NOT GUARANTEE JOHNSON COUNTY WILL ISSUE PERMITS FOR ANY PROPOSED DEVELOPMENT OF THIS PROPERTY.
23. 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.
24. 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.
25. FIRE LANES SHALL BE PROVIDED SO THAT 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. THE 150 FEET IS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE WILL BE REQUIRED ON SITE. THIS DISTANCE MAY BE EXTENDED TO 200 FEET FOR SINGLE-FAMILY DWELLINGS WITH APPROVAL OF THE FIRE MARSHAL, EXCEPT FOR SINGLE OR TWO-FAMILY RESIDENCES, THE PATH OF MEASUREMENT SHALL BE ALONG A MINIMUM OF A TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE
26. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADIUS AND 54' OUTSIDE RADIUS. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE.
27. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ON ANY LOT WITHIN THIS SUBDIVISION.
28. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C01801, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, **GABRIEL ARCINIEGA, JESSICA ARCINIEGA AND PAOLA ARCINIEGA**, OWNERS OF A 7.964 ACRE TRACT OF LAND SITUATED IN THE U.A.D. WEATHERSBY SURVEY, ABSTRACT NUMBER 904 AND THE PARKER DOSS SURVEY, ABSTRACT NUMBER 198, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, ARCINIEGA'S CROSSING, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-158, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING" AT THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF TACKETET AND COLLINS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 731, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 3" STEEL FENCE CORNER POST FOUND BEARS FOR REFERENCE NORTH 05 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.48 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 37 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 581.48 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING" AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF A CALLED 2.83 ACRE TRACT OF LAND DESCRIBED BY DEED TO DARLA ANN PEUGH, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-24695, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING" AT THE SOUTHEAST CORNER OF SAID CALLED 2.83 ACRE TRACT BEARS SOUTH 00 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 239.01 FEET;

THENCE WESTERLY, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 2.83 ACRE TRACT, THE FOLLOWING CALLS:

SOUTH 81 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 303.46 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING";

NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 48.03 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING";
NORTH 88 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF 300.95 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING" AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.83 ACRE TRACT, AND BEING ON THE EAST LINE OF A CALLED 6.02 ACRE TRACT OF LAND DESCRIBED BY DEED TO ARTHUR M. LINDSEY AND MARGENE P. LINDSEY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-26108, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYING" AT THE SOUTHWEST CORNER OF SAID CALLED 2.83 ACRE TRACT BEARS SOUTH 06 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 182.93 FEET;

THENCE NORTH 06 DEGREES 13 MINUTES 13 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 6.02 ACRE TRACT, A DISTANCE OF 189.42 FEET, TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 6.02 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 3.0 ACRE TRACT OF LAND DESCRIBED BY DEED TO TERRY WEEKS AND JOYCE WEEKS, RECORDED IN VOLUME 1514, PAGE 539, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, BEING COMMON WITH THE EAST LINE OF SAID CALLED 3.0 ACRE TRACT, A DISTANCE OF 381.53 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 3.0 ACRE TRACT, AND BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1, SAID TACKETT AND COLLINS ADDITION, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "GSI" AT THE SOUTHWEST CORNER OF SAID TACKETT AND COLLINS ADDITION BEARS NORTH 89 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 186.34 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 1 (ARCINIEGA'S CROSSING), BEING COMMON WITH THE SOUTH LINE OF SAID TACKETT AND COLLINS ADDITION, A DISTANCE OF 588.45 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 7.964 ACRES OR 346,902 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **GABRIEL ARCINIEGA, JESSICA ARCINIEGA AND PAOLA ARCINIEGA**, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1R, 2 AND 3, BLOCK 1, ARCINIEGA'S CROSSING**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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.

GABRIEL ARCINIEGA

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED **JACQUELYN BROWN**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSICA ARCINIEGA

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED **TYLER BROWN**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAOLA ARCINIEGA

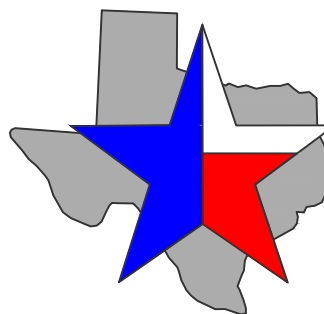
DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED **TYLER BROWN**, 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.

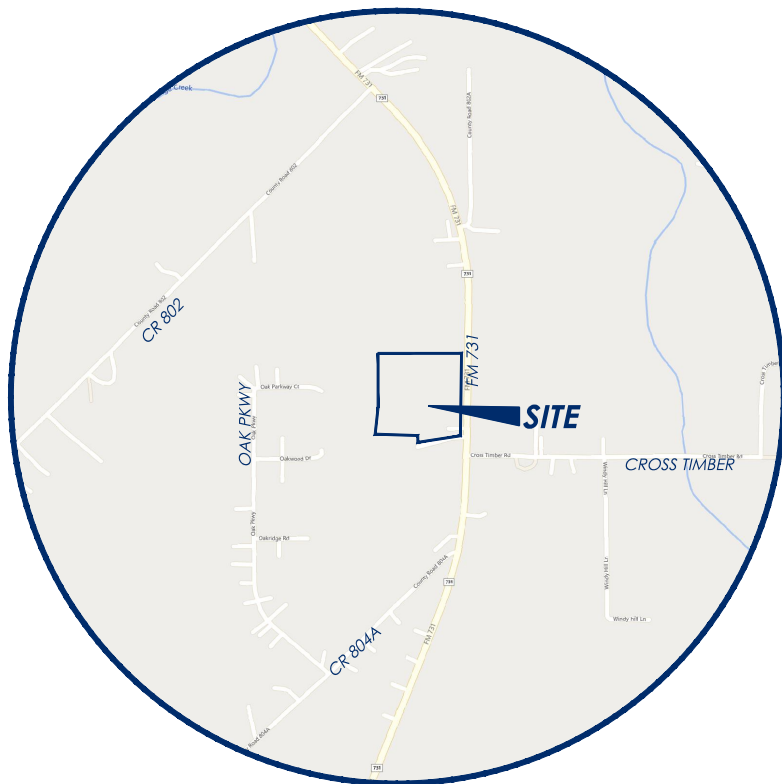
WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
LOTS 1R, 2 AND 3, BLOCK 1
ARCINIEGA'S CROSSING
BEING A REPLAT OF LOT 1, BLOCK 1, ARCINIEGA'S
CROSSING, RECORDED IN CC# 2020-158, PLAT
RECORDS, JOHNSON COUNTY, TEXAS
PREPARED: AUGUST, 2025
3 LOTS LOCATED WITHIN THE ETJ OF BURLESON,
TEXAS.
CASE: RP25-226



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4300.00'	239.04'	3°11'06"	N00°57'36"E	239.01'

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N00°22'53"W	48.03'
L2	N89°13'23"W	20.00'
L3	S00°46'37"W	42.34'
L4	S89°13'23"E	44.00'

LOT 1R, BLOCK 1
5.964 ACRES
259,782 SQ. FEET

LOT 1, BLOCK 1
ARCINIEGA'S CROSSING
CC# 2020-158
PRJCT

U.A.D. WEATHERSBY SURVEY
ABSTRACT NO. 904

LOT 2, BLOCK 1
1.000 ACRES
43,564 SQ. FEET

LOT 3, BLOCK 1
1.000 ACRES
43,564 SQ. FEET

CALLED 2.83 ACRES
DARLA ANN PEUGH
CC# 2019-24695
DRJCT

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2025 - ____

DRAWER ____ SLIDE

BY: _____

JOHNSON COUNTY CLERK

BY: _____

DEPUTY CLERK

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

EXECUTED THIS THE ____ DAY OF _____, 2025.

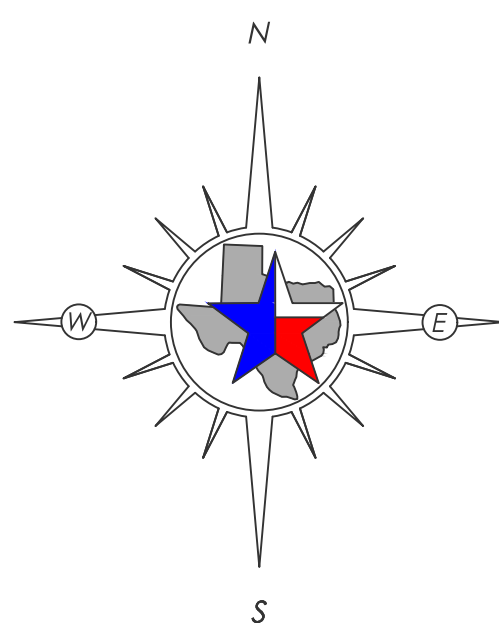
PRELIMINARY

This document shall not be
recorded for any purpose and shall
not be used or viewed or relied
upon as a final survey document.

MARSHALL W MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 250547 DATE: JULY 3, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



SCALE: 1" = 60'
0' 60' 120'

OWNER(S)
GABRIEL AND PAOLA ARCINIEGA 4212 SATELLITE DRIVE
2460 FM 731 BURLESON, TX 76028
JESSICA ARCINIEGA
4212 SATELLITE DRIVE
FORT WORTH, TX 76244

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
BFE = BASE FLOOD ELEVATION
MFF = MINIMUM FINISH FLOOR ELEVATION