



## Planning & Zoning Commission Agenda

Tuesday, September 09, 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 August 12, 2025 Planning & Zoning Commission meeting.

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 (Case 25-132): 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*)

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 2nd of September 2025, by 6:00 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

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** September 9, 2025

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**SUBJECT:**

Approve the minutes from August 12, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the August 12, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the August 12, 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](mailto:pfisher@burlesontx.com)  
817-426-9611

## PLANNING AND ZONING COMMISSION

August 12, 2025  
MINUTES

### Roll Call

#### Commissioners Present

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

#### Commissioners Absent

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner  
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**

- A.** Consider approval of the minutes from July 22, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Bear Ridge, Phase 1C (Case 25-170): Consider and take possible action on a final plat of Bear Ridge, Phase 1C; Lot 1R, Block 1 and Lots 1-2, Block 2. (Staff Contact: Lidon Pearce, Principal Planner)
- C.** Chisholm Summit, Phase 1 (Case 24-256): Consider and take possible action on a final plat of Chisholm Summit, Phase 1, (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 9-0.

#### **4. Public Hearing**

- A.** 900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “A” Agricultural to “SF16” Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots. (Staff Contact: Lidon Pearce, Principal 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 6:03 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:03 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner David Hadley to approve.

Motion passed, 9-0.

- B.** 10732 CR 1020 (Case 25-191): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “SF16” Single-family dwelling district 16 to “A” Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision. (Staff Contact: Lidon Pearce, Principal 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 6:05 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Motion made by Commissioner Ashley Brookman and second by Commissioner Cobi Tittle to approve.

Motion passed,9-0.

- C.** 880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. (*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.

Commission Chairman Michael Tune opened the public hearing at 6:09 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:09 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Ashley Brookman to approve.

Motion passed,9-0.

## **5. Reports and Presentations**

None

## **6. Other Items for Consideration**

- A.** Nomination and Election of Planning and Zoning Commission Chairman.

Motion made by Commissioner Bill Janusch and second by Commissioner Dan Taylor to nominate Michael Tune as Commission Chairman.

Motion passed, 9-0.

- B.** Nomination and Election of Planning and Zoning Commission Vice Chairman.

Motion made by Commissioner Bill Janusch and second by Commissioner Michael Kurmes to nominate Dan Taylor as Commission Vice Chairman.

Motion passed, 9-0.

**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 – 6:11PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary



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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** September 15, 2025

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**SUBJECT:**

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)*

**SUMMARY:**

On March 31, 2025, an application for a commercial site plat with variances was submitted by Anna Carrillo with Carrillo Engineering LLC. (applicant), on behalf of the City of Burleson (owners) to allow for the expansion and renovation of the Police Headquarters.

**DEVELOPMENT OVERVIEW:**

The owners are proposing a renovation of the existing building and construction of a new facility to the east of the existing structure. The commercial site plan has been attached as part of the proposed resolution, "Exhibit 3". The applicant has concurrently requested variances to allow a roof sign where none is allowed, two poster signs on the same elevation where only one is allowed and to provide a parking area with more than 12 spaces without the required landscaping islands.

If the sign and landscaping variances are not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution(s) related to the requested sign and landscaping variances. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

**Site Plan Conformance**

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with the exception of the sign and landscaping variance request.
<u>Landscaping -</u> 20% of Total Site shall be landscaped: 65,880 S.F. Landscaping for parking lots (interior): 162 S.F. for each 12 parking spaces. 3,348 S.F. Required	<b>Does not Comply</b> Landscaping proposed: 73,202 S.F. <b>Parking Lot Landscaping Provided: 2,800 S.F.</b>
<u>Roof Signs- Prohibited</u> <u>Wall Signs (poster signs) –</u> <u>One per elevation</u>	<b>Does not Comply</b> <b>Request a variance for a roof sign, 2 poster signs on one elevation.</b>
<u>Parking Requirement -</u> 1 space per 200 SF: 267 spaces 7 ADA spaces	<b>Complies.</b> Parking provided: 349 spaces ADA spaces: 14 spaces

**Engineering:**

Engineering civil construction reviews will be required prior to the development of the site

**RECOMMENDATION:**

Approve a resolution for a commercial site plan with variances to Chapter 63 and Chapter 86.

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

<https://ecode360.com/39933921>

<https://ecode360.com/39936793>

**FISCAL IMPACT:**

[burlesontx.com](http://burlesontx.com) | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

NA

**STAFF CONTACT:**

Emilio Sanchez  
Development Services Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686



Item B.

# CSP25-099

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PRESENTED TO THE PLANNING AND ZONING COMMISSION – 9.9.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

# CSP25-099 – 1161 SW Wilshire

## Location:

- 1161 SW Wilshire BLVD

## Applicant:

- Anna Carrillo (Applicant)
- City of Burleson (Owners)

## Item for approval:

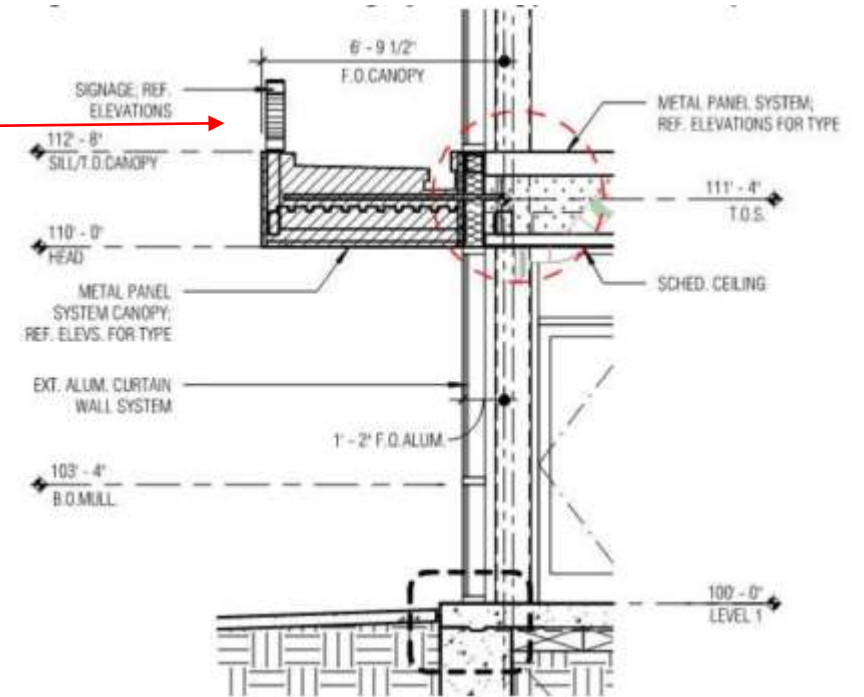
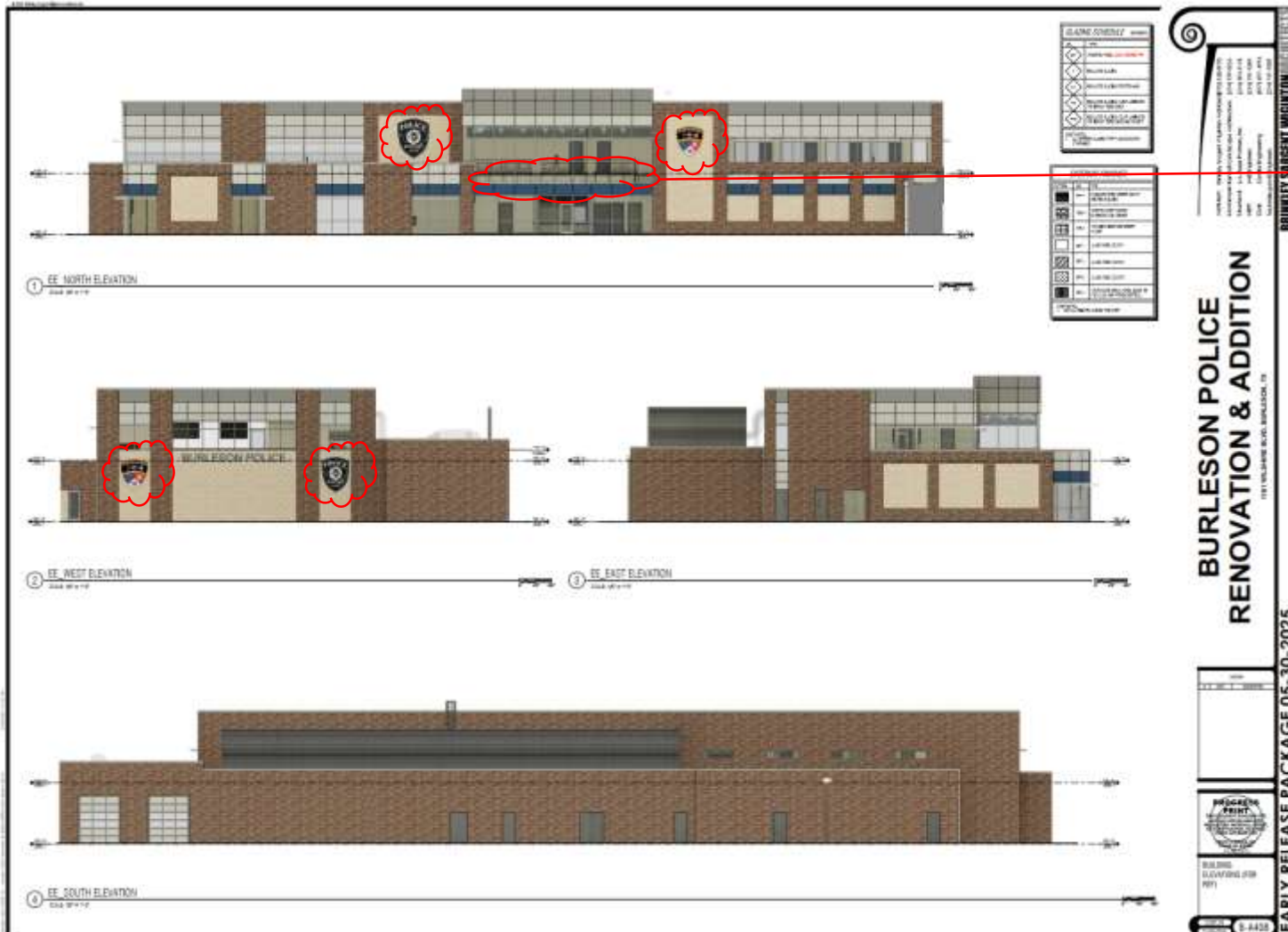
Commercial Site Plan with variances to the sign and landscaping requirements (Case 25-099)



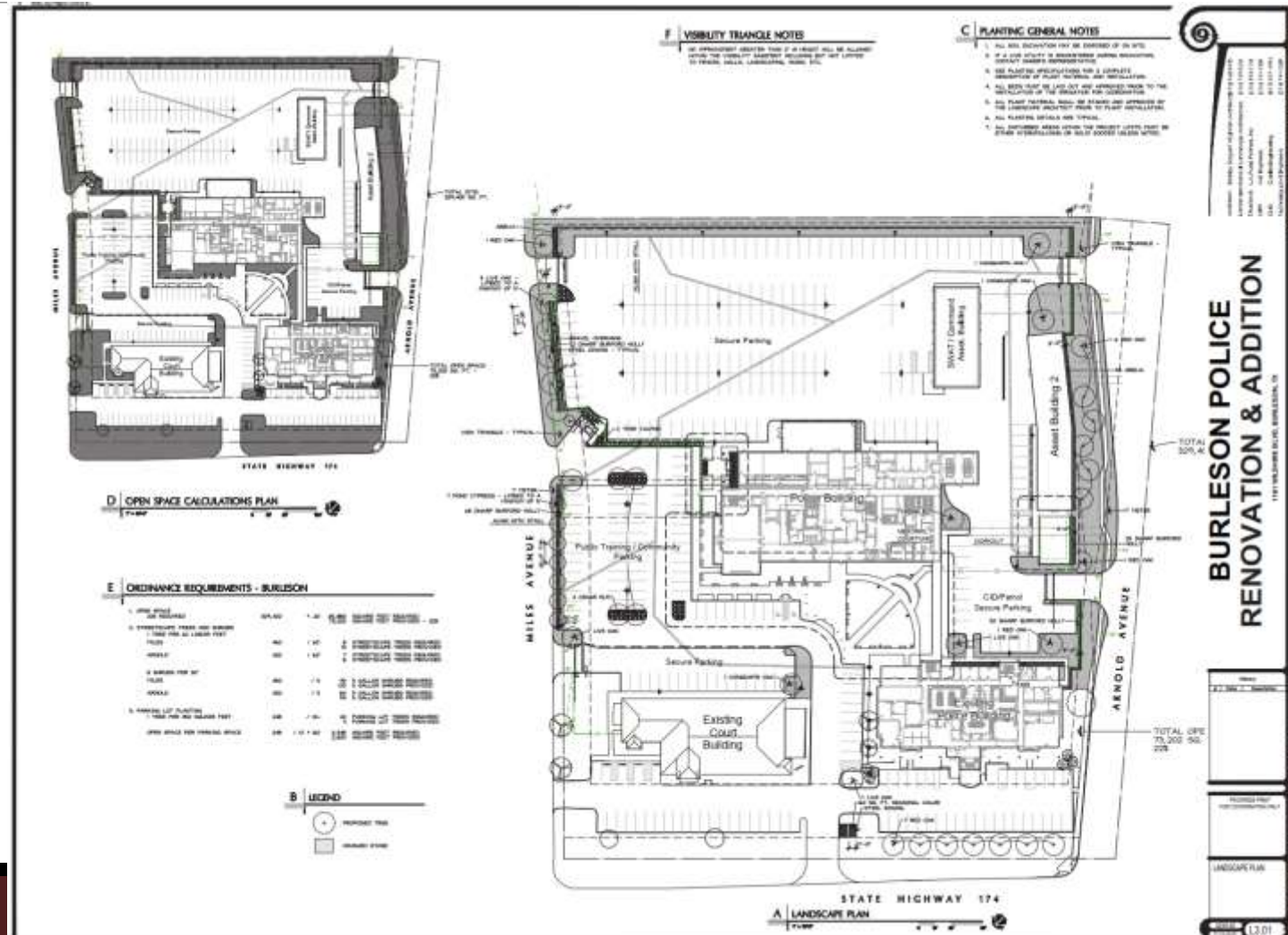




# CSP25-099 – 1161 SW Wilshire



# CSP25-099 – 1161 SW Wilshire





# CSP25-099– 1161 SW Wilshire

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## **Chapter 63 Sign Regulations:**

- 63-11 Prohibited Signs.
  - (19) Roof Signs as defined in section 63-20 of this chapter.
    - 63-20: ROOF SIGN
      - A wall sign erected in whole or in part on a roof, or against, or directly above the highest point of the roofline, parapet, fascia of the building or above the surface of an awning or canopy. Lot size: 1 acre minimum.
- 63-36 Poster Sign:
  - (c) Number of Signs. One per elevation per certificate of occupancy.

## **Chapter 86 Landscaping, Tree and Vegetation**

- 86-109 Landscaping of parking lots.
  - (g) Parking lot Interior:
    - (2) Developments with five acres or greater shall provide a 162 square-foot landscaped island for each 12 parking spaces

# CSP25-099 – 1161 SW Wilshire

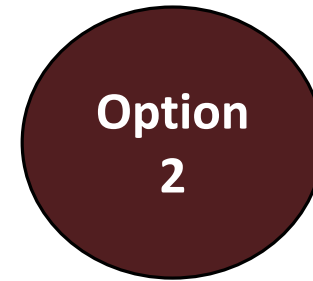
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## **Staff Recommendation:**

- Staff supports an approval for the commercial site plan with variances to the sign and landscaping ordinances.



Approve



Deny



# Questions / Comments

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Emilio Sanchez  
Development Services Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817.426.9686

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A BUILDING EXPANSION AND RENOVATION WITH VARIANCES TO CHAPTER 63, SIGN REGULATIONS; CHAPTER 86, LANDSCAPING, TREES AND VEGETATION RELATING TO POSTER SIGNS AND PARKING LOT LANDSCAPING AT 1161 SW WILSHIRE BLVD.**

**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**, an application for commercial site plan with a variance related to poster signs and parking lot landscaping was filed by Anna Carrillo on March 31, 2025, under Case Number 25-099, on property described herein below filed application with the City; and

**WHEREAS**, on September 15, 2025, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

**WHEREAS**, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; and

**WHEREAS**, Chapter 86, Landscaping, Trees and Vegetation, of the City of Burleson Code of Ordinances (2005) regulates standards and criteria for new landscaping and the retention of existing trees; and

**WHEREAS**, on September 15, 2025, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

**WHEREAS**, City Council finds and determines that the strict interpretation of Chapters 63 & 86 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapters 63 & 86; and

**WHEREAS**, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

**WHEREAS**, City Council finds and determines that granting the variances will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

**WHEREAS**, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 63 & 86; and

**WHEREAS**, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63 & 86; and

**WHEREAS**, the City Council finds and determines the conditions attached to the variances, if any, are necessary to achieve the purpose of Chapter 63 & 86.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:**

**Section 1.**

City Council hereby approves a commercial site plan (Case 25-099) for a new Police Department Headquarters expansion and renovation as shown on Exhibit “A”; and

City Council hereby grants a variance to Section 63-11 (19), 63-36 (c) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) allowing a roof sign, and limiting the maximum number of poster signs, 2 per elevation as shown on Exhibit “B”; and

City Council hereby grants a variance to Section 86-109 (g), Chapter 86, Landscaping, Tree and Vegetation, of the City of Burleson Code of Ordinances (2005) allowing for an interior parking area of 12 parking spaces without the required landscaping islands as shown on Exhibit “C”; and

Except as otherwise specified above or as shown on Exhibits “A”, “B” and “C”, all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, and Chapter 86, Landscaping, Trees and Vegetation of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the site 1161 SW Wilshire Blvd.

**Section 2.**

This resolution shall take effect immediately from and after its passage.

**PASSED, APPROVED, AND SO RESOLVED** by the City Council of the City of Burleson, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris Fletcher, Mayor  
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

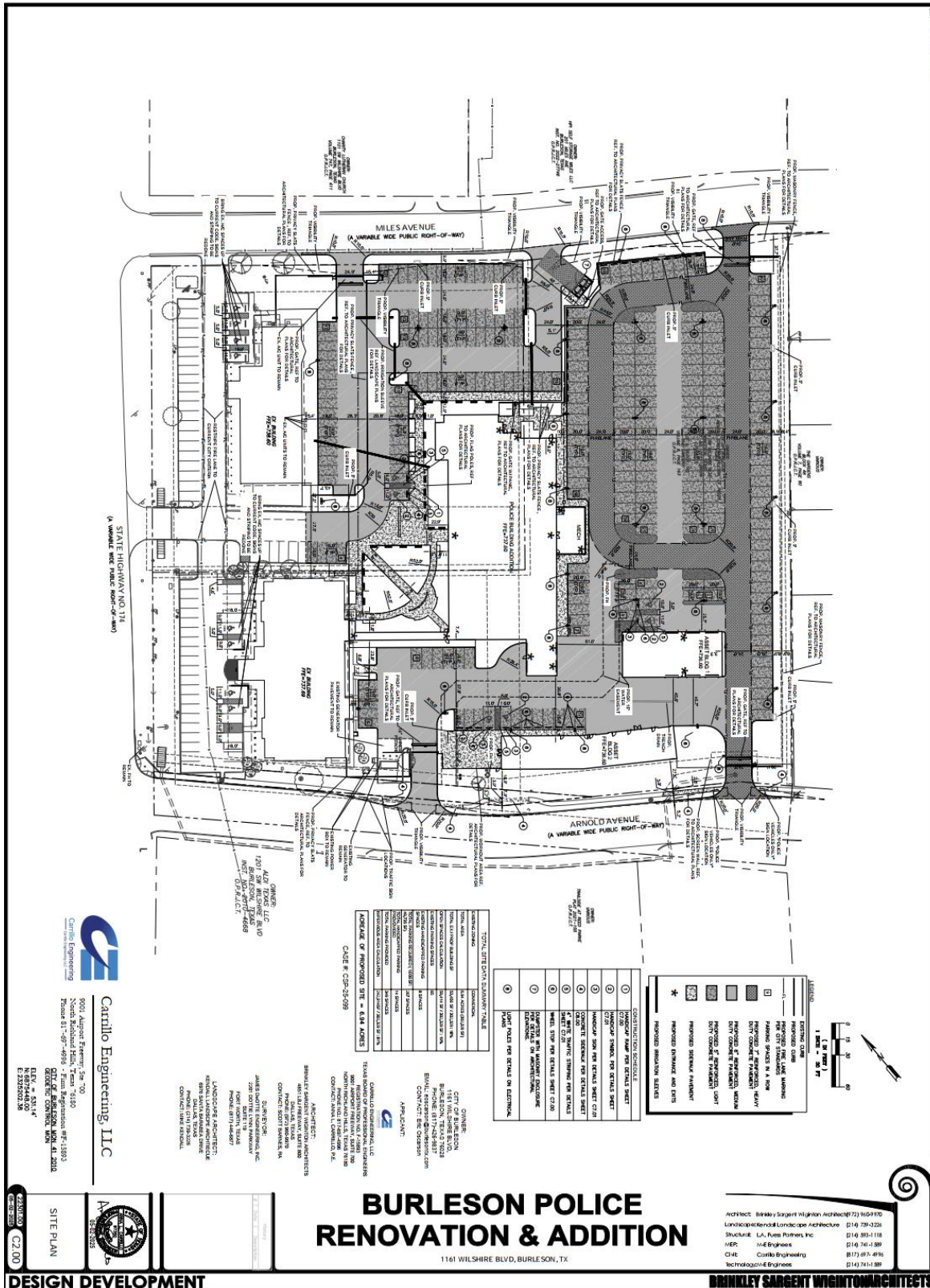
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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

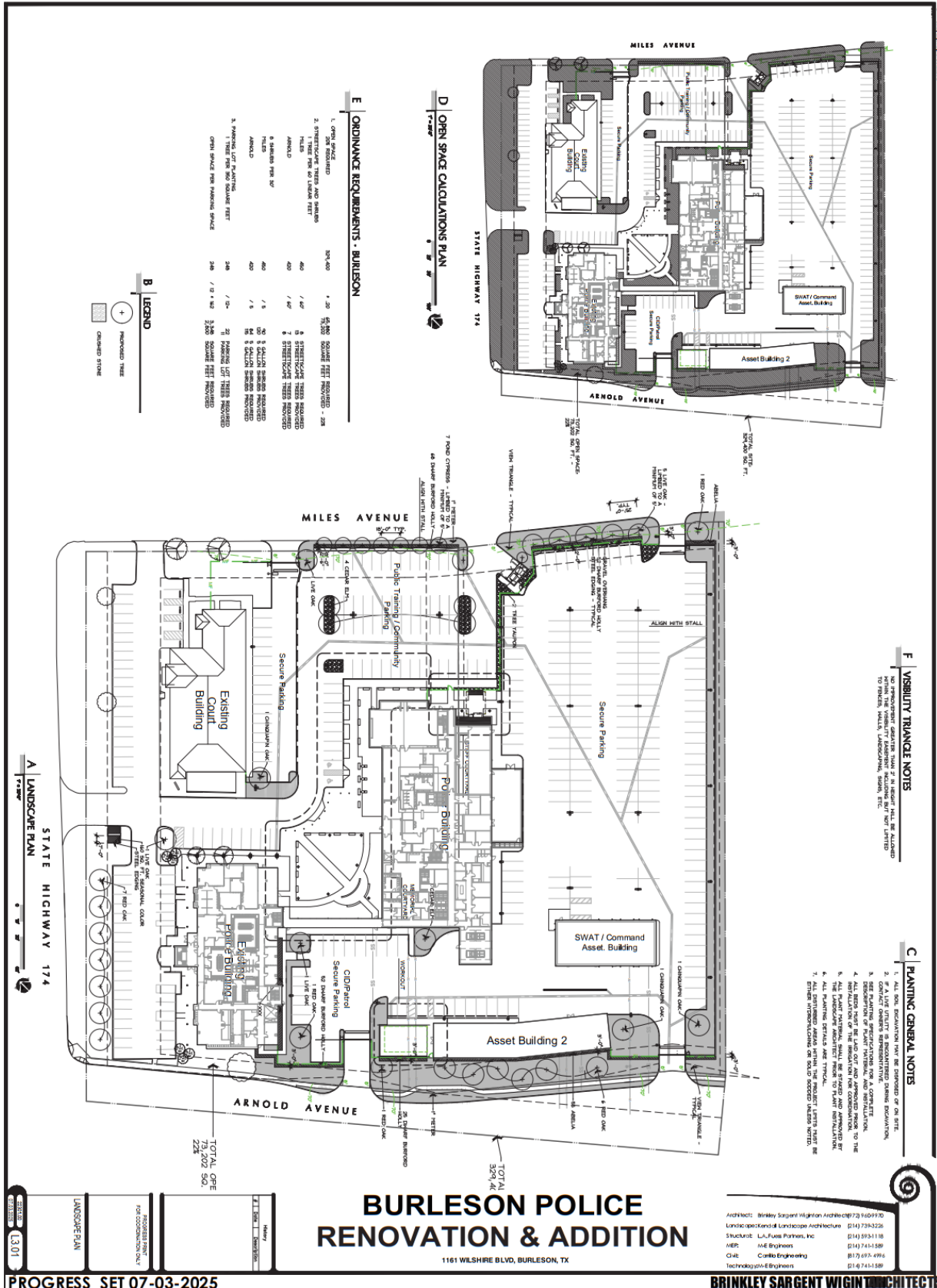
Exhibit "A"







# Exhibit "C"



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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** September 9, 2025

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**SUBJECT:**

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*)

**SUMMARY:**

On April 28, 2025, an application for a final plat was submitted by Matt Powell (applicant) on behalf of Burleson 4A Development Corporation (owner) for a final plat of approximately 106.667 acres.

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

**RECOMMENDATION:**

Approve the final plat.

**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](mailto:esanchez@burlesontx.com)

817-426-9686



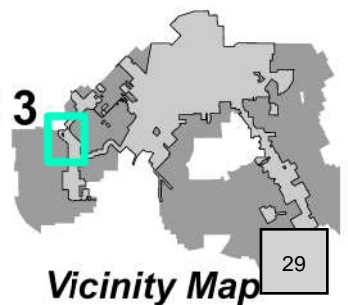


## Hooper Business Park

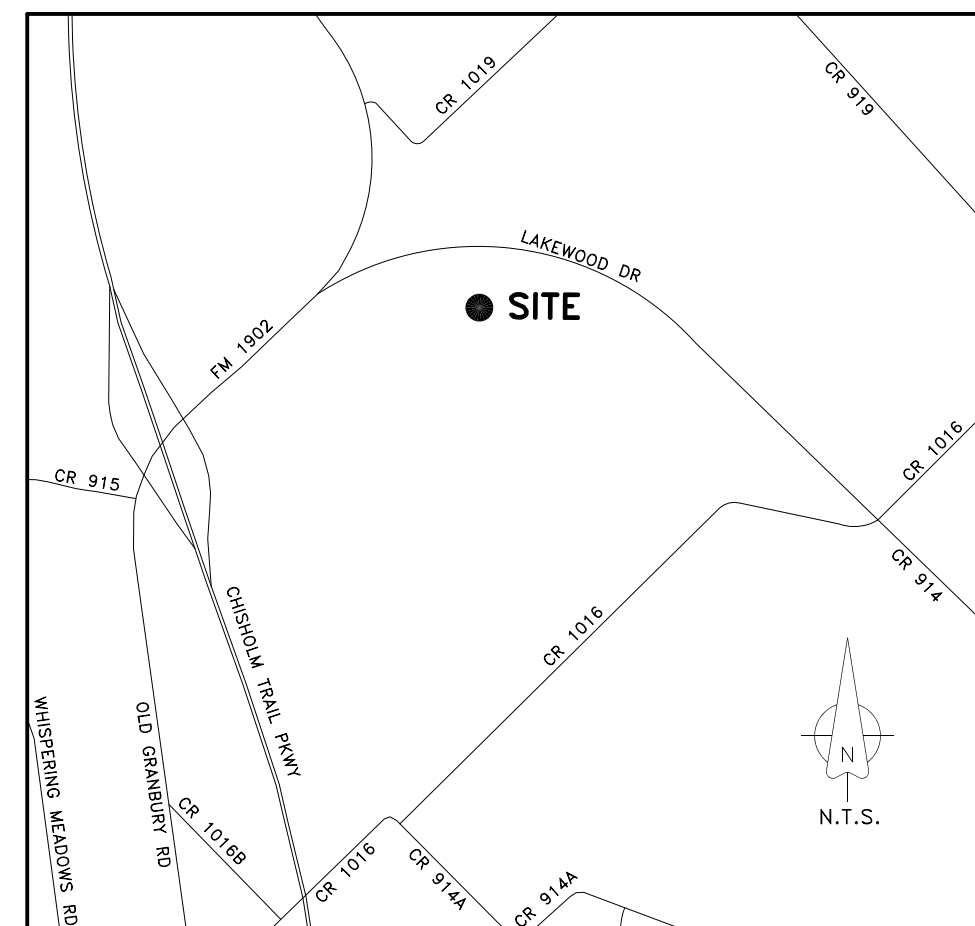
Lot 1, BLK 1; Lots 1-4, BLK 2, Lot 1, BLK 3  
and Lot 1, BLK 4

Final Plat  
Case 25-132

THE CITY OF  
**BURLESON**  
TEXAS







VICINITY MAP

## NOTES:

- ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER 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 NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "FEATURE." 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 FEATURE, INCLUDING ANY NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- JOHNSON COUNTY SPECIAL UTILITY DISTRICT(J.C.S.U.D.) WILL ABANDON A PORTION OF THE 20' WATER LINE EASEMENT RECORDED IN VOLUME 2348, PAGE 351, D.R.J.C.T., WHEN THE 12" WATER LINE HAS BEEN RECONSTRUCTED AND ACCEPTED BY J.C.S.U.D.

DEVELOPER  
4A ECONOMIC DEVELOPMENT CORPORATION  
141 W. RENFRO STREET  
BURLESON, TX 76028  
PHONE: (817)-426-9613  
CONTACT: ALEX PHILIPS

SURVEYOR  
CWC LAND & SURVEY, LLC  
300 E. RENFRO, SUITE 300  
BURLESON, TX 76028  
PHONE: (682)-200-2584  
CONTACT: MATT POWELL



300 E. RENFRO STREET, STE. 300  
BURLESON, TX 76028  
682-200-2584  
TSPELS FRM NO. 10194853

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE
N/A	LAKEWOOD	DRIVE/DR	8.1
	TEAMWORK	DRIVE/DR	2.6
C.R. 1019	COUNTY ROAD/C.R.		1.7

## RIGHT-OF-WAY NOTES:

- LAKEWOOD DRIVE, COUNTY ROAD 1019, & TEAMWORK DRIVE RIGHT-OF-WAY DEDICATIONS ARE GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- TEAMWORK DRIVE RIGHT-OF-WAY WILL BE DEDICATED TO THE STATE OF TEXAS IN THE FUTURE WITH THE RE-ALIGNMENT OF FM 1902.

## LEGEND

- P.D.E. — PROPOSED DRAINAGE EASEMENT  
J.C.S.U.D.E. — PROPOSED JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT  
P.S.S.E. — PROPOSED SANITARY SEWER EASEMENT  
P.U.E. — PUBLIC UTILITY EASEMENT

## BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

## FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0050J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

- ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.  
ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED

PLAT FILED \_\_\_\_\_, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

APRIL LONG, JOHNSON COUNTY CLERK

BY: \_\_\_\_\_  
COUNTY CLERKBY: \_\_\_\_\_  
DEPUTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSIONBY: \_\_\_\_\_  
CITY SECRETARY

0' 150' 300'  
SCALE: 1" = 150'

## LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, THE J. GANT SURVEY, ABSTRACT NO. 316, THE J.G. REAVIS SURVEY, ABSTRACT NO. 726, AND IN THE MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT 92.304 ACRE TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-21498, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT 14.278 ACRE TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-22172, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.C.T., FOR THE MOST SOUTHERLY CORNER OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT AND FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO AP GROUNDWORK VENTURE LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-17246, D.R.J.C.T.;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID AP GROUNDWORK VENTURE LLC TRACT N 44°44'59" W, A DISTANCE OF 2026.17 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 92.304 ACRE TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE N 43°45'49" W CONTINUING ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID 14.278 ACRE TRACT, A DISTANCE OF 67.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1902 (80' R-O-W) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1949.88 FEET, WHOSE LONG CHORD BEARS N 04°06'41" E, 1529.82 FEET;

THENCE ALONG SOUTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°11'37", AN ARC LENGTH OF 1572.06 FEET TO A 1" PIPE FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S 43°55'50" E ALONG THE NORTHERLY LINE OF SAID 14.278 ACRE TRACT AND ALONG COUNTY ROAD 1019 (VARIABLE R-O-W), A DISTANCE OF 706.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 46°04'10" E, A DISTANCE OF 361.48 FEET TO A COTTON SPINDLE FOUND IN SAID COUNTY ROAD AND IN THE NORTHERLY LINE OF SAID 92.304 ACRE TRACT FOR THE MOST NORTHEASTERLY CORNER OF SAID 14.278 ACRE TRACT;

THENCE N 43°29'42" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.71 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR A CORNER IN THE SAID NORTHERLY LINE;

THENCE N 46°06'16" E CONTINUING ALONG SAID NORTH LINE AND ALONG SAID COUNTY ROAD, A DISTANCE OF 460.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID COUNTY ROAD S 41°46'33" E ALONG THE NORTHEASTERLY LINE OF SAID 92.304 ACRE TRACT, A DISTANCE OF 2433.88 FEET TO A 3" STEEL POST FOUND FOR THE MOST EASTERLY CORNER OF SAID 92.304 ACRE TRACT;

THENCE S 46°51'45" W ALONG THE SOUTHEASTERLY LINE OF SAID 92.304 ACRE TRACT, A DISTANCE OF 558.77 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 46°05'52" W, A DISTANCE OF 629.05 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 45°32'41" W, A DISTANCE OF 651.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.668 ACRES OF LAND MORE OR LESS.

## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN McLENDON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS HOOPER BUSINESS PARK, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 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 BE APPROVED AND ACCEPTED BY THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DAN McLENDON  
BURLESON 4A DEVELOPMENT CORPORATION

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAN McLENDON, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC, STATE OF TEXAS

## SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5544  
DATED: 07/28/25

A FINAL PLAT OF  
**HOOPER BUSINESS PARK**  
LOT 1, BLOCK 1, LOTS 1-4, BLOCK 2  
LOT 1, BLOCK 3, & LOT 1, BLOCK 4  
106.667 ACRES  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE D. DYKES SURVEY, ABSTRACT NO. 229, THE J. GANT SURVEY, ABSTRACT NO. 316, THE J.G. REAVIS SURVEY, ABSTRACT NO. 726, AND IN THE MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-21498, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-22172, D.R.J.C.T.

CASE NO. FP25-132  
SHEET 1 OF 1

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** September 9, 2025

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**SUBJECT:**

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*)

**SUMMARY:**

On May 27, 2025, an application for a replat was submitted by Brad Lehman (applicant on behalf of Ruben Luna and Lucia Jaramillo (owner) for a replat of approximately 1.5132 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](mailto:esanchez@burlesontx.com)  
817-426-9686







Item D.

HOUSTON RD

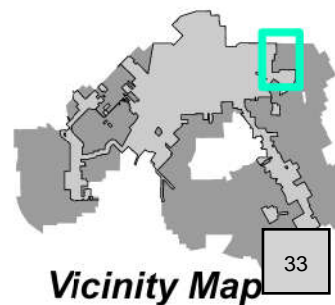
Subject Property

AGRICULTURAL

**Scott Acres Addition**  
**Lot 1RC**  
**Replat**  
**Case 25-157**



THE CITY OF  
**BURLESON**  
TEXAS





STATE OF TEXAS:  
COUNTY OF JOHNSON:

WHEREAS, RUBEN LUNA AND LUCIA JARAMILLO IS (ARE) THE OWNER(S) OF A 1.5132 ACRE TRACT OF LAND IN THE B.B.B & C.R.R. SURVEY, ABSTRACT NUMBER 97, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO RUBEN LUNA AND LUCIA JARAMILLO ACCORDING TO A WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 2023-35662 OF THE OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND ALONG THE SOUTH LINE OF HOUSTON ROAD—A VARIABLE WIDTH RIGHT OF WAY, SAID POINT BEING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TOTHOMAS E. BORING AND MARY HENDRIX ACCORDING TO WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3583-347 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89° 42'07" E, ALONG SAID SOUTH LINE AND WITH THE NORTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 230.76 FEET (DEED - 231.0 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL D. FAHEY ETUX AS RECORDED IN VOLUME 1664, PAGE 291 OF THE DEED RECORDS, JOHNSON COUNTY, TEXAS

THENCE S 00° 19' 14" W, DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID PAUL D. FAHEY TRACT SAME BEING THE EAST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 289.18 FEET (DEED - 290.0 FEET) TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PAUL D. FAHEY TRACT, SAME POINT ALSO BEING ALONG THE NORTH LINE OF CANNON DONALD AND RUBY REVOCABLE TRUST TRACT;

THENCE N 89°34' 31" W, WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT SAME BEING THE NORTH LINE OF SAID CANNON DONALD TRACT A DISTANCE OF 227.64 FEET (DEED - 230.3 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED THOMAS E. BORING AND MARY HENDRIX TRACT, SAME BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 00° 18' 00" W WITH THE EAST LINE OF SAID THOMAS BORING TACT SAME BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 286.29 FEET (DEED - 286.4 FEET) TO THE POINT OF BEGINNING AND CONTAINING 65,914 SQUARE FEET OR 1.5132 ACRES OF LAND WITHIN THE METES RECITED.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.

Surveyor Certificate.

I,Seth Ephraim Osabutey, 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 supervision.



Seth Ephraim Osabutey

Texas R.P.L.S. No. 6063

Date: --/--/2025

Approvals.

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

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0070J Dated 12/4/2012, the subject property is located within Zone X

SURVEYOR:  
SETH EPHRAIM OSABUTEY  
1303 DEARBORN RD  
ALLEN TX 75002  
rplsgeodesist@gmail.com

OWNERS:  
RUBEN LUNA AND  
LUCIA JARAMILLO  
517 ORIEL CIR  
CROWLEY, TX 76036

STATE OF TEXAS  
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT 1C TRACT 1, SCOTT ACRES ADDITION to the CITY OF BURLESON, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the said addition have been notified and signed this plat.  
I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

City of Burleson will be responsible for all floodplain regulations as it relates to development.

A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems).

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on May 26, 2025 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection. Please contact the City of Burleson's Development Services department prior to any development permit being issued.

The City of Burleson reserves the right to require minimum finished floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.

This plot does not alter or remove existing deed restrictions or covenants, if any, on this property

OWNERS: \_\_\_\_\_  
RUBEN LUNA AND LUCIA JARAMILLO

STATE OF TEXAS:  
COUNTY OF JOHNSON:

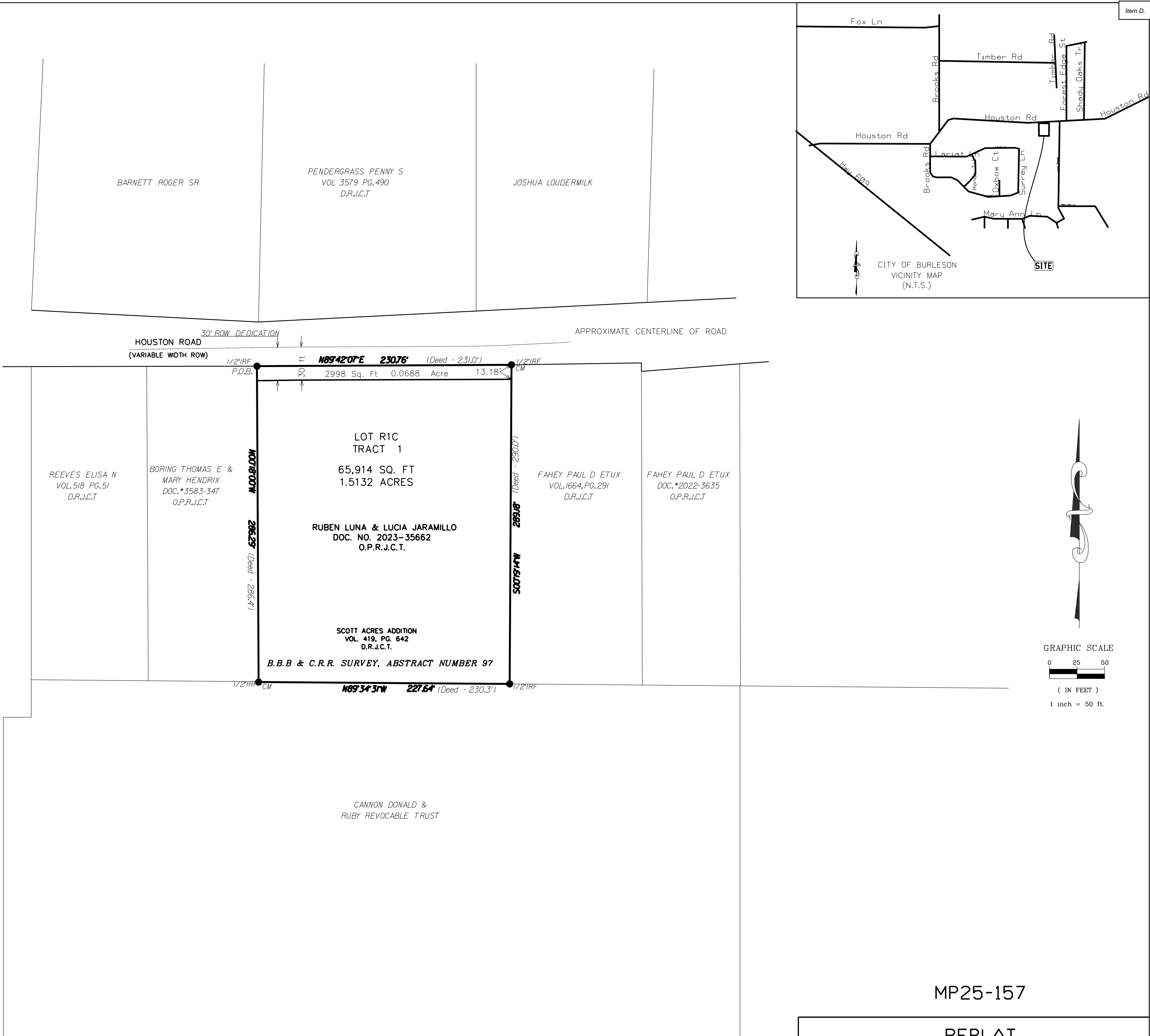
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared RUBEN LUNA AND LUCIA JARAMILLO , known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for and in the State of Texas

My Commission expires:\_\_\_\_\_



Note:  
A minimum 30' measured from the approximate centerline of the roadway should be dedicated for right-of-way to facilitate drainage and roadway maintenance  
The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	HOUSTON ROAD		0.0688

MP25-157

REPLAT			
LOT 1C      TRACT 1			
SCOTT ACRES      ADDITION			
1.5132 ACRES / 65,914 SQ. FT LOT RIC, TRACT 1 B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 97 CITY OF BURLESON, JOHNSON COUNTY, TEXAS			
DRAWN BY: EO	DATE: 08/05/25	SCALE: 1" = 50'	SHEET 1 OF 1

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** September 9, 2025

---

**SUBJECT:**

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)*

**SUMMARY:**

On May 27, 2025, an application for a replat was submitted by Eric Toops (owner) for a replat of approximately 4.9160 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](mailto:esanchez@burlesontx.com)  
817-426-9686

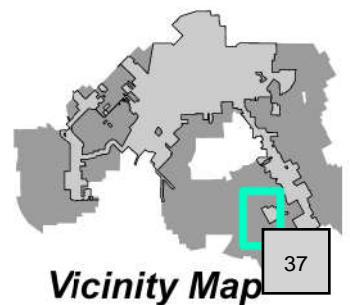






THE CITY OF  
**BURLESON**  
TEXAS

**McDonald's Addition  
Lots 1R & 2R, BLK 9  
Replat  
Case 25-158**



**Vicinity Map**



The area shown appears to lie in Zone X unshaded according to FIRM Community Panel No. 48251C 0200J Johnson County 480879 Effective Date: 12/04/2012

This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

#### GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of McDonalds Addition to Egan, Johnson County, Texas, (Vol 105 Pg 640) and also being all of that certain called 4.92 acres tract of land that is described in a deed dated June 05, 2015 from Robert Smith Tibbitts to Eric W. Toops that is recorded in 2015-12008 of the Deed Records of Johnson County, Texas, and being more completely described as follows to wit;

#### METES AND BOUNDS DESCRIPTION

Beginning at a ½ Inch Iron Rod found for corner at the S.W.C. of said tract and in the N.E.B.L. of CR 806 same being the South Corner of a called 10.25 acres to Amanda Luebbehusen (2022-23420);

Thence North 61 degrees 19 minutes 33 seconds East, along the N.W.B.L. of said tract and the S.E.B.L. of said called 10.25 acres for a distance of 314.09 feet to a ½ Inch Iron Rod found for corner;

Thence North 67 degrees 00 minutes 11 seconds East, along said lines for a distance of 50.04 feet to a Fence Corner;

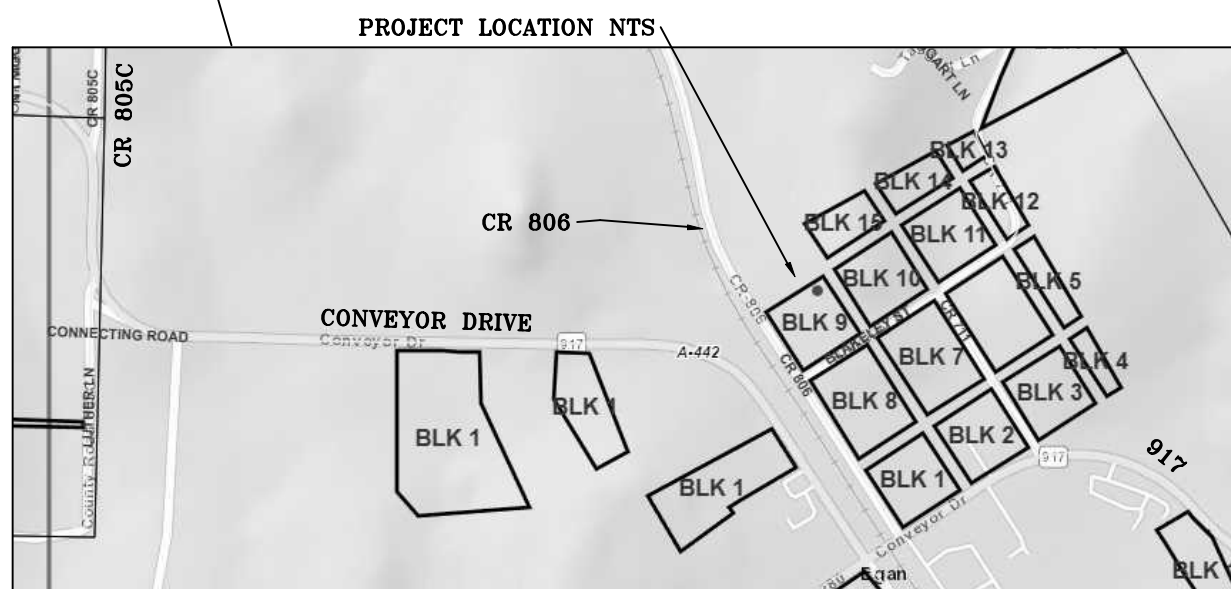
Thence South 33 degrees 11 minutes 10 seconds East, along the N.E.B.L. of said tract and the S.W.B.L. of a called 3.996 acres to Tatum (Vol 2885 Pg 773) for a distance of 579.83 feet to a ½ Inch Iron Rod found for corner at the East Corner of said tract;

Thence South 57 degrees 58 minutes 27 seconds West, along the S.E.B.L. of said tract and the N.W.B.L. of Blakely Street for a distance of 251.58 feet to a ½ Inch Iron Rod set for corner;

Thence South 80 degrees 17 minutes 45 seconds West, along said lines for a distance of 35.33 feet to a ½ Inch Iron Rod found for corner;

Thence South 59 degrees 54 minutes 28 seconds West, along said lines for a distance of 78.13 feet to a ½ Inch Iron Rod set for corner at the intersection of Blakely Street and said CR 806;

Thence North 33 degrees 13 minutes 37 seconds West, along the S.W.B.L. of said tract and the N.E.B.L. of said CR 806 for a distance of 590.00 feet to the place of beginning containing 4.9160 acres.



Amanda Luebbehusen  
2022-23420  
Called 10.25 acres  
3820 CR 806

(2R)  
3.3458 Acres

20.0' Water Line Easement  
Vol 1993 Pg 577

According to a letter from  
Bathesda Water Supply Corp  
there is a 4" Water line in  
the east R.O.W. of CR 806  
The nearest fires hydrant is  
at 5120 Conveyor Drive

Kenneth McClure  
1016/573  
called 5.389 acres  
5001 Conveyor Dr

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.

The fire lane shall be 24 foot in width with 30 foot inside radii and 54' outside radii. The fire lane section shall either follow detail P-11 or 8 inches of concrete on 95% compacted base is acceptable. The developer shall be responsible for all testing and shall provide the results to the city inspectors. 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 efficiency 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.

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.

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 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.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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.

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.

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

PLAT FILED \_\_\_\_\_, 2025  
SLIDE \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDS  
BY \_\_\_\_\_  
APRIL LONG COUNTY CLERK

0 40 80 120

2504014

#### KNOW ALL MEN BY THESE PRESENTS

That I, Eric W. Toops, Owner, do hereby adopt this plat designating the herein before described property as Lots 1R and 2R Block 9, McDonald Addition, an Addition to Johnson County, Texas, and do 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 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.

(owner signature)

STATE OF TEXAS COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eric W. Toops, 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 \_\_\_\_, 20 \_\_\_\_

Notary Public in and for the State of Texas

Timothy Tatum  
2886/773  
called 3.996 acres  
5209 Blakeley #T.

owner/developer  
Eric W. Toops  
Cleburne TX 76031

● = Railroad Spike Fnd.    ■ = Con. Mrkr. Fnd.    Drawn by: R.G.S.  
◇ = Railroad Spike Set    ○ = ½" Iron Rod Set    Field Work by:  
+ = point for corner    @ = utility pole    Book/Page:  
● = ½" Iron Rod Fnd.    ✕ = "X" cut  
▲ = ½" Iron Pipe Fnd.    □ = ¾" Iron Pipe Fnd.  
⊕ = ¾" Iron Rod-Fnd.    ⊕ = 60D Nail Fnd.  
⊗ = 1" Iron Pipe Fnd.    ⊕ = 60D Nail Set

— — — — — Overhead Power Line    — — — — — Wood Privacy Fence  
— x — x — x — Barbed Wire Fence    — — — — — Pipeline  
— — — — — Chain link Fence    — — — — — Telephone

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of April 2025. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the \_\_\_\_h day of \_\_\_\_, 2025.

Preliminary

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: TX NC NAD83



BENT PINE SURVEYING, INC

ETJ CITY OF BURLESON  
PLAT OF SURVEY SHOWING  
PART OF THE JOHNSON COUNTY SCHOOL LAND SURVEY A-442  
LOTS 1R, 2R OF BLOCK 9

10507 Waterwall Lane  
Texas City, TX 77591

FIRM # 10194326  
BENTPINESURVEYING.COM

PHONE #  
903 569 1776

MCDONALD'S ADDITION  
VOLUME 105 PAGE 640  
JOHNSON COUNTY, TEXAS  
SURVEYED APRIL 2025  
SCALE 1 INCH = 40.00 FEET  
CASE # 25-158



BENT PINE  
SURVEYING  
& 3D  
MAPPING