



Planning & Zoning Commission Agenda

Tuesday, October 10, 2023
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

2. **CITIZEN APPEARANCES**

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

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 26, 2023 Planning & Zoning Commission meeting.
- B.** Wilshire Square Addition; Lot 7 C-R, Block 2 (Case 23-089): Consider approval of a replat for Wilshire Square Addition , Lot 7 C-R, Block 2, located at 425 SW Wilshire. (*Staff Presenter: Lidon Pearce, Senior Planner*)
- C.** LS Addition; Lot 1, Block 2 (Case 22-166): Consider approval of a final plat for Lot 1, Block 2, of the LS Addition (*Staff Presenter: JP Ducay, Senior Planner*)
- D.** Ridgcrest Estates Addition; Lot 2R, Block 10 (Case 23-223): Consider approval of a replat for Lot 2R, Block 10, of the Ridgcrest Estates Addition (*Staff Presenter: JP Ducay, Senior Planner*)

4. PUBLIC HEARING

- A. The Prairie at Chisholm Trail (Case 23-149):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agricultural to "PD" Planned Development for a single-family attached and townhome development with a commercial component located at 6401 CR 910Z. (*Staff Presenter: Lidon Pearce, Senior Planner*)

5. REPORTS AND PRESENTATIONS**6. COMMUNITY INTERESTS ITEMS**

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

7. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council 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 Attorney pursuant to Section 551.071, Texas Government Code**
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
- C. Deliberation regarding a negotiated contract for a prospective gift or donation to the state or the governmental body Pursuant to Section 551.073, Texas Government Code**
- D. Personnel matters pursuant to Section 551.074, Texas Government Code**
- E. Deliberation regarding (1) the deployment, or specific occasions for implementation of security personnel or devices; or (2) a security audit Pursuant to Sec. 551.076, Texas Government Code**
- F. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code**
- G. Pursuant to Sec. 418.183(f), Texas Government Code, deliberation of information related to managing emergencies and disasters including those caused by terroristic acts (must be tape recorded)**

8. ADJOURNStaff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 6th of October 2023, 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: October 10, 2023

SUBJECT:

Approve the minutes from September 26, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the September 26, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 26, 2023 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 26, 2023

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Ashley Brookman
Bill Janusch
Michael Tune(Chair)
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

Cobi Tittle
Todd Hulsey

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Lidon Pearce, Planner
Travis Attanasio, City Engineer

REGULAR SESSION

1. Call to Order – 6:01 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from September 12, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Clint Faram and second by Commissioner Bill Janusch to approve the consent agenda.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

4. Public Hearing

- A. KIA Dealership at 1233 Tarver Rd (Case 23-074):** Hold a public hearing and consider an ordinance for a commercial site plan with waivers, and a zoning change request from “A”, Agricultural, to “C” Commercial with a SUP, Specific Use Permit, allowing “Automobile sales” in specific plan area 3, “Hidden Creek Development Center” of the IH-35 Overlay district. *(Staff Presenter: Lidon Pearce, Senior Planner)*

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:08 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:08 p.m.

Commission Chairman Michael Tune opened the public hearing at 6:08 p.m.

Tina Gregg, 432 CR 715, addressed the commissioners and asked questions regarding lighting issues for this item.

John Hamilton, 505 Pecan, representative of applicant, answered questions from the commissioners regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:20 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

- B. Basden Storage at 755 E Renfro St (Case 23-010):** Hold a public hearing and consider an ordinance for a commercial site plan with waivers, and a SUP, Specific Use Permit, allowing “Mini-warehouse” in the C, Commercial Zoning District and specific plan area 1, “Spinks” of the IH35 Overlay district. *(Staff Presenter: JP Ducay, Senior Planner)*

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:28 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:28 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner Bill Janusch to approve.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

- 1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.**

8. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.

Time – 6:30PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: October 10, 2023

SUBJECT:

Wilshire Square Addition; Lot 7 C-R, Block 2 (Case 23-089): Consider approval of a replat for Wilshire Square Addition, Lot 7 C-R, Block 2, located at 425 SW Wilshire. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On June 26, 2023, an application for a replat was submitted by Chad DuBose representing Foremark LTD on behalf of Mei Hsiung Chang (owner) for approximately 1.809 acres at 425 SW Wilshire. The property is being subdivided into two lots for future general retail development within the City of Burleson.

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

ENGINEERING:

Utilities:

Water & Sewer– The subject property will be served by the City of Burleson.

Storm – The subject property will subject to the City of Burleson Design Standards Manual. A drainage analysis indicated that no detention pond was necessary.

Access:

Access to SW Wilshire is controlled by TxDOT and is subject to their regulations. The applicant is proposing to close the southernmost drive and to construct a right turn lane.

OPTIONS:

- 1) Approve the replat; or
- 2) Deny the replat.

RECOMMENDATION:

Approve the replat for Wilshire Square Addition (Case 23-089).

FISCAL IMPACT:

None.

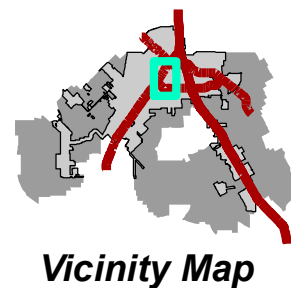
STAFF CONTACT:

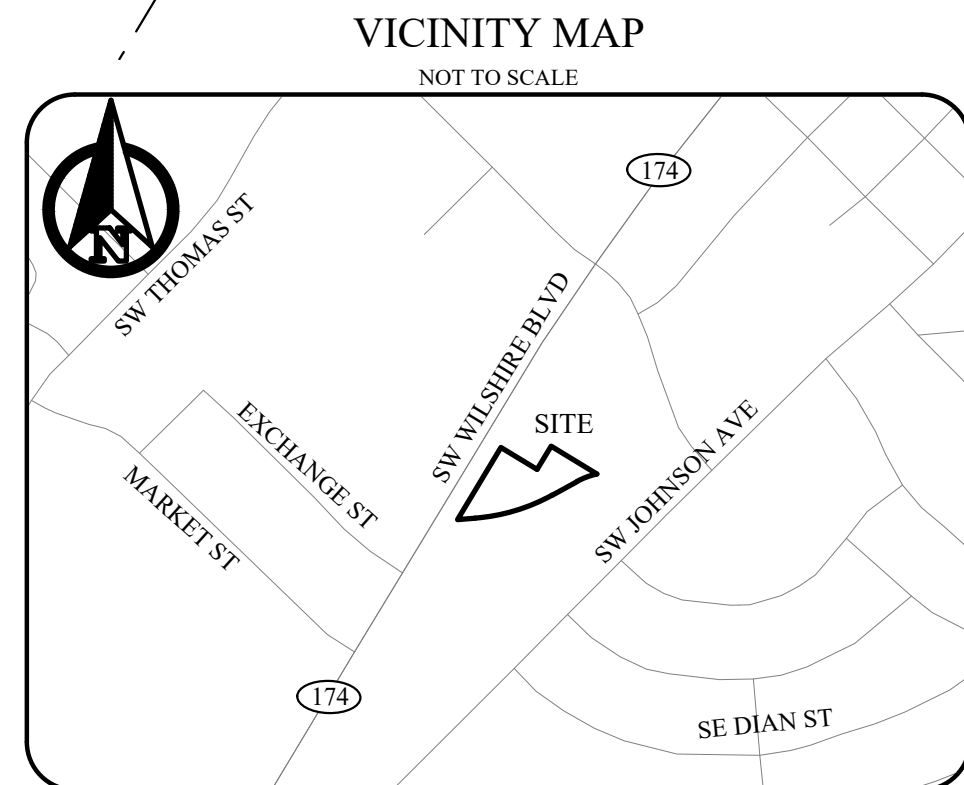
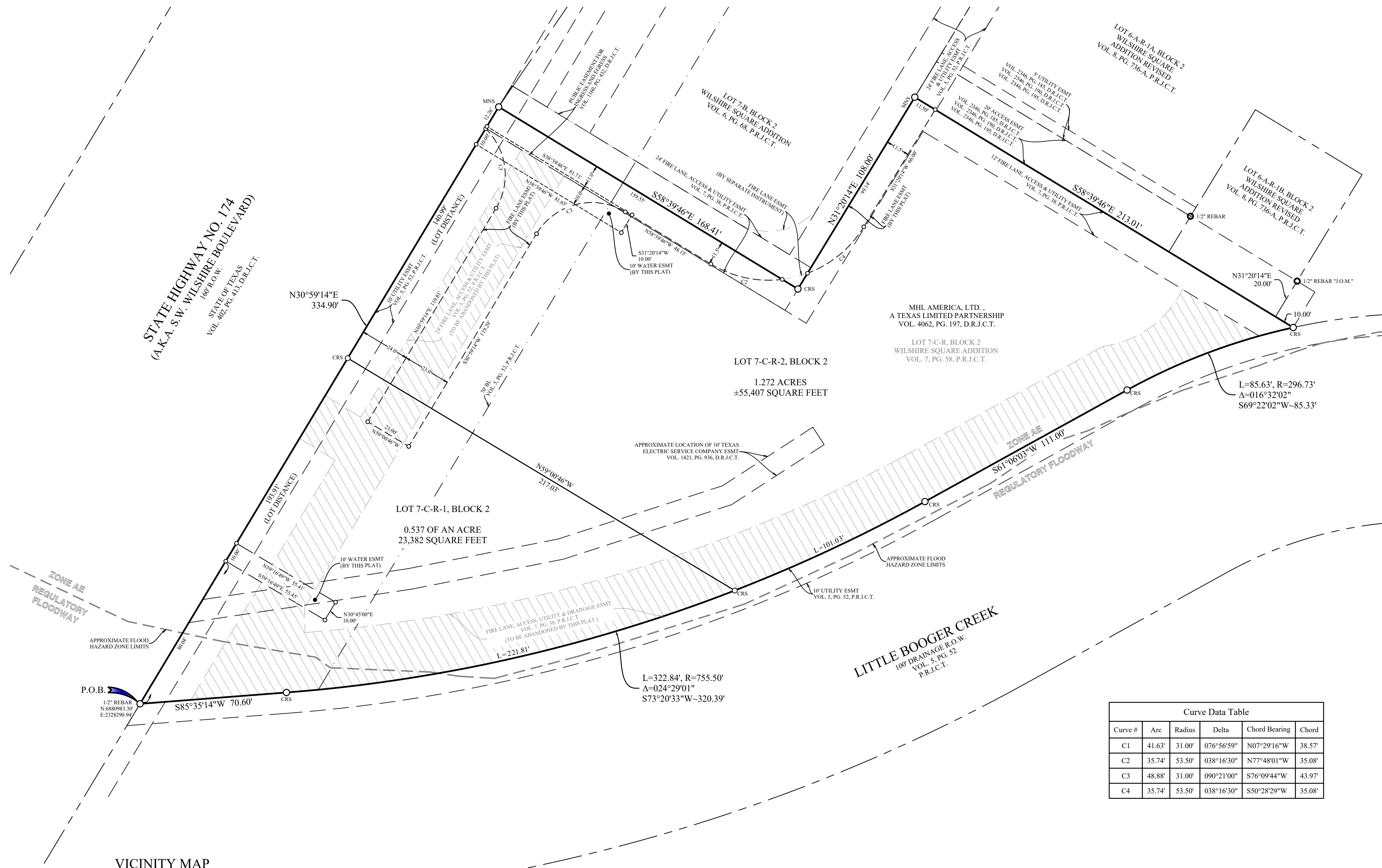
Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649



Lot 7 C-R, Block 2
Wilshire Square Addition
Replat
Case 23-089

THE CITY OF
BURLESON
 TEXAS





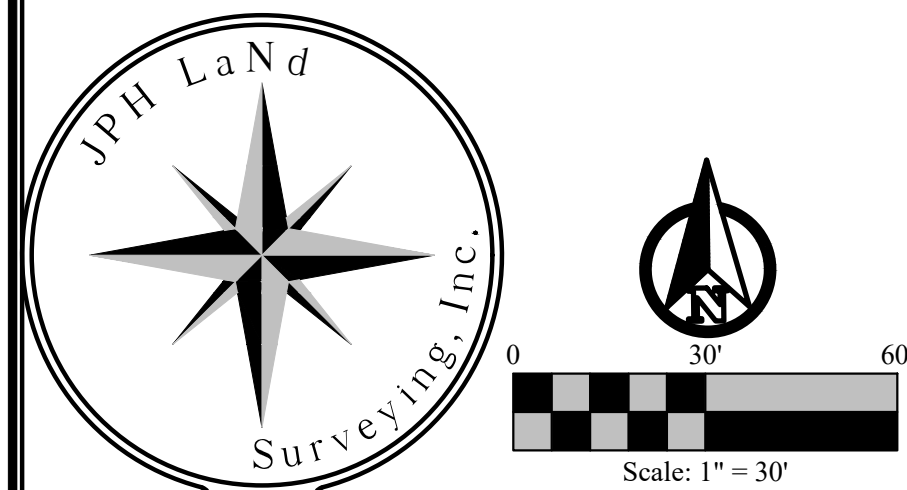
PREPARED BY:
Jewel Chadd, R.P.L.S.
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
MHL America, Ltd.,
a Texas limited partnership
7209 Hummingbird Court
North Richland Hills, Texas 76180

ENGINEER:
JDJR Engineers & Consultants, Inc.
2500 Texas Drive, Suite 100
Irving Texas 75062
Phone: 972-252-5357

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"x" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyF/TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.J.C.T. Plat Records of Johnson County, Texas
O.P.R.J.C.T. Official Public Records of Johnson County, Texas
D.R.J.C.T. Deed Records of Johnson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As



JPH Job/Drawing No. (see below)
2022.238.001 425 SW Wilshire, Burleson, Johnson Co., TX - Replat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

SURVEYOR'S CERTIFICATION:

That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 20__.

By: _____
Chair of Planning and Zoning

By: _____
City Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, MHL America, Ltd., a Texas limited partnership, is the owner of that certain tract being all of Lot 7-C-R, Block 2, Wilshire Square Addition, an addition in the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Volume 7, Page 58, Plat Records, Johnson County, Texas, said tract being the same tract described in the deed to the said MHL America, Ltd., a Texas limited partnership recorded in Volume 4062, Page 197, Deed Records, Johnson County, Texas (D.R.J.C.T.); the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the southeast line of the tract described in the deed to the State of Texas for the right of way of State Highway No. 174 (a.k.a. S.W. Wilshire Boulevard | a 160-foot right of way) recorded in Volume 402, Page 413, D.R.J.C.T., being the southwest corner of the said Lot 7-C-R;

THENCE with the perimeter and to the corners of Lot 7-C-R, the following calls:

- NORTH 30°59'14" EAST, a distance of 334.90 feet to a set Mag Nail with metal washer stamped "JPH Land Surveying";
- SOUTH 58°39'46" EAST, a distance of 168.41 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- NORTH 31°20'14" EAST, a distance of 108.00 feet to a set Mag Nail with metal washer stamped "JPH Land Surveying";
- SOUTH 58°39'46" EAST, a distance of 213.01 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on a curve concave southeast (curve to the left) having a radius of 296.73 feet;
- In a southwesterly direction, along the arc of the said curve, passing through a central angle of 16°32'02", (a chord distance of SOUTH 69°22'02" WEST, a chord distance of 85.33 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
- SOUTH 61°06'03" WEST, a distance of 111.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve concave northwest (curve to the right) having a radius of 755.50 feet;
- In a southwesterly direction, along the arc of the said curve, passing through a central angle of 24°29'01", an arc length of 322.84 feet (a chord bearing of SOUTH 73°20'33" WEST, a chord distance of 320.39) feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- SOUTH 85°35'14" WEST, a distance of 70.60 feet returning to the **POINT OF BEGINNING** and enclosing 1.809 acres (± 78,790 square feet).

That MHL America, Ltd., a Texas limited partnership, does hereby adopt this plat designating the herein before described property as Lots 7-C-R-1 and 7-C-R-2, Block 2, **WILSHIRE SQUARE ADDITION**, an addition to the City of Burleson, Johnson County, Texas, and does 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 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 ____ day of _____, 20__.

Authorized Agent of _____ Name & Title
MHL America, Ltd.,
a Texas limited partnership

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, authorized agent of MHL America, Ltd., a Texas limited partnership, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office on this the ____ day of _____, 20__.

Notary Public in and for the State of _____

PLAT FILE _____, 20__

SLIDE _____, VOLUME _____, PAGE _____
JOHNSON COUNTY PLAT RECORDS

By: _____
County Clerk

GENERAL PLAT NOTES:

- The purpose of this replat is to abandon/release an existing fire lane easement and to subdivide the exiting lot into two (2) lots.
- This plat does not alter or remove any existing deed restriction or covenants, if any, on this property.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channel sand 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. City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 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 efficacy 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.
- All building setbacks are subject to current City of Burleson development regulations.
- The City of Burleson reserves the right to require minimum finish floor elevation on 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.
- 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.
- 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 the most current adopted international fire code.
- City of Burleson will be responsible for all floodplain regulations as it relates to development. All future proposed development shall follow the City of Burleson's floodplain regulations.
- City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control or erosion.
- All buildings or structure 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 80,000lbs shall be required on site at time of construction.
- Property is located within the city limits of Burleson.
- This property lies within ZONE(S) X, per the LOMC (Letter of Map Change) having a Case Number of 07-06-1387V, Community: City of Burleson, Texas, Community No. 485459, Effective Date December 05, 2012.
- This plat was prepared with the benefit of a title commitment provided by Stewart Title Guaranty Company, GF# PL21-30990, Commitment # 002, effective April 10, 2022, and issued April 20, 2022.
- The fieldwork was completed on March 17, 2022.

REPLAT OF LOTS 7-C-R-1 & 7-C-R-2, BLOCK 2 WILSHIRE SQUARE ADDITION

BEING A 1.809-ACRE TRACT BEING
LOT 7-C-R, BLOCK 2, WILSHIRE SQUARE ADDITION
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PROPOSED LOTS : 2

PREPARED: MARCH 2023 | REVISED: JULY 2023
CASE NO. 23-089

THIS PLAT FILED IN INSTRUMENT NUMBER _____, DATE _____

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: October 10, 2023

SUBJECT:

LS Addition; Lot 1, Block 2 (Case 22-166): Consider approval of a final plat for Lot 1, Block 2, of the LS Addition (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On December 13, 2022, an application for a final plat including 4.411 acres was submitted by Angel Sanchez with MAS Consulting Engineers (applicant) on behalf of Jason Burghart (owner). The purpose of this plat is to create one lot of record from an unplatted 4.808 acre tract of land for future development. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

- 1) Approve the Plat; or
- 2) Deny the Plat.

RECOMMENDATION:

Staff recommends approval of the Final Plat for the LS Addition; Lot 1, Block 2 (Case 22-166)

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

September 12, 2023: The Planning and Zoning Commission recommended approval of the Liquid Stone Concrete Zoning Change (22-167) and Commercial Site Plan (22-165) by two separate votes of 8-0.

PUBLIC NOTIFICATION:

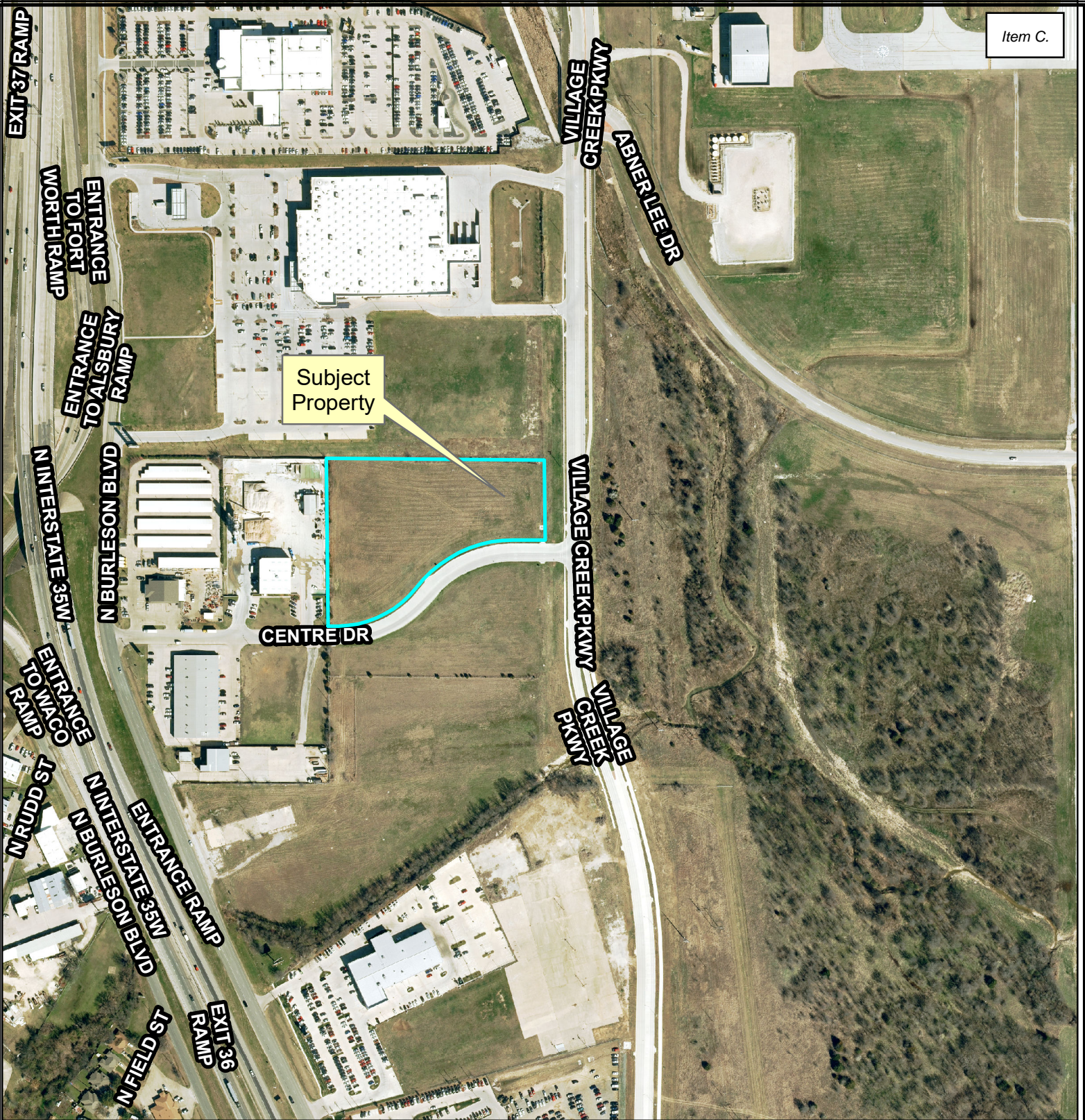
None

FISCAL IMPACT:

None

STAFF CONTACT:

JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



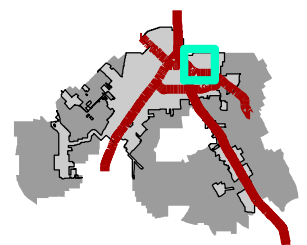
Item C.



THE CITY OF
BURLESON
TEXAS

LS Addition

Final Plat
Case 22-166



Vicinity Map

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT
COUNTY OF JOHNSON

WHEREAS, PAUL KARMY AND DARLENE KARMY, are the owners of a 4.411 acre tract of land out of the S. Gray Survey, Abstract Number 558 and the S. Gray Survey, Abstract Number 1104, situated in the City of Burleson, Johnson County and Tarrant County Texas, being all of a called 4.808 acre tract of land conveyed to Paul Karmy and Darlene Karmy by Special Warranty Deed with Mineral Reservations recorded in Document Number 2017-30944 of the Official Public Records of Johnson County, Texas, and Document Number D217286443, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the north right-of-way line of Centre Drive (a 60' right-of-way), being the southeast corner of Lot 4-R, Block 2, Business Centre-Burleson, a subdivision of record in Volume 8, Page 53, of the Plat Records of Johnson County, Texas and Cabinet B, Slide 485, of the Plat Records of Tarrant County, Texas and the southwest corner of said 4.808 acre tract, from which a found 1/2" iron bears N89°58'03"W, a distance of 282.97 feet, being the southwest corner of said Lot 4-R and the southeast corner of Lot 1-R, Block 2 of said Business Centre-Burleson;

THENCE, N00°34'23"W, along the east line of said Lot 4-R, being the common west line of said 4.808 acre tract, a distance of 458.49 feet to a 1/2" iron rod found in the south line of Lot 1, Block 1, Burleson Sam's Addition, a subdivision of record in Document Number D213279029, of said Plat Records of Tarrant County, Texas, being the northeast corner of said Lot 4-R and the northwest corner of said 4.808 acre tract, from which a found 1/2" iron bears N89°26'37"W, a distance of 282.29 feet, being the northwest corner of said Lot 4-R and the northeast corner of Lot 3-R, Block 2 of said Business Centre-Burleson;

THENCE, S89°26'37"E, along the south line of said Burleson Sam's Addition, a distance of 596.07 feet to a 3/4" inch iron rod found in the west right-of-way line of Village Creek Parkway (a variable width right-of-way), being the southeast corner of Lot 3, Block 1 of said Burleson Sam's Addition and the northeast corner of said 4.808 acre tract;

THENCE, S00°27'44"E, along the west right-of-way line of said Village Creek Parkway, being the east common line of said 4.808 acre tract, a distance of 217.92 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the intersection of the west right-of-way line of said Village Creek Parkway and the north right-of-way line of said Centre Drive;

THENCE along the north right-of-way line of said Centre Drive, being the south line of said 4.808 acre tract, the following four (4) courses and distances:

- N89°52'07"W, a distance of 86.60 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 334.00 feet, a chord bearing of S63°45'12"W, a chord length of 296.79 feet, a delta angle of 52°45'24", an arc length of 307.54 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the beginning of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 266.00 feet, a chord bearing of S63°53'47"W, a chord length of 235.74 feet, a delta angle of 52°36'23", an arc length of 244.23 feet to a 1/2 inch iron rod with plastic cap stamped "PREMIER SURVEYING" found at the end of said reverse curve to the right;
- N89°58'03"W, a distance of 28.73 feet to the **POINT OF BEGINNING** and containing an area of 4.411 Acres, or (192,123 Square Feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL KARMY AND DARLENE KARMY, do hereby adopt this plat, designating herein described property as a **LS ADDITION**, an Addition to the City of Burleson, Tarrant County and 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: PAUL KARMY

BY: _____
Paul Karmy _____ Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **PAUL KARMY**, 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 _____ 2023.

Notary Public, _____ County, Texas.

My commission expires _____

OWNER: DARLENE KARMY

BY: _____
Darlene Karmy _____ Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **DARLENE KARMY**, 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 _____ 2023.

Notary Public, _____ County, Texas.

My commission expires _____

CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas
This the _____ day of _____, 20____.

By: _____
Chair of Planning and Zoning Commission

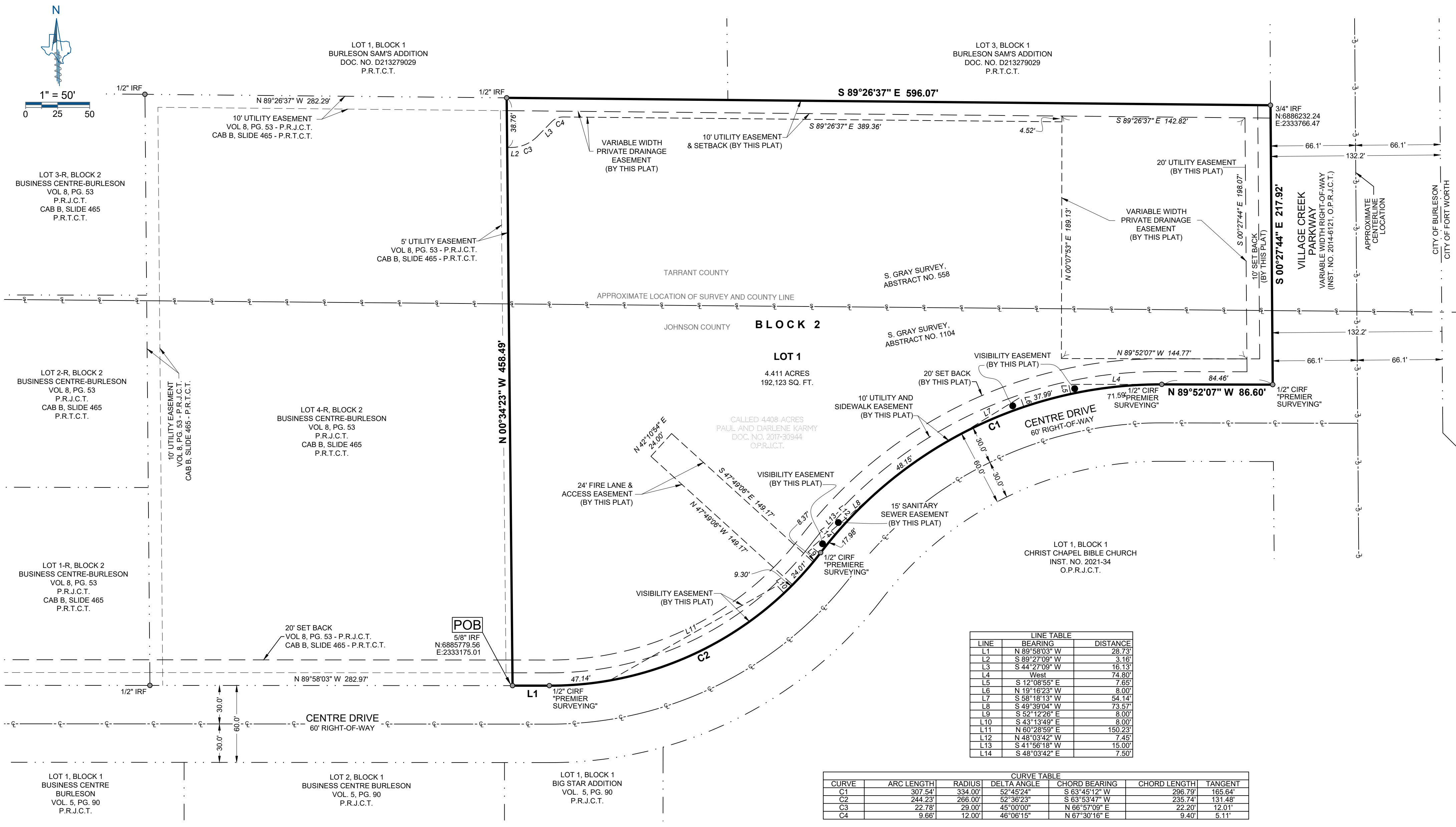
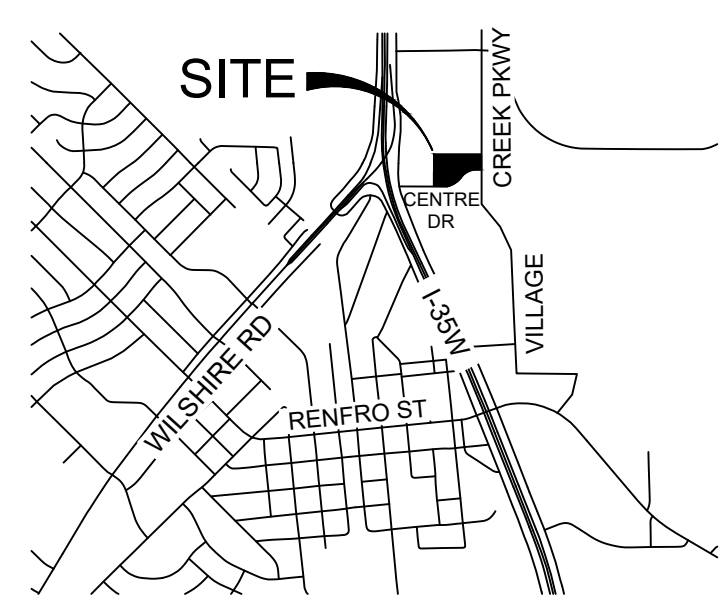
By: _____
City Secretary

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" according to the F.E.M.A. Flood Insurance Rate Map dated December 04, 2012, and is located in both Community Number 485459 as shown on Map Number 4825100853 and F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, and is located in Community Number 480596 as shown on Map Number 48439C0440K.
- The purpose of this plat is to create one lot of record from an unplatted 4.408 acre tract of land for site development.
- The bearings 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, if any.
- 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 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 the developer shall impose these covenants upon Lot 1 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

LEGEND

PG. = PAGE
VOL. = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
ROW = RIGHT-OF-WAY
DOC. NO. = DOCUMENT NUMBER
O.P.R.J.C.T. = OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
C = CENTER LINE OF ROAD
= APPROXIMATE LOCATION OF SURVEY LINE

VICINITY MAP
(NOT TO SCALE)

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.

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.

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 _____ 2023.

Notary Public, Denton County, Texas.

My commission expires _____

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____
CLERK OF COMMISSIONERS COURT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE
RECORDING DATE SHALL BE SUBJECT TO CURRENT
COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

FINAL PLAT
LS ADDITION
LOT 1, BLOCK 2

BEING 4.411 ACRES OF LAND SITUATED IN THE
S. GRAY SURVEY, ABSTRACT NO. 558,
AND THE S. GRAY SURVEY, ABSTRACT NO. 1104
IN THE CITY OF BURLESON,
JOHNSON AND TARRANT COUNTY, TEXAS

CITY CASE #: 22-166

PAGE 1 OF 1

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

JOB NUMBER
2110.047
DATE
07/10/2023
REVISION
-

DRAWN BY
BE/EN



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

ENGINEER
MAS Consulting Engineers
Contact: Angel Sanchez, PE
2702 SE Loop 820
Fort Worth, TX 76140
(817) 708-2422

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

OWNER
Paul & Darlene Karmy
321 Centre Drive
Burleson, TX 76028

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: October 10, 2023

SUBJECT:

Ridgecrest Estates Addition; Lot 2R, Block 10 (Case 23-223): Consider approval of a replat for Lot 2R, Block 10, of the Ridgecrest Estates Addition (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On August 21, 2023, an application for a replat including 1.704 acres was submitted by Marshall Miller with Lonestar Land Surveying, LLC (applicant) on behalf of Victor Angel Castillo (owner). The purpose of this plat is to replat a portion of Lot 2 that was previously subdivided by metes and bounds and now needs to be replatted to reflect the current deed ownership in order to obtain building permits. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

- 1) Approve the Plat; or
- 2) Deny the Plat.

RECOMMENDATION:

Staff recommends approval of the replat for the Ridgecrest Estates Addition; Lot 2R, Block 10 (Case 23-223)

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

None

PUBLIC NOTIFICATION:

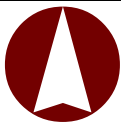
None

FISCAL IMPACT:

None

STAFF CONTACT:

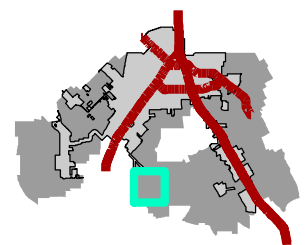
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Ridgecrest Estates Addition

THE CITY OF
BURLESON
TEXAS

Replat
Case 23-223



Vicinity Map

LEGAL DESCRIPTION

BEING A 1.704 ACRE TRACT OF LAND SITUATED IN THE H.L. LIGHTFOOT SURVEY, ABSTRACT NUMBER 526, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK 10, RIDGECREST ESTATES ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 73, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.703 ACRE TRACT OF LAND DESCRIBED BY DEED TO VICTOR ANGEL CASTILLO, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-7499, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF LOT 3, SAID RIDGECREST ESTATES ADDITION, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF REGALVIEW DRIVE, A CALLED 60' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, BEING COMMON WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 349.67 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHWEST CORNER OF SAID LOT 3, AND BEING ON THE EAST LINE OF LOT 9, SAID BLOCK 6;

THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINES OF SAID LOT 9 AND LOT 8, SAID BLOCK 6, A DISTANCE OF 212.53 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.703 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JERRY KELLY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-33785, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 43 MINUTES 56 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.703 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID KELLY TRACT, A DISTANCE OF 350.14 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.703 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID KELLY TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID REGALVIEW DRIVE, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID KELLY TRACT BEARS NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 105.84 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 33 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 211.79 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.704 ACRES OR 74,233 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT VICTOR ANGEL CASTILLO, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 2R, BLOCK 10, RIDGECREST ESTATES ADDITION** 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.

VICTOR ANGEL CASTILLO

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF AUGUST, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STANDARD NOTES

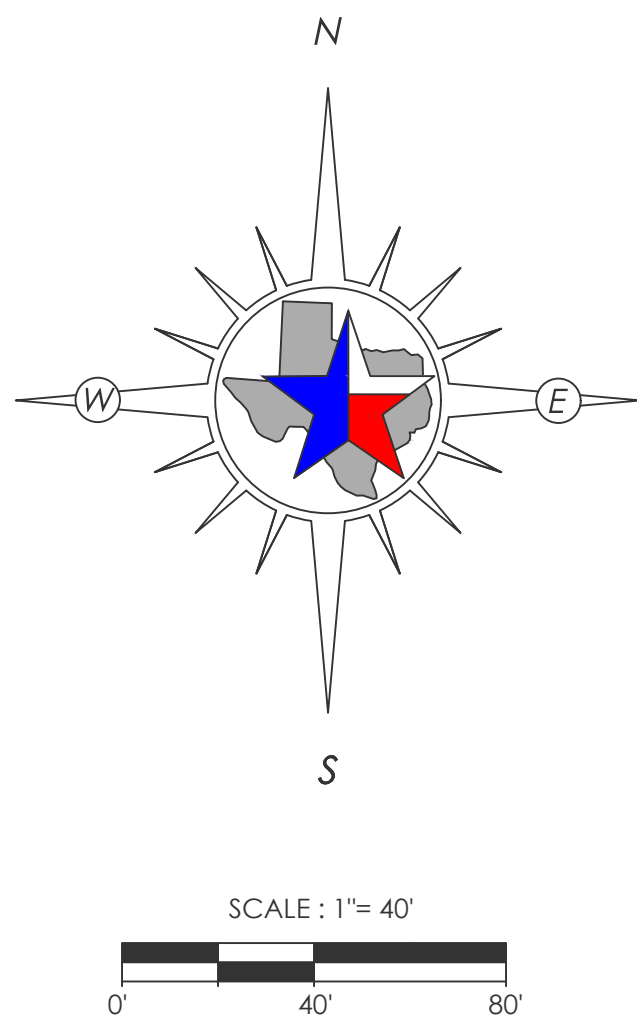
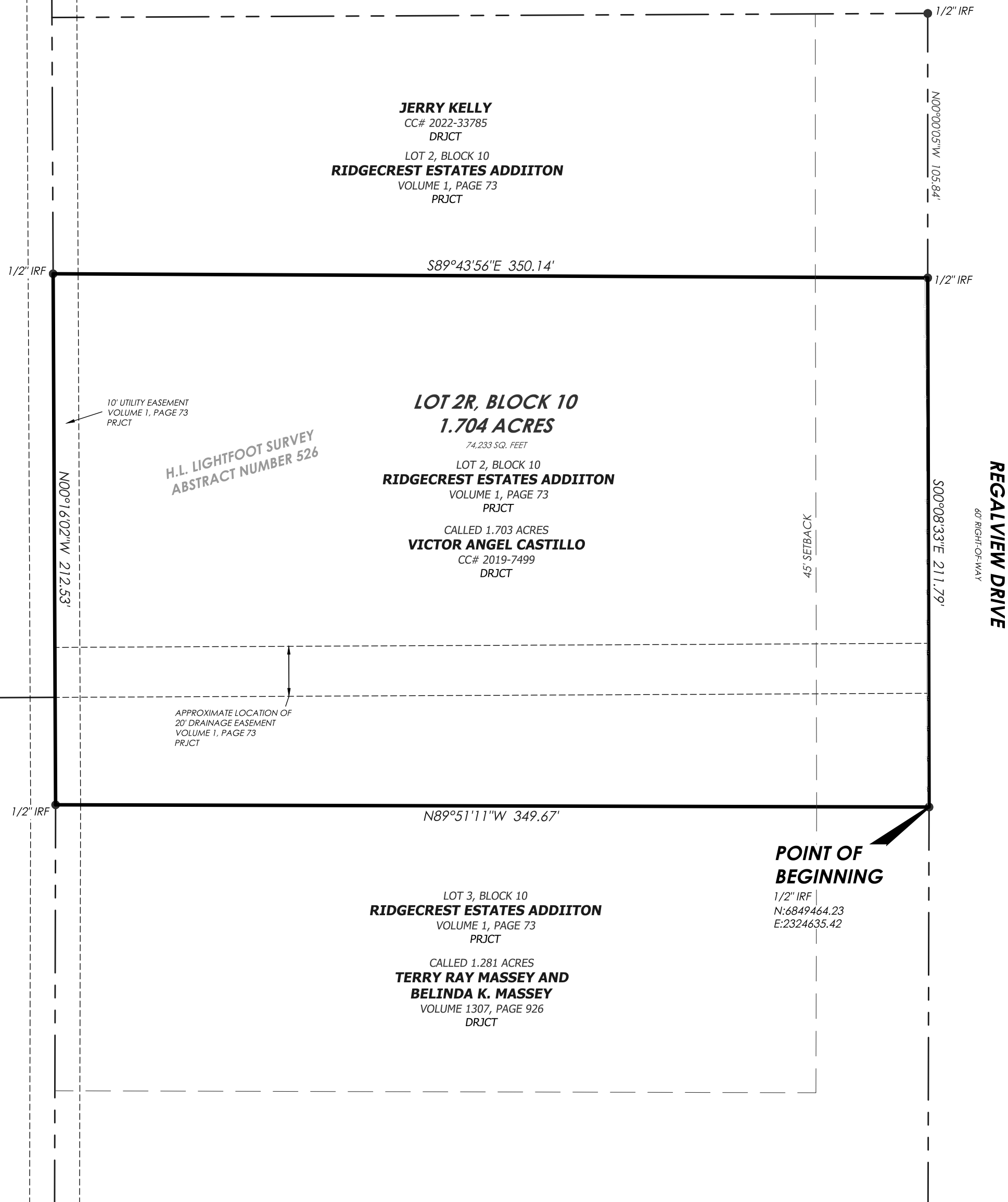
1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
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, OR THEIR DESIGNEE, 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 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.
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.
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 AUGUST 21, 2023 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. WATER PROVIDER - MONARCH UTILITIES 1 L.P. - (866) 654-7992
12. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
13. THE JOHNSON COUNTY 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.
14. 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.
15. 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.
16. 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.
17. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
18. 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.
19. 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. 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.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0180J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, 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.

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. THE SUBJECT PROPERTY LIES WITHIN THE ETJ OF THE CITY OF BURLESON.
3. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
5. 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.
6. THE PURPOSE OF THIS REPLAT IS TO REPLAT A PORTION OF LOT 2 THAT WAS SUBDIVIDED BY METES AND BOUNDS AND NOW NEEDS TO BE PLATTED TO REFLECT THE CURRENT DEED OWNERSHIP IN ORDER TO OBTAIN BUILDING PERMITS.
7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.



OWNER(S)
VICTOR CASTILLO
5709 REGALVIEW DRIVE
JOSHUA, TX 76058

LEGEND

D.R. J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH"
JCSUD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT

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 SEPTEMBER, 2023.

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: 230531 DATE: SEPTEMBER 12, 2023
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2023.

BY:
CHAIR OF PLANNING AND ZONING COMMISSION

BY:
CITY SECRETARY

FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2023 - ____

DRAWER ____ SLIDE ____

BY: _____

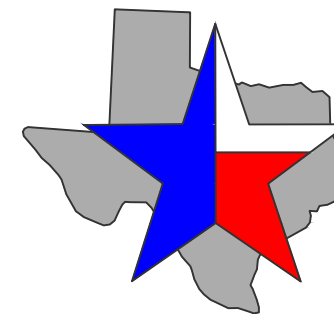
JOHNSON COUNTY CLERK

BY: _____

DEPUTY CLERK

REPLAT
LOT 2R, BLOCK 10
RIDGECREST ESTATES ADDITION
BEING A REPLAT OF A PORTION OF LOT 2, RIDGECREST ESTATES ADDITION
AN ADDITION TO THE ETJ OF THE CITY OF BURLESON,
JOHNSON COUNTY, TEXAS.
PREPARED: SEPTEMBER, 2023

1 LOT LOCATED WITHIN THE ETJ OF THE CITY OF
BURLESON, TEXAS.
CASE: 23-223



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

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: October 10, 2023

SUBJECT:

The Prairie at Chisholm Trail (Case 23-149): Hold a public hearing and consider an ordinance for a zoning change request from "A", Agricultural to "PD" Planned Development for a single-family attached and townhome development with a commercial component located at 6401 CR 910Z. *(Staff Presenter: Lidon Pearce, Senior Planner)*

SUMMARY:

On July 24, 2023, an application for a zoning change request was submitted by Matt Powell, representing DFW Geodesy, on behalf of Charles Covey with Landvest Development LLC, to change the zoning of approximately 111.948 acres to PD, Planned Development for a single-family attached and townhome residential development with one commercial lot.

Development Overview:

The developer is proposing a PD zoning on 111.98 acres to develop 251 SFA, single-family attached lots, 374 townhome lots, and 1 commercial tract with a walking trail open to the public. The proposed development standards and conceptual layout of the site are attached as Exhibit 4.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	ETJ	Residential (Walden Estates)
East	Chisholm Trail PKWY	N/A
South	ETJ (Development Agreement)	Undeveloped
West	ETJ	Residential (Sundance Addition)

This site is designated in the Comprehensive Plan as Chisholm Trail Corridor.

Land uses along the Chisholm Trail Corridor should be **primarily nonresidential**, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. This area is envisioned to develop in a coordinated manner, with both vehicular and pedestrian connectivity in mind. Development should emphasize quality building and site design and robust landscaping, reflecting a positive image of Burleson to those traveling along the corridor

Staff has determined that this request is not in conformance with the Comprehensive Plan and pursuant to Local Gov't Code Section 211.04 an amendment to the Future Land Use Map would be appropriate if rezoned for the applicant's proposal.

Staff recommends disapproval based on the request not meeting the Comprehensive Plan in addition to the following concerns:

Applicant's PD allows C, Commercial uses on the proposed commercial tract. Several by-right uses in C, Commercial would not be complimentary to the adjacent residential uses. Neighborhood Services or General Retail would align better within a residential development. Additionally, the PD language does not require screening from the C, Commercial tract which could be potentially harmful depending on the commercial use that could ultimately be developed there.

Proposed Townhomes (SF-TH) lots are smaller than what is allowed in the City's current SFA district

	Applicant's proposed Townhomes	City of Burleson SFA, Single-family attached
Minimum Lot size	1,400 SF	2,500 SF
Lot width	20 FT	25 FT
Lot depth	70 FT	100 FT

Proposed lot sizes and density are not complimentary with the adjacent Sundance Addition to the west.

Proposed PD language does not reflect the type of amenities that staff would expect to serve the residents of this type of development. Only amenity mandated in the PD is a walking trail.

Contrary to the Comprehensive Plan, robust landscaping was not provided within the PD. Landscaping standards were not proposed by the applicant and would default to the base landscaping standards from Chapter 86 of the Code of Ordinances.

Engineering:

Engineering reviews will be required during the platting phase.

OPTIONS:

- 1) Recommend approval of an ordinance for a zoning change request to “PD” Planned Development with reasoned consideration and acknowledgement that the action is not consistent with the Comprehensive Plan and an explanation why the Commission considers the action to be reasonable and in the public’s interest; or
- 2) Recommend denial of the ordinance for a zoning change request.

FISCAL IMPACT:

None.

STAFF CONTACT

Lidon Pearce, CNU-A

Senior Planner

lpearce@burlesontx.com

817-426-9649

ZC – Prairie at Chisholm Trail

Location:

- 6401 CR 910Z

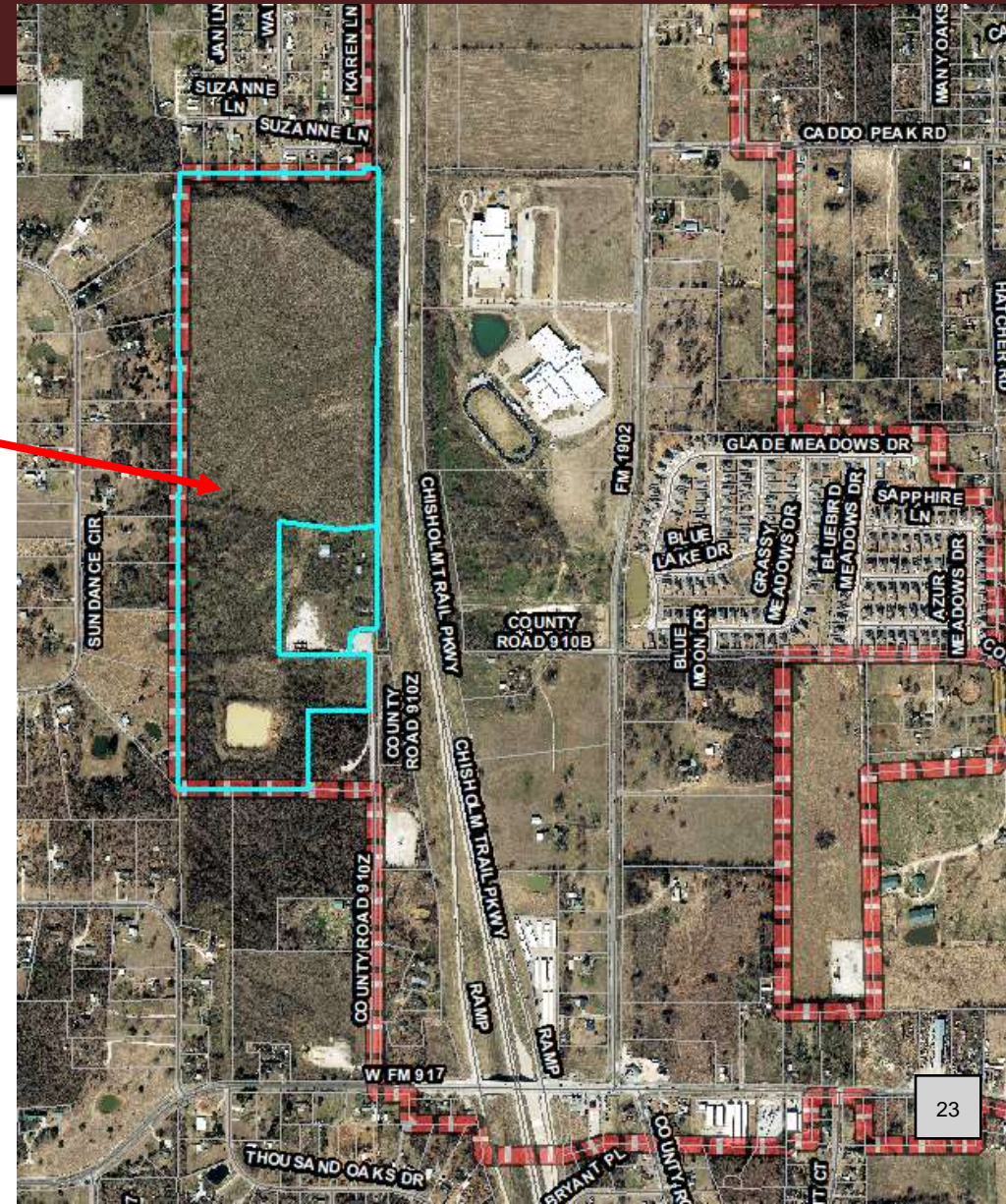
Applicant:

Matt Powell (DFW Geodesy)

Charles Covey (Developer)

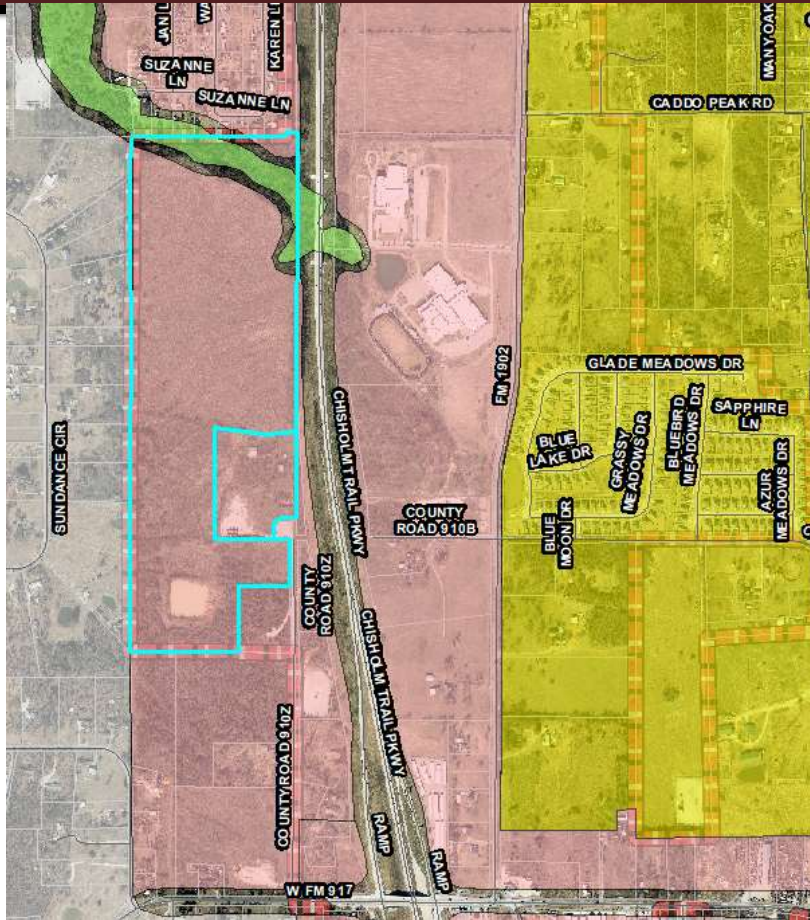
Item for approval:

Zoning Change from "A", Agricultural to "PD" Planned Development for a single-family attached and townhome development with a commercial component (Case 23-149).



Comprehensive Plan

Chisholm Trail Corridor



Zoning

A, Agricultural

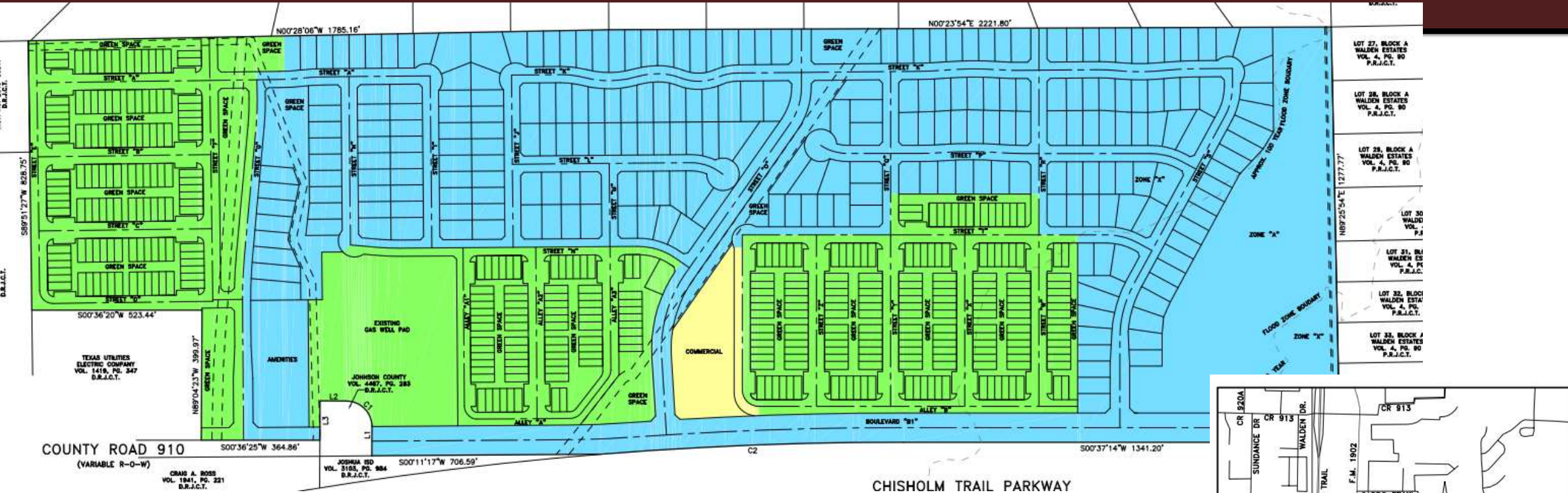
Item A.



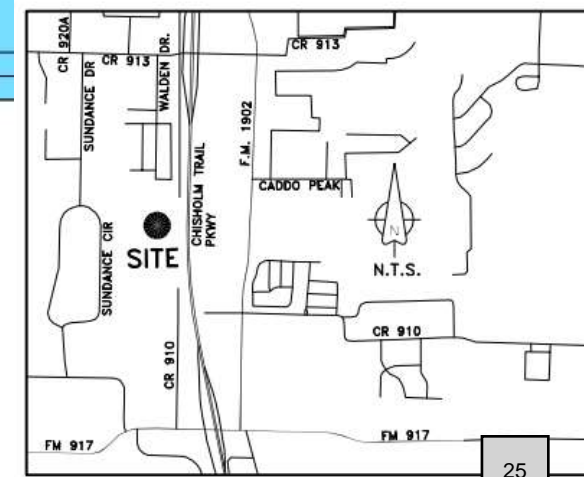
Staff has determined that this request is not in conformance with the Comprehensive Plan and pursuant to Local Gov't Code Section 211.04 an amendment to the Future Land Use Map would be appropriate if rezoned for the applicant's proposal.

ZC – Prairie at Chisholm Trail

Item A.



LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY ATTACHED – SFA	251	68.047
SIGNLE FAMILY TOWNHOME – SF-TH	374	41.783
COMMERCIAL – C-1	1	2.118
TOTAL	626	111.948

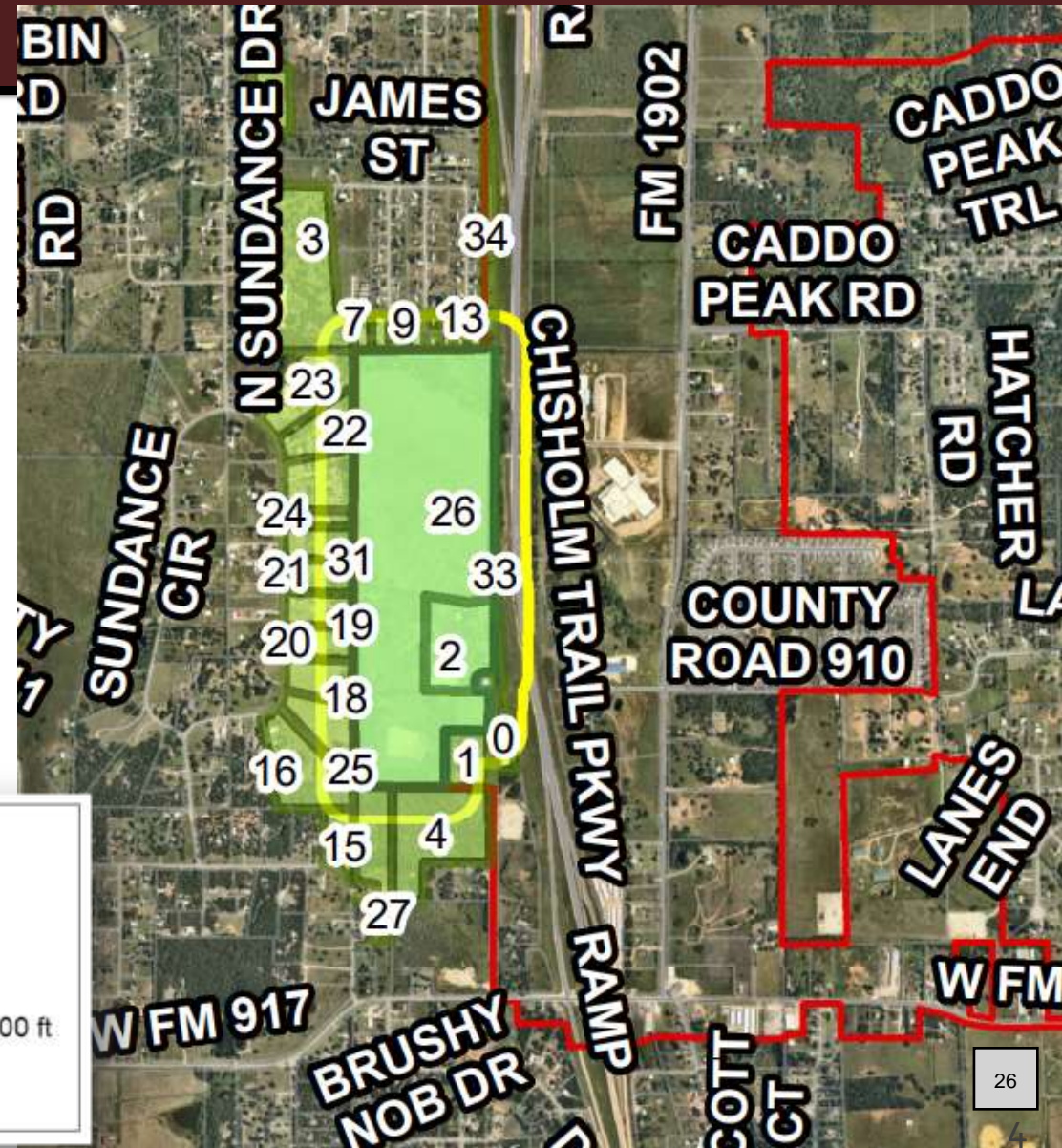
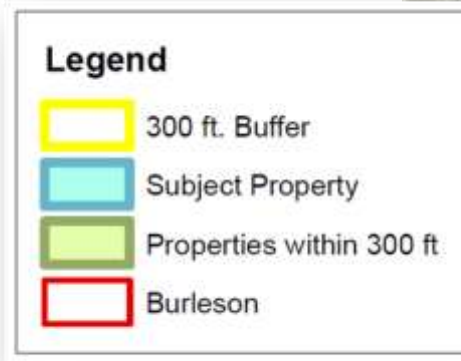


VICINITY MAP
N.T.S.

ZC – Prairie at Chisholm Trail

Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



ZC – Prairie at Chisholm Trail

Staff's Recommendation

Staff recommends disapproval based on the request not meeting the Comprehensive Plan in addition to the following concerns:

- Applicant's PD allows C, Commercial uses on the proposed commercial tract. Several by-right uses in C, Commercial would not be complimentary to the adjacent residential uses.
- Proposed Townhomes (SF-TH) lots are smaller than what is allowed in the City's current SFA district
- Proposed lot sizes and density are not complimentary with the adjacent Sundance Addition to the west.
- Contrary to the Comprehensive Plan, robust landscaping was not provided within the PD. Landscaping standards were not proposed by the applicant and would default to the base landscaping standards from Chapter 86 of the Code of Ordinances.



ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 111.948 ACRES OF LAND LOCATED IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD), MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by Matt Powell on July 24, 2023, under Case Number 23-149 on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted X to X to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of Agricultural (A) to Planned Development (PD); and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort

Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of Agricultural (A); and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1

The Zoning Ordinance and Map is hereby amended insofar as it as 111.948 acres of land located in the Joseph West survey, Abstract no. 855, Johnson County, Texas as shown on the attached Exhibit 1 incorporated herein by reference, by changing the zoning of said property from Agricultural (A) to Planned Development (PD).being attached hereto and incorporated herein by reference for all purposes.

Section 2.

The Planned Development district, as described by Exhibit 1 and depicted on Exhibit 2, shall be subject to the following conditions:

1. GENERAL

This property is subject to all the regulations contained in the City of Burleson development codes, except where amended by this Ordinance

2. PERMITTED LAND USES

Except as otherwise provided herein, land uses permitted within this PD district shown on Exhibit 2 are limited to the Planned Development Single-Family Townhome District (PD SF-TH) and Single Family Residential (SFA – Single Family Attached Dwelling District) and Commercial (C1) zoning district as defined by the City of Burleson Zoning

Ordinance.

The purpose of the Planned Development District is to facilitate the development of high-quality Single-Family attached product located within the PD area.

3. DEVELOPMENT STANDARDS:

Except as otherwise provided herein, the acting development standards applied to this PD district shown on Exhibit A shall include the Planned Development Single-Family Townhome District (PD SF-TH) development area regulations and all the regulations contained in the City of Burleson development codes, except where amended by this Ordinance:

A - Planned Development Single-Family Townhome District (PD SF-TH)

1. Lot Requirements:

- a. Min. lot sizes: 1400 square feet per unit
- b. Lot width: 20 feet
- c. Lot depth: 70 feet
- d. Lot coverage: 75%
- e. Front yard setbacks
 - i. Garages: 20 feet
 - ii. All other portions of the building: 15 feet
- f. Rear yard setbacks: 0 feet (Adjacent to open space mews)
- g. Side yard: 0 feet
- h. 3 Stories; maximum height: 40 feet

B. Open Space Mews

- i. Open space mews required between all buildings as generally shown on Exhibit 2.
- ii. Minimum mews width: 20 feet

C. Walking Trail

- i. Minimum of eight (8) ft. wide with one bench per every one thousand (1000) ft and trash can per one thousand (1000) ft. Trash to be maintained by the HOA.
- ii. The trail system shall be accessible and open to the general public. The remaining open space/common area lots and amenities located within such areas may be reserved for private use, at the property owner's discretion.

D. Sidewalk

- i. There shall be a five (5) foot sidewalk in front of all buildings fronting onto. The sidewalk shall utilize enhanced paving.
- ii. Sidewalks shall be at least six (6) feet when adjacent to eighteen (18) foot parking spaces.

E. Parking

- i. Two (2) enclosed spaces behind the front yard line (labeled Building Line in Exhibit 2).

- ii. On-Street Parking shall be prohibited on 41' Private Road within the SF-TH development. Adequate signage shall be provided on every street to enforce this amendment.
- iii. Visitor parking within PD SF-TH: 0.25 per dwelling unit.

F. Common Area Maintenance

- i. To ensure the long-term maintenance of common land and facilities in townhome district the homeowners' association (HOA) or other similar management entity shall be organized as a nonprofit corporation with automatic membership in the management entity when property is purchased. This shall be specified in the covenants which run with the land, and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Included in the maintenance covenants shall be procedures for changing them at stated intervals. Deeds shall also reference the rights and responsibilities of property owners to the management entity. The management entity shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities with a pro-rata formula for all property owners.
- ii. The General Retail Tract shall be exempt from required screening adjacent to the HOA common area lot as shown in Exhibit 2, in order to allow for patios and potential trail connection.

G. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

B - Single Family Residential (SFA – Single Family Attached Dwelling District)

- No change

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable., and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 7.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 8.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT 1:**LEGAL DESCRIPTION**

BEING a 111.948 acre tract of land situated in the Joseph West Survey, Abstract No. 855, Johnson County, Texas and being the same land described as 117 acres in a deed to Weldon R. Woodard as recorded in Volume 1814, Page 837 of the Official Public Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of Lot 18 of the Sundance Subdivision, an addition to Johnson County, Texas according to the Map or Plat thereof recorded in Volume 1, Page 13 of the Map and Plat Records of Johnson County, Texas same being the Southwest corner of Lot 27 of the Walden Estates Subdivision, an addition to Johnson County, Texas according to the Map or Plat thereof recorded in Volume 4, Page 90 of said Map and Plat Records;

THENCE North 89 degrees 25 minutes 54 seconds East, along the common line of said Walden Estates, 1196.33 feet passing a 5/8 inch iron rod found for the Southeast corner of Lot 34 of said Walden Estates, and traveling a total distance of 1277.77 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585, on the West Right-of-Way line of the Chisholm Trail Parkway, a variable width Right-of-Way, for the Northwest corner of a called 1.200 acre tract of land described as Control Access - Partial Acquisition, in a deed to the State of Texas as recorded in Document Number 2008- 40878, same being the Northwest corner of a called 23.380 acre tract of land described in a deed to the State of Texas as recorded in Document Number 2007-26710 of said Official Public Records, and being the Northeast corner of this tract;

THENCE South 00 degrees 37 minutes 14 seconds West, along the West Right-of-Way line of said Chisholm Trail Parkway and said 23.380 acre tract, a distance of 1341.20 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585, for the beginning of a curve to the Left with the Radius of 11,459.16 feet;

THENCE with said curve to the left with a chord bearing of South 01 degrees 37 minutes 42 seconds East, chord length of 929.47', through a central angle of 04 degrees 38 minutes 55 seconds, an arc length of 929.47', to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585, for the North corner of a called 10.95 acre remainder portion of a 116.525 acres of land as described in a deed to Joshua Independent School District as recorded in Document Number 3103-984 of said Official Public Records;

THENCE South 00 degrees 11 minutes 17 seconds West, along the common line of said 10.95 acre tract, a distance of 706.59 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 on the West line of said 10.95 acre tract for the Northeast corner of a called 0.592 acre tract of land described in a deed to County of Johnson as recorded in Volume 4467, Page 283 of said Official Public Records;

THENCE along the common line of said 0.592 acre tract the following courses and distances:

North 88 degrees 52 minutes 50 seconds West, a distance of 93.93 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 for the beginning of a curve to the Left with a Radius of 80.00 feet;

Thence with said curve to the left with a chord bearing of South 43 degrees 52 minutes 18 seconds West, and chord length of 109.25', through a central angle of 86 degrees 07 minutes 48 seconds with an arc length of 120.26' to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585;

South 00 degrees 48 minutes 24 seconds West, a distance of 80.50 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585;

South 89 degrees 18 minutes 08 seconds East, a distance of 120.69 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 on the South line of said 0.592 acre tract, for a Northwest corner of a called 5.739 acre tract of land described in a deed to Texas Utilities Electric Company as recorded in Volume 1419, Page 347 of said Official Public Records;

THENCE along the common line of said 5.739 acre tract the following courses and distances;

South 00 degrees 36 minutes 25 seconds West, a distance of 364.86 feet to a Texas Department of Transportation Monument with Brass cap;

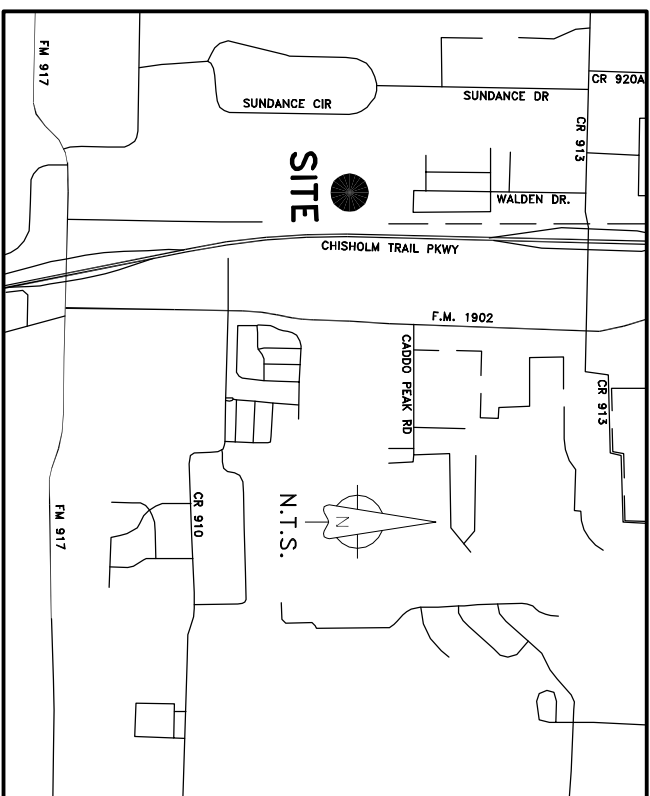
North 89 degrees 04 minutes 23 seconds West, a distance of 399.97 feet to a 5/8 inch iron rod found;

South 00 degrees 36 minutes 20 seconds West, a distance of 523.44 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 on the North line of a called 16.894 acre tract of land described in deed to Stephanie Kristine Coomer as recorded in Document Number 2017-18962 of said Official Public Records, same being the Southwest corner of said 5.739 acre tract;

THENCE South 89 degrees 51 minutes 27 seconds West, along the South line of said 117 acre tract, a distance of 828.75 feet to a 1/2 inch iron rod found on the East line of said Sundance Subdivision, for the Northwest corner of a called 8.99 acre tract of land as described in a deed to Michael Glenn Brothers as recorded in Document Number 2019-30817 of said Official Public Records, same being the Southwest corner of this tract;

THENCE North 00 degrees 28 minutes 06 seconds West, along the common line of said Sundance Subdivision, a distance of 1785.16 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 for an angle point on the East line of said Sundance Subdivision and the West line of this tract;

THENCE North 00 degrees 23 minutes 54 seconds East, continuing along said common line, a distance of 2221.80 feet to the POINT OF BEGINNING, containing 111.948 acres of land, more or less

VICINITY MAP
N.T.S.

LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY ATTACHED	251	68.047
SINGLE FAMILY TOWNHOME	374	41.783
GENERAL RETAIL	1	2.113
TOTAL	626	11.943

LEGAL DESCRIPTION

BEING A 111.948 ACRE TRACT OF LAND SITUATED IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 117 ACRES IN A DEED TO WEIDON R. WOODARD AS RECORDED IN VOLUME 1814, PAGE 837 OF THE OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE WITH SAID CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 43 DEGREES 52 MINUTES 18 SECONDS WEST AND CHORD LENGTH OF 109.25', THROUGH A CENTRAL ANGLE OF 86 DEGREES 18 MINUTES 36 SECONDS TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, MARKED DATAPOINT#10194585 FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET;

[illegible]

SOUTH 00 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 384.86 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT WITH BRASS CAP;

THE SOUTHERN PUBLIC CORPORS, AND BEING THE NORTHEAST CORNER OF THIS TRACT; THE SOUTHERN PUBLIC CORPORS, 37 MINUTES 14 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CHICHOUAL TRAIL PARKWAY AND SAID 35,380 ACRE TRACT, FOR A DISTANCE OF 1,341.20 FEET TO THE LEFT WITH THE BEARING AND 114,929.16 FEET; FOR THE BEGINNING OF A CERTAIN

THENCE WITH SAID CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 01 DEGREES 37 MINUTES 42 SECONDS EAST, CHORD LENGTH OF 929.47', THROUGH A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 56 SECONDS, FOR AN EIGHTH CORNER OF 17', TO A LINED 2.56 ACRE TRACT POSITIONED 116,523.25 ACRES OF LAND AS DESCRIBED IN A DEED TO JOSHUA INDEPENDENT SCHOOL DISTRICT AS RECORDED IN DOCUMENT NUMBER 3103-984 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 01 DEGREES 11 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT, 116,523.25 ACRES TO THE WEST LINE OF SAID 10.65 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 10.65 ACRE TRACT ON THE WEST LINE OF SAID 10.65 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 0.592 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COUNTY OF JOHNSON AS RECORDED IN DOCUMENT NUMBER 3103-984 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 0.592 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 00 DEGREES 23 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 2221.80 FEET TO THE POINT OF BEGINNING, CONTAINING 111.948 ACRES OF LAND, MORE OR LESS.



TEXAS UTILITIES
ELECTRIC COMPANY
VOL. 1419, PG. 34
D.R.J.C.T.

MICHAEL GLENN BROTHERS
INST. NO. 2019-30817
D.R.J.C.T.

STEPHANIE COOMER
INST. NO. 2017-18962
D.R.J.C.T.

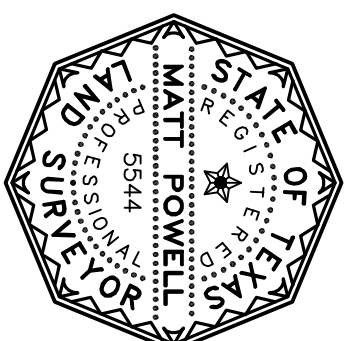
DEVELOPER:
LANDVEST PARTNERS
P.O. BOX 1387
MCKINNEY, TX 75070
PHONE: (903) 271-8907
CONTACT: CHARLES COVE

SURVEYOR:



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°52.50"W	93.93'
L2	S00°48.24"W	80.50'
L3	S89°18'08"E	120.69'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	120.26'	80.00'	86°07'48"	S43°52'18"W	109.25'



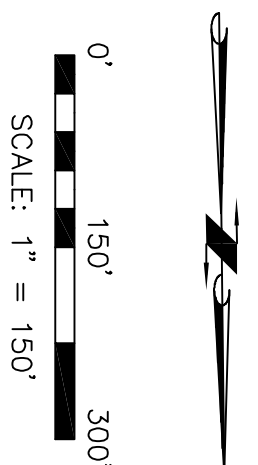
SURVEYOR'S CERTIFICATE:
PREPARED BY ME OR UNDER MY DIRECT

PREPARED BY ME OR UNDER MY DIRECTION

Myth Family

RECEIVED: PROFESSIONAL AND CONSUMER
TEXAS REGISTRATION NO. 5544

DATED: 08/31/23



CHISHOLM TRAIL PARKWAY

(VARIABLE R-O-W)

EXHIBIT 2

A ZONING EXHIBIT OF

THE PRAIRIE

SITUATED IN THE

JOSEPH WEST SURVEY
ABSTRACT No. 855

CITY OF BURLESON, JOHNSON COUNTY, TEXAS