



**Planning & Zoning Commission  
Agenda**

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Tuesday, July 30, 2024  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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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**

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 June 25, 2024 Planning & Zoning Commission meeting.

B. Songer Addition (Case 24-091): Consider approval of a Replat for The Songer Addition, Lots 3R, 4 and 5, Block 1; addressed as 9840 Songer Court. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

C. Mountain Valley Lake (Case 24-137): Consider approval of a preliminary plat of Mountain Valley Lake, Tract B, addressed as 399 Clubhouse DR. (Staff Contact: Lidon Pearce, Principal Planner)

- D. Hahn-Jones Addition (Case 24-147): Consider approval of a replat of Hahn-Jones Addition, Lot BR, Block 1; addressed as 961 S Dobson. *(Staff Contact: Lidon Pearce, Principal Planner)*
- E. Hidden Vistas Commercial Addition (Case 24-163): Consider approval of a final plat of Hidden Vistas Commercial Addition, Lots 1 thru 4 and Lot A, Block 1, addressed as 951 Hidden Vistas Blvd. *(Staff Contact: Lidon Pearce, Principal Planner)*
- F. JM Addition (Case 24-178): Consider approval of a final plat of JM Addition, Lots 1 & 2, Block 1; addressed as 1017 SW Alsbury. *(Staff Contact: Lidon Pearce, Principal Planner)*

4. **PUBLIC HEARING**

- A. 3084 S Burleson Blvd (Case 24-146): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural and “PD” Planned Development to “PD”, Planned Development for a 5.153 acre site. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*
- B. 3608 S Burleson Blvd (Case 24-189): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural to “C” Commercial for all of Lot 5, Spring Valley Addition. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the 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**

Staff Contact  
 Tony McIlwain  
 Director of Development Services  
 817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 24th of July 2024, 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.

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Development Services Assistant Director  
**MEETING:** July 30, 2024

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**SUBJECT:**

Songer Addition (Case 24-091): Consider approval of a Replat for The Songer Addition, Lots 3R, 4 and 5, Block 1; addressed as 9840 Songer Court. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

**SUMMARY:**

On March 4, 2024, an application for a replat was submitted by Marshall Miller (applicant) on behalf of Velda Songer (owner) for a replat of approximately 16.885 acres. The property is being replatted to create 3 residential lots in the ETJ.

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

**RECOMMENDATION:**

Approve the Replat for The Songer Addition, Lots 3R, 4 and 5, BLK 1

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

None

**REFERENCE:**

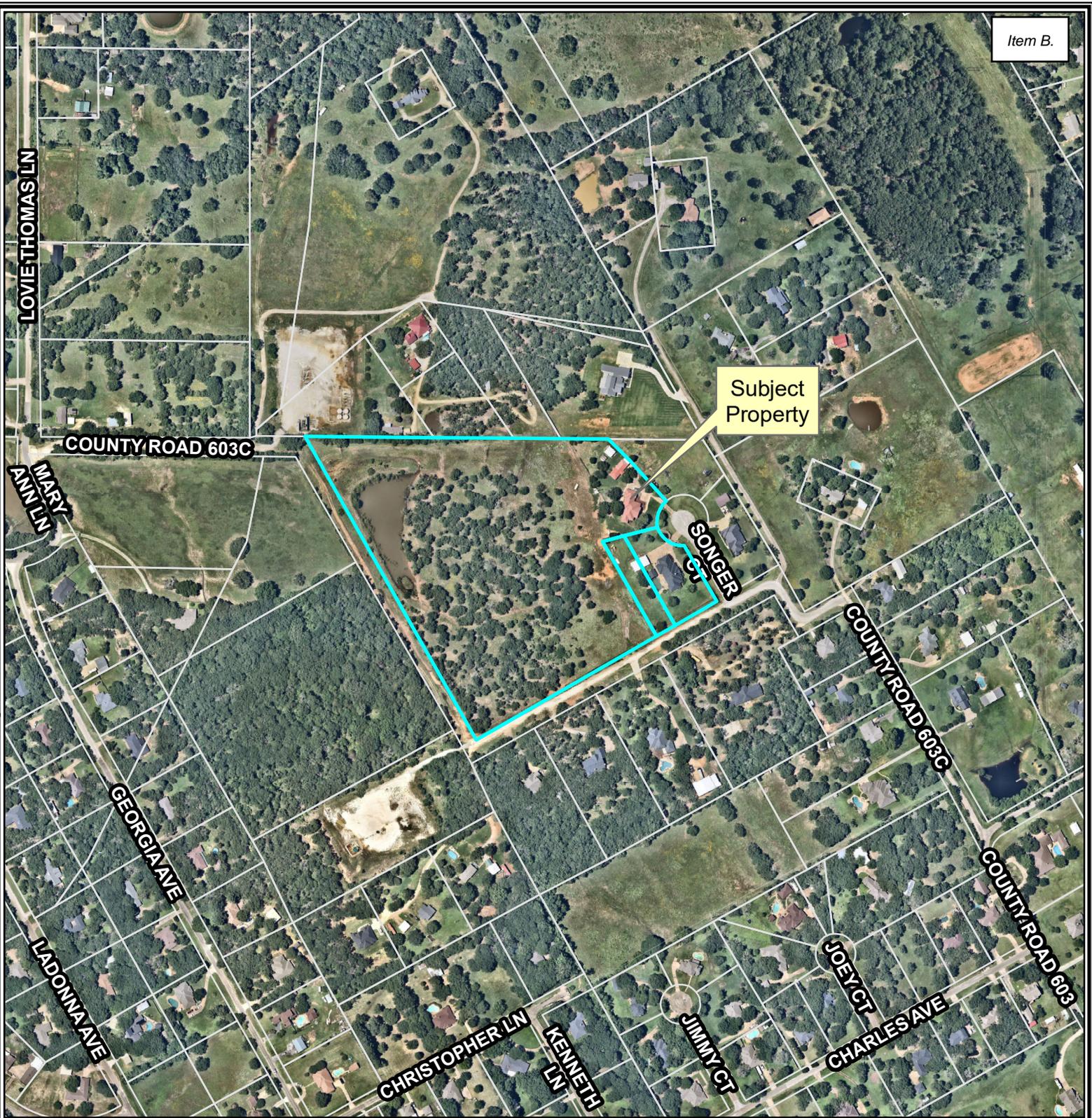
[City of Burleson, TX PLAT REQUIREMENTS:  
§ 3.6 Replat. \(ecode360.com\)](#)

**FISCAL IMPACT:**

None

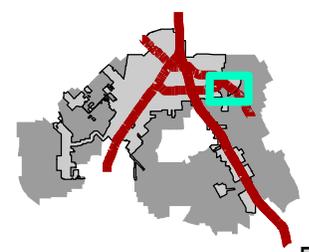
**STAFF CONTACT:**

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



THE CITY OF  
**BURLESON**  
 TEXAS

**Replat**  
**Lots 3R, 4 and 5, BLK 1**  
**Songer Addition**  
**Case 24-091**



Vicinity Map

LINE	BEARING	DISTANCE
L1	N60°32'39"E	59.83'
L2	S76°34'11"W	69.16'
L3	S78°33'11"W	70.56'

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 PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO TWO SEPARATE LOTS.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

LEGAL DESCRIPTION

BEING A 16.885 ACRE TRACT OF LAND SITUATED IN THE A. FOSTER SURVEY, ABSTRACT NUMBER 284, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 3, BLOCK 1, SONGER ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 305, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.042 ACRE TRACT OF LAND DESCRIBED BY DEED TO LORING SONGER, RECORDED IN VOLUME 4062, PAGE 780, AND BEING ALL OF A CALLED 0.51 ACRE TRACT OF LAND DESCRIBED BY DEED TO LORING SONGER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-29197, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 3, BEING AT THE INTERSECTION OF THE APPARENT NORTHWEST LINE OF COUNTY ROAD 603C, A PRESCRIPTIVE RIGHT-OF-WAY AND THE APPARENT NORTHEAST LINE OF SAID COUNTY ROAD 603C, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" BEARS FOR REFERENCE NORTH 70 DEGREES 47 MINUTES 05 SECONDS WEST, A DISTANCE OF 86.92 FEET;

**THENCE** NORTH 28 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 1096.24 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE WESTERNMOST CORNER OF SAID LOT 3, BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1, GIBBS HILLTOP ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 899, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 78 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 70.96 FEET;

**THENCE** SOUTH 89 DEGREES 18 MINUTES 12 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE AND ALONG THE NORTH LINE OF SAID LOT 3, BEING COMMON WITH THE SOUTH LINE OF SAID GIBBS HILLTOP ESTATES, A DISTANCE OF 958.23 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1, SAID SONGER ADDITION, FROM WHICH A 3/4" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SONGER ADDITION BEARS SOUTH 89 DEGREES 18 MINUTES 12 SECONDS EAST, A DISTANCE OF 300.65 FEET;

**THENCE** SOUTH 44 DEGREES 19 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 3, BEING COMMON WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 100.45 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

**THENCE** SOUTH 41 DEGREES 07 MINUTES 17 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 169.53 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE SOUTHWEST CORNER OF SAID LOT 2, BEING ON THE NORTH RIGHT-OF-WAY LINE OF SONGER COURT, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A MAG NAIL FOUND BEARS SOUTH 41 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 79.89 FEET;

**THENCE** 204.48 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SONGER COURT AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 146 DEGREES 26 MINUTES 57 SECONDS, WHOSE LONG CHORD BEARS SOUTH 24 DEGREES 17 MINUTES 13 SECONDS EAST, A CHORD LENGTH OF 153.19 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 1598";

**THENCE** SOUTH 29 DEGREES 39 MINUTES 39 SECONDS EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.46 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE EASTERNMOST CORNER OF SAID CALLED 1.042 ACRE TRACT, BEING AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 603C, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 60 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 59.83 FEET;

**THENCE** SOUTH 60 DEGREES 42 MINUTES 14 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 1.042 ACRE TRACT, AND ALONG THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 603C, A DISTANCE OF 160.03 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE SOUTHERNMOST CORNER OF SAID CALLED 1.042 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 0.51 ACRE TRACT;

**THENCE** SOUTH 60 DEGREES 36 MINUTES 43 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 0.51 ACRE TRACT AND THE SOUTHEAST LINE OF SAID LOT 3, AND WITH THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 603C, A DISTANCE OF 727.92 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 16.885 ACRES OR 735,490 SQUARE FEET OF LAND, MORE OR LESS.



LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
 PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
 CCF# = COUNTY CLERK'S FILE NUMBER  
 IRF = IRON ROD FOUND  
 IRS = 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH"  
 JCSUD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT

**OWNERS**  
 VELDA AND LORING SONGER  
 9848 CR 603C  
 BURLESON, TX 76028

LOT1, BLOCK 1  
**BLESSED HILLTOP ESTATES**  
 CCF# 2022-2  
 PRJCT

BLOCK 1  
**GIBBS HILLTOP ESTATES**  
 VOLUME 10, PAGE 899  
 PRJCT

**APPARENT OVERLAP IN DEED BOUNDARIES 0.011 ACRES**  
 488.50 FEET

**LOT 4**  
 2.000 ACRES  
 87,124.50 FEET

**LOT 3R**  
 13.339 ACRES  
 581,039.50 FEET

**LOT 5**  
 1.542 ACRES  
 67,147.50 FEET

CALLLED 1.042 ACRES  
**LORING SONGER**  
 VOLUME 4062, PAGE 780  
 DRJCT

LOT 3, BLOCK 1  
**SONGER ADDITION**  
 VOLUME 11, PAGE 305  
 PRJCT

LOT 1, BLOCK 1  
**SONGER ADDITION**  
 VOLUME 11, PAGE 305  
 PRJCT

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CR 603C	MINOR COLLECTOR (60' ROW)	0.003

STANDARD NOTES

11. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED FEBRUARY 28, 2024 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.
12. WATER PROVIDER - JCSUD - (817)760-5200
13. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
14. 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.
15. 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 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. 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.
17. 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.
18. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
19. 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.
20. 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.
21. 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.
22. A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
23. FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
24. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
25. 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.

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 MAINTAIN 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-PLATING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS).
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C007J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:  
 ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN

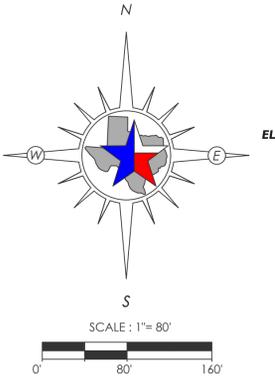
**RIGHT-OF-WAY DEDICATION 0.003 ACRES**  
 140.50 FEET

**POINT OF BEGINNING**  
 CIRS  
 N:6877421.16  
 E:23449762.41

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	204.48'	153.19'	S2°11'13"E	146°26'52"
C2	80.00'	88.02'	83.65'	S17°24'59"W	63°02'34"
C3	80.00'	1116.44'	1104.44'	S55°48'30"E	83°24'22"
C4	80.00'	236.46'	159.31'	N46°19'32"W	129°21'05"

CALLLED 10.0 ACRES  
**DONALD W. RAINES AND RUTHETTE RAINES**  
 VOLUME 527, PAGE 633  
 DRJCT

A. FOSTER SURVEY  
 ABSTRACT NO. 284



CALLLED 10.0 ACRES  
**ELIZABETH ERIN HAGEY**  
 CCF# 2022-32424  
 DRJCT

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C007J, 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.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**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: 240100      DATE: JUNE 7, 2024  
 REVISED DATE:  
 REVISION NOTES:

FILING BLOCK

PLAT FILED \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 INSTRUMENT #: 2024 - \_\_\_\_  
 DRAWER \_\_\_\_ SLIDE \_\_\_\_  
 BY \_\_\_\_\_  
 JOHNSON COUNTY CLERK  
 BY \_\_\_\_\_  
 DEPUTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
 CITY SECRETARY

REPLAT  
 LOTS 3R, 4 AND 5, BLOCK 1  
**SONGER ADDITION**

BEING A REPLAT OF LOT 3, AND 1.542 ACRES OF LAND SITUATED IN THE A. FOSTER SURVEY, ABSTRACT NUMBER 284, ETJ OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.  
 PREPARED: JUNE, 2024

3 LOTS LOCATED WITHIN THE ETJ OF THE CITY OF BURLESON, TEXAS.  
 CASE: RP24-091



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

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** July 30, 2024

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**SUBJECT:**

Mountain Valley Lake (Case 24-137): Consider approval of a preliminary plat of Mountain Valley Lake, Tract B, addressed as 399 Clubhouse DR. (Staff Contact: Lidon Pearce, Principal Planner)

**SUMMARY:**

On April 15, 2024, an application for a preliminary plat was submitted by Andrea Taylor with MMA, Inc. on behalf of Peter Lai with Impression Homes (owner) for a preliminary plat of approximately 65.018 acres. This preliminary plat was resubmitted because the previously approved preliminary plat had expired (exceeded 24 months since last plat approval or extension). The last plat approval for Mountain Valley Lake was August of 2021.

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

**RECOMMENDATION:**

Approve the preliminary plat for Mountain Valley Lake (Case 24-137).

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

August 2021 – Mountain Valley Lake; Tract D; Phase 2 approved

May 2016 – City Council approved Mountain Valley Lake preliminary plat.

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS \(ecode360.com\)](#)

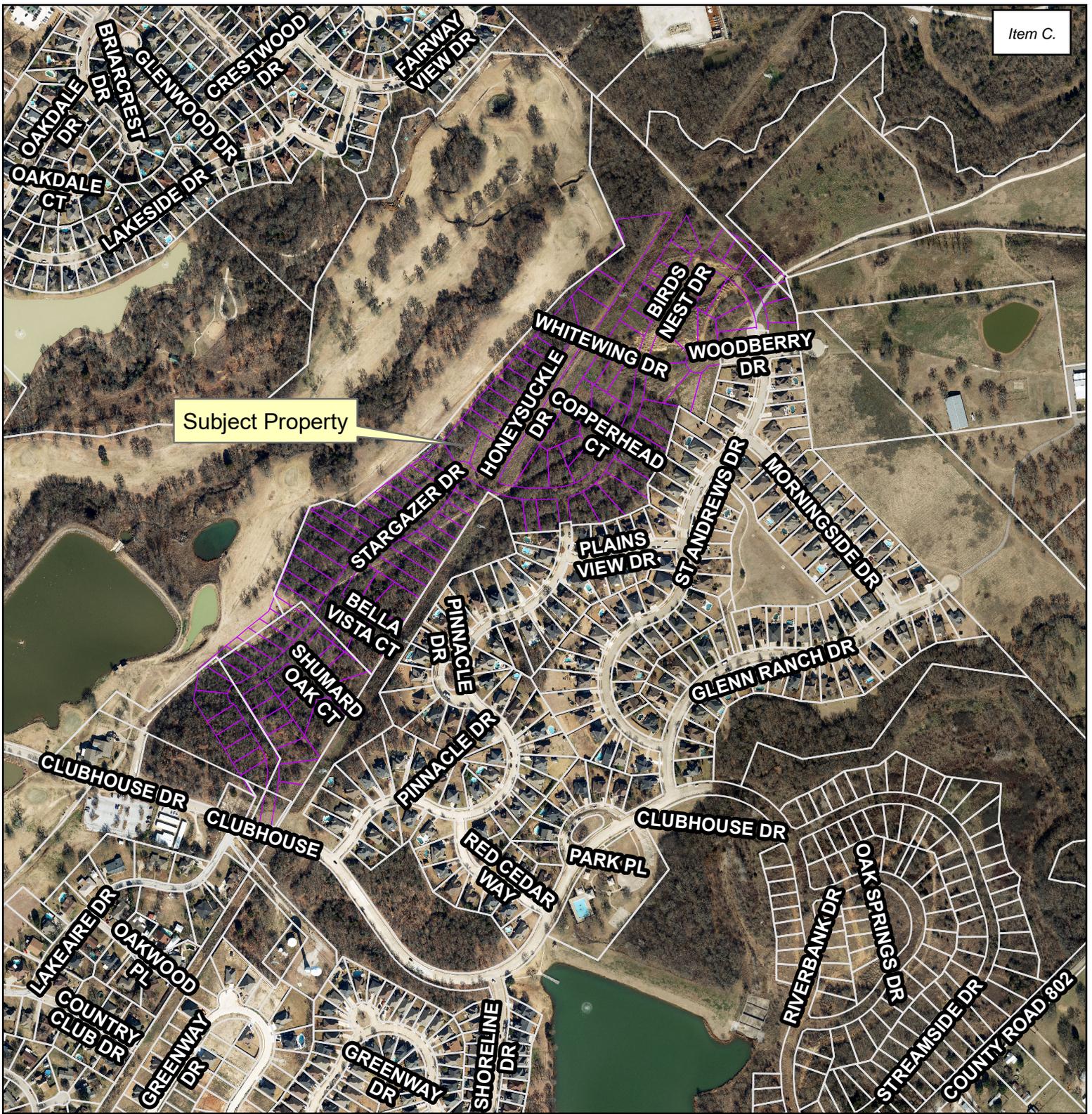
**FISCAL IMPACT:**

None

**STAFF CONTACT:**

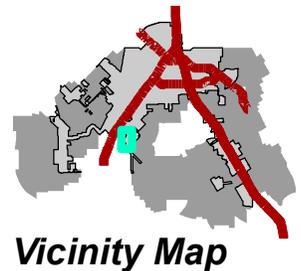
Lidon Pearce, CNU-A, AICP

Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



THE CITY OF  
**BURLESON**  
 TEXAS

**Preliminary Plat  
 Tract B  
 Mountain Valley Lake  
 Case 24-137**

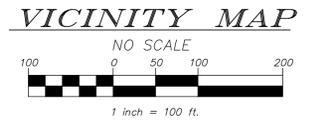
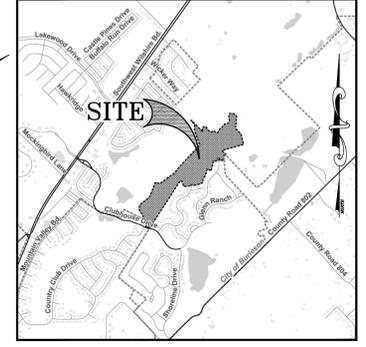
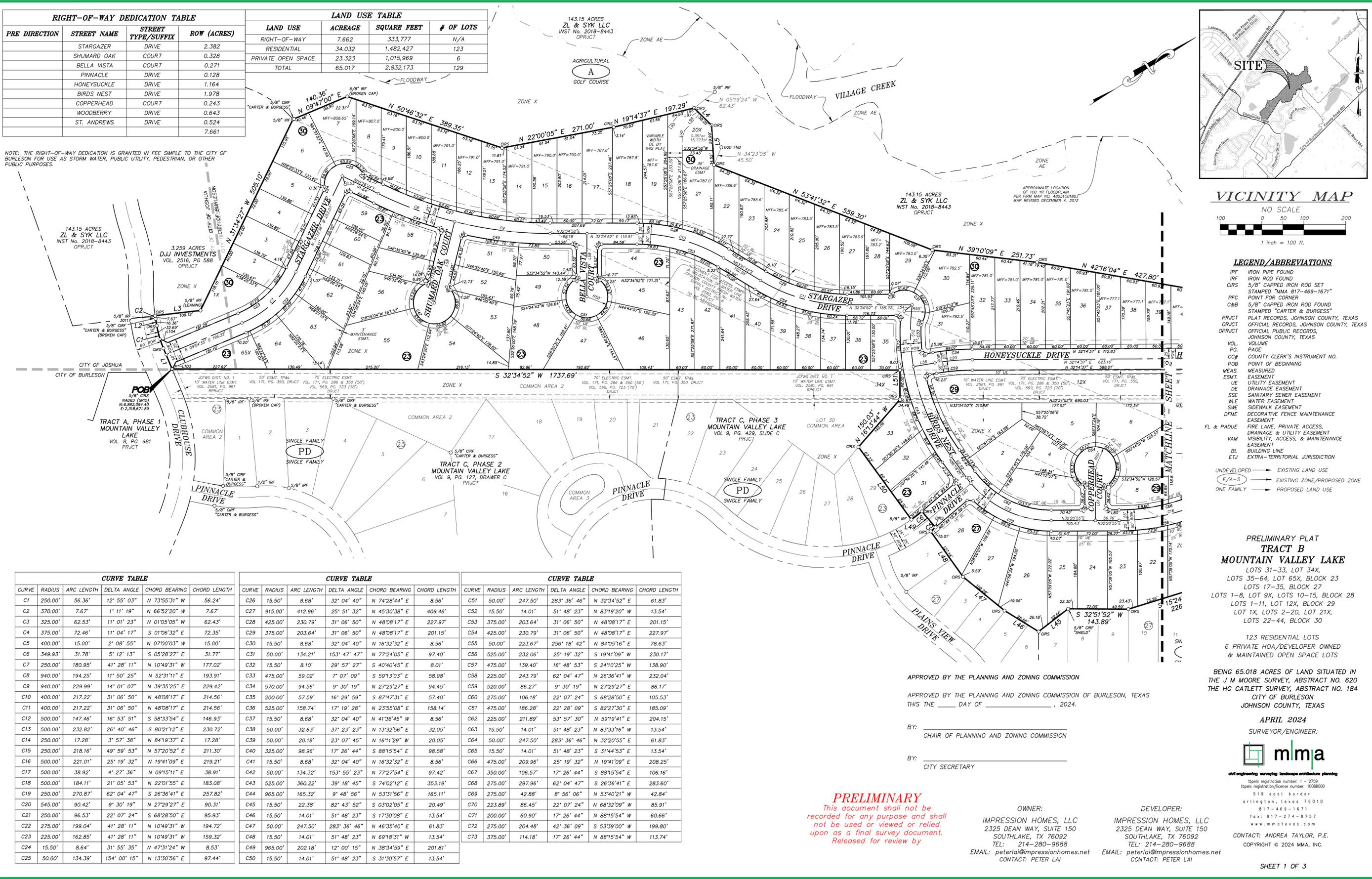




RIGHT-OF-WAY DEDICATION TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	STARGAZER	DRIVE	2.382
	SHUMARD OAK	COURT	0.328
	BELLA VISTA	COURT	0.271
	PINNACLE	DRIVE	0.128
	HONEYSUCKLE	DRIVE	1.164
	BIRDS NEST	DRIVE	1.978
	COPPERHEAD	COURT	0.243
	WOODBERRY	DRIVE	0.643
	ST. ANDREWS	DRIVE	0.524
			7.661

LAND USE TABLE			
LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RIGHT-OF-WAY	7.662	333,777	N/A
RESIDENTIAL	34.032	1,482,427	123
PRIVATE OPEN SPACE	23.323	1,015,969	6
TOTAL	65.017	2,832,173	129

NOTE: 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.



- LEGEND/ABBREVIATIONS**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - 5/8" CAPPED IRON ROD SET
  - STAMPED "MMA 817-489-1671"
  - POINT FOR CORNER
  - PPC 5/8" CAPPED IRON ROD FOUND
  - C&B STAMPED "CARTER & BURGESS"
  - PRJCT PLAT RECORDS, JOHNSON COUNTY, TEXAS
  - ORJCT OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
  - OPRJT OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE
  - CC# COUNTY CLERK'S INSTRUMENT NO.
  - POB POINT OF BEGINNING
  - MEAS MEASURED
  - ESMT EASEMENT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - WLE WATER EASEMENT
  - SWE SIDEWALK EASEMENT
  - DFME DECORATIVE FENCE MAINTENANCE EASEMENT
  - FL & PADUE FIRE LANE, PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
  - VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
  - BL BUILDING LINE
  - ETJ EXTRA-TERRITORIAL JURISDICTION
  - UNDEVELOPED → EXISTING LAND USE
  - E/A-5 → EXISTING ZONE/PROPOSED ZONE
  - ONE FAMILY → PROPOSED LAND USE

**PRELIMINARY PLAT TRACT B MOUNTAIN VALLEY LAKE**  
 LOTS 31-33, LOT 34X,  
 LOTS 35-64, LOT 65X, BLOCK 23  
 LOTS 17-35, BLOCK 27  
 LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28  
 LOTS 1-11, LOT 12X, BLOCK 29  
 LOT 1X, LOTS 2-20, LOT 21X,  
 LOTS 22-44, BLOCK 30

123 RESIDENTIAL LOTS  
 6 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

BEING 65.018 ACRES OF LAND SITUATED IN THE J M COATTE SURVEY, ABSTRACT NO. 620 THE HG CATTLET SURVEY, ABSTRACT NO. 184 CITY OF BURLESON JOHNSON COUNTY, TEXAS

APRIL 2024  
 SURVEYOR/ENGINEER:



519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mimatex.com

CONTACT: ANDREA TAYLOR, P.E.  
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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	250.00'	56.36'	12° 55' 03"	N 73°55'31" W
C2	370.00'	7.67'	1° 11' 19"	N 66°52'20" W
C3	325.00'	62.53'	11° 01' 23"	N 01°05'05" W
C4	375.00'	72.46'	11° 04' 17"	S 01°06'32" E
C5	400.00'	15.00'	2° 08' 55"	N 07°00'03" W
C6	349.93'	31.78'	5° 12' 13"	S 05°28'27" E
C7	250.00'	180.95'	41° 28' 11"	N 10°49'31" W
C8	940.00'	194.25'	11° 50' 25"	N 52°31'11" E
C9	940.00'	229.99'	14° 01' 07"	N 39°35'25" E
C10	400.00'	217.22'	31° 06' 50"	N 48°08'17" E
C11	400.00'	217.22'	31° 06' 50"	N 48°08'17" E
C12	500.00'	147.46'	16° 53' 51"	S 58°33'54" E
C13	500.00'	232.82'	26° 40' 46"	S 80°21'12" E
C14	250.00'	17.28'	3° 57' 38"	N 84°19'37" E
C15	250.00'	218.16'	49° 59' 53"	N 57°20'52" E
C16	500.00'	221.01'	25° 19' 32"	N 19°41'09" E
C17	500.00'	38.92'	4° 27' 36"	N 09°15'11" E
C18	500.00'	184.11'	21° 05' 53"	N 22°01'55" E
C19	250.00'	270.87'	62° 04' 47"	S 26°36'41" E
C20	545.00'	90.42'	9° 30' 19"	N 27°29'27" E
C21	250.00'	96.53'	22° 07' 24"	S 68°28'50" E
C22	275.00'	199.04'	41° 28' 11"	N 10°49'31" W
C23	225.00'	162.85'	41° 28' 11"	N 10°49'31" W
C24	15.50'	8.64'	31° 55' 35"	N 47°31'24" W
C25	50.00'	134.39'	154° 00' 15"	N 13°30'56" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C26	15.50'	8.68'	32° 04' 40"	N 74°28'44" E
C27	915.00'	412.96'	25° 51' 32"	N 45°30'38" E
C28	425.00'	230.79'	31° 06' 50"	N 48°08'17" E
C29	375.00'	203.64'	31° 06' 50"	N 48°08'17" E
C30	15.50'	8.68'	32° 04' 40"	N 16°32'32" E
C31	50.00'	134.21'	153° 47' 47"	N 77°24'05" E
C32	15.50'	8.10'	29° 57' 27"	S 40°40'45" E
C33	475.00'	59.02'	7° 07' 09"	S 59°13'03" E
C34	570.00'	94.56'	9° 30' 19"	N 27°29'27" E
C35	200.00'	57.59'	16° 29' 59"	S 87°47'31" E
C36	525.00'	158.74'	17° 19' 28"	N 23°55'08" E
C37	15.50'	8.68'	32° 04' 40"	N 41°36'45" W
C38	50.00'	32.63'	37° 23' 23"	N 13°32'56" E
C39	50.00'	20.18'	23° 07' 45"	N 16°11'29" W
C40	325.00'	98.96'	17° 26' 44"	S 88°15'54" E
C41	15.50'	8.68'	32° 04' 40"	N 16°32'32" E
C42	50.00'	134.32'	153° 55' 23"	N 77°27'54" E
C43	525.00'	360.22'	39° 18' 45"	S 74°02'12" E
C44	965.00'	165.32'	9° 48' 56"	N 53°31'56" E
C45	15.50'	22.38'	82° 43' 52"	S 03°02'05" E
C46	15.50'	14.01'	51° 48' 23"	S 17°30'08" E
C47	50.00'	247.50'	283° 36' 46"	N 46°35'40" E
C48	15.50'	14.01'	51° 48' 23"	N 69°18'31" W
C49	965.00'	202.18'	12° 00' 15"	N 38°34'59" E
C50	15.50'	14.01'	51° 48' 23"	S 31°30'57" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C51	50.00'	247.50'	283° 36' 46"	N 32°34'52" E
C52	15.50'	14.01'	51° 48' 23"	N 83°19'20" W
C53	375.00'	203.64'	31° 06' 50"	N 48°08'17" E
C54	425.00'	230.79'	31° 06' 50"	N 48°08'17" E
C55	50.00'	223.67'	256° 18' 42"	N 84°05'16" E
C56	525.00'	232.06'	25° 19' 32"	S 19°41'09" W
C57	475.00'	139.40'	16° 48' 53"	S 24°10'25" W
C58	225.00'	243.79'	62° 04' 47"	N 26°36'41" W
C59	520.00'	86.27'	9° 30' 19"	N 27°29'27" E
C60	275.00'	106.18'	22° 07' 24"	S 68°28'50" E
C61	475.00'	186.28'	22° 28' 09"	S 82°27'30" E
C62	225.00'	211.89'	53° 57' 30"	N 59°19'41" E
C63	15.50'	14.01'	51° 48' 23"	N 83°33'16" W
C64	50.00'	247.50'	283° 36' 46"	N 32°20'55" E
C65	15.50'	14.01'	51° 48' 23"	S 31°44'53" E
C66	475.00'	209.96'	25° 19' 32"	N 19°41'09" E
C67	350.00'	106.57'	17° 26' 44"	S 88°15'54" E
C68	275.00'	297.96'	62° 04' 47"	S 26°36'41" E
C69	275.00'	42.88'	8° 56' 06"	N 53°40'21" W
C70	223.89'	86.45'	22° 07' 24"	N 68°32'09" W
C71	200.00'	60.90'	17° 26' 44"	N 88°15'54" W
C72	275.00'	204.48'	42° 36' 09"	S 53°39'00" W
C73	375.00'	114.18'	17° 26' 44"	N 88°15'54" W

APPROVED BY THE PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS  
 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

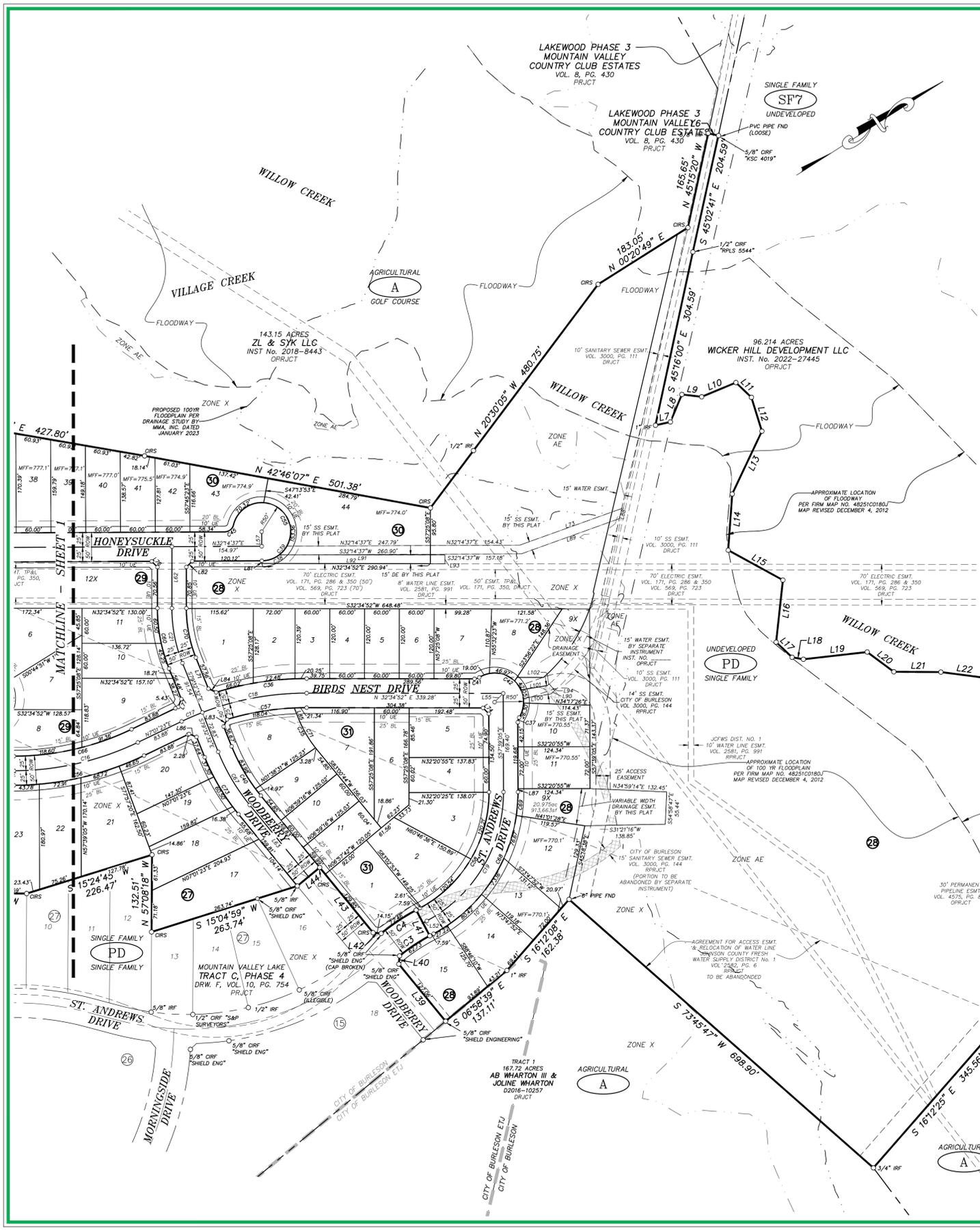
BY: \_\_\_\_\_  
 CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
 CITY SECRETARY

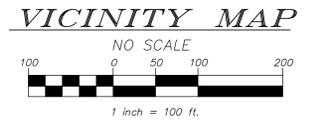
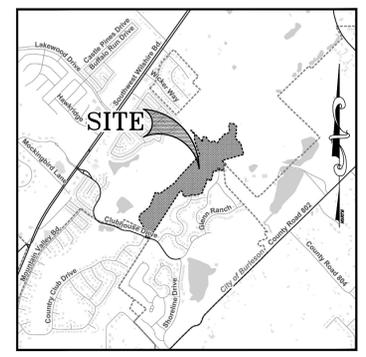
**PRELIMINARY**  
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review by

OWNER:  
 IMPRESSION HOMES, LLC  
 2325 DEAN WAY, SUITE 150  
 SOUTHLAKE, TX 76092  
 TEL: 214-280-9688  
 EMAIL: peterlai@impressionhomes.net  
 CONTACT: PETER LAI

DEVELOPER:  
 IMPRESSION HOMES, LLC  
 2325 DEAN WAY, SUITE 150  
 SOUTHLAKE, TX 76092  
 TEL: 214-280-9688  
 EMAIL: peterlai@impressionhomes.net  
 CONTACT: PETER LAI



LINE	BEARING	DISTANCE									
L1	N 80°23'02" W	53.34'	L31	S 50°15'48" E	132.03'	L61	S 57°39'05" E	125.09'	L91	N 32°34'52" E	285.63'
L2	N 67°27'59" W	16.36'	L32	S 05°12'46" W	149.91'	L62	S 57°25'08" E	105.70'	L92	S 32°34'52" W	315.94'
L3	N 26°01'28" E	109.12'	L33	S 08°29'05" E	77.83'	L63	N 83°01'44" E	159.83'	L93	S 57°25'08" E	15.00'
L4	N 76°55'05" E	58.26'	L34	S 63°12'36" W	41.90'	L64	N 13°26'24" E	14.09'	L94	S 83°13'38" W	14.75'
L5	S 60°57'34" E	94.51'	L35	S 15°46'24" W	16.05'	L65	S 85°04'23" E	13.69'	L95	S 16°00'34" E	53.26'
L6	N 44°49'37" E	17.98'	L36	S 25°42'41" E	50.42'	L66	N 02°16'48" W	13.56'	L96	S 19°14'37" W	28.59'
L7	N 20°00'53" E	26.39'	L37	S 18°50'29" W	31.73'	L67	N 77°34'52" E	14.03'	L97	S 76°55'05" W	18.52'
L8	N 34°40'25" W	51.24'	L38	S 00°14'38" W	35.28'	L68	N 12°25'08" W	14.03'	L98	N 16°00'34" W	54.22'
L9	N 39°11'49" E	34.36'	L39	S 83°02'19" W	127.06'	L69	N 77°34'52" E	15.17'	L99	N 38°35'41" W	16.85'
L10	N 10°04'52" E	63.93'	L40	N 51°56'31" W	14.14'	L70	N 69°40'45" E	13.66'	L100	N 23°18'56" E	48.29'
L11	N 75°59'15" E	36.88'	L41	N 85°34'24" W	50.00'	L71	S 79°32'32" E	57.56'	L101	S 16°00'34" W	19.17'
L12	S 74°45'48" E	60.83'	L42	S 38°03'18" W	14.15'	L72	S 52°49'28" E	14.12'	L102	S 08°21'24" E	4.38'
L13	S 32°08'36" E	119.33'	L43	S 83°02'19" W	144.85'	L73	N 12°50'13" E	186.74'	L103	N 28°53'28" W	19.17'
L14	S 53°21'14" E	96.79'	L44	S 06°57'42" E	50.00'	L74	S 77°27'54" W	14.17'	L104	S 56°37'17" W	20.57'
L15	N 61°03'30" E	107.40'	L45	S 05°05'38" E	88.79'	L75	N 23°56'28" W	13.70'			
L16	S 51°16'13" E	107.20'	L46	S 63°59'32" W	95.55'	L76	N 77°24'44" E	14.10'			
L17	N 75°48'42" E	37.84'	L47	S 71°32'17" W	127.34'	L77	S 36°15'35" E	14.56'			
L18	N 42°24'29" E	19.87'	L48	S 86°52'09" W	132.88'	L78	N 12°39'05" W	14.14'			
L19	N 26°04'11" E	110.77'	L49	S 81°55'30" W	50.00'	L79	N 77°20'55" E	14.14'			
L20	N 68°56'47" E	57.02'	L50	S 86°18'17" W	213.86'	L80	N 32°20'55" E	21.76'			
L21	N 32°53'12" E	81.34'	L51	N 57°25'08" W	70.00'	L81	N 57°25'08" W	4.55'			
L22	N 39°50'21" E	75.50'	L52	S 04°31'27" W	7.59'	L82	S 12°35'16" E	14.18'			
L23	N 63°57'32" E	24.83'	L53	N 76°44'05" W	21.28'	L83	N 32°10'01" W	13.59'			
L24	S 80°13'11" E	29.35'	L54	N 05°37'38" W	24.25'	L84	N 57°35'05" E	14.66'			
L25	N 64°13'16" E	96.41'	L55	N 12°32'06" W	21.17'	L85	S 79°32'32" E	20.53'			
L26	N 15°09'34" E	76.74'	L56	N 22°44'18" E	51.76'	L86	N 53°46'33" E	13.93'			
L27	N 13°20'38" W	88.50'	L57	S 57°45'23" W	25.00'	L87	N 57°39'05" W	3.11'			
L28	N 01°07'07" E	100.48'	L58	N 43°24'20" W	199.10'	L88	S 44°12'30" E	17.88'			
L29	N 40°24'50" E	35.35'	L59	N 57°25'08" W	149.92'	L89	S 12°50'13" W	179.58'			
L30	S 88°28'00" E	112.32'	L60	N 07°44'19" W	132.50'	L90	N 08°21'24" W	8.64'			



- LEGEND/ABBREVIATIONS**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - CRS 5/8" CAPPED IRON ROD SET
  - STAMPED "MMA 817-489-1671"
  - POINT FOR CORNER
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**PRELIMINARY PLAT TRACT B MOUNTAIN VALLEY LAKE**  
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 LOTS 22-44, BLOCK 30

123 RESIDENTIAL LOTS  
 6 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

BEING 65.018 ACRES OF LAND SITUATED IN THE J M MOORE SURVEY, ABSTRACT NO. 620 THE HG CATLETT SURVEY, ABSTRACT NO. 184 CITY OF BURLESON JOHNSON COUNTY, TEXAS

APRIL 2024  
 SURVEYOR/ENGINEER:



topex registration number: 1 - 2759  
 topex registration/license number: 10086000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

CONTACT: ANDREA TAYLOR, P.E.  
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OWNER:  
 IMPRESSION HOMES, LLC  
 2325 DEAN WAY, SUITE 150  
 SOUTHLAKE, TX 76092  
 TEL: 214-280-9688  
 EMAIL: peterlai@impressionhomes.net  
 CONTACT: PETER LAI

DEVELOPER:  
 IMPRESSION HOMES, LLC  
 2325 DEAN WAY, SUITE 150  
 SOUTHLAKE, TX 76092  
 TEL: 214-280-9688  
 EMAIL: peterlai@impressionhomes.net  
 CONTACT: PETER LAI

PLOTTED BY: BLAKE SHELTON DATE: 6/25/2024 10:33 AM PATH: F:\1186-03-02700-Land Development\036 Preliminary Plats\03-02-02 Preliminary Plat Tract B.dwg

OWNER'S CERTIFICATE § STATE OF TEXAS § COUNTY OF JOHNSON §

WHEREAS IMPRESSION HOMES, LLC, IS THE OWNER OF THE HEREOF DESCRIBED PROPERTY TO WIT:

BEING A 65.018 ACRE TRACT OF LAND SITUATED IN THE JAMES M. MOORE SURVEY, ABSTRACT NO. 620 AND THE HG CATLETT SURVEY, ABSTRACT NO. 184, CITY OF BURLESON AND CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF THE LAND DESCRIBED IN THE DEED TO IMPRESSION HOMES, LLC, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-26392, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (OPRJCT), SAID 65.018 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE EAST LINE OF SAID IMPRESSION HOMES, LLC TRACT, IN THE NORTHERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE, A 60.00 FOOT WIDE RIGHT-OF-WAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 875, DRAWER B, PLAT RECORDS, JOHNSON COUNTY, TEXAS (PRJCT) AND FOR THE SOUTHWEST CORNER OF MOUNTAIN VALLEY LAKE, TRACT C, PHASE 2, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 127, DRAWER C, PRJCT;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLUBHOUSE DRIVE, OVER AND ACROSS SAID IMPRESSION HOMES, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 80'23'02" WEST, A DISTANCE OF 53.34 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND A CHORD WHICH BEARS NORTH 73°55'31" WEST, A DISTANCE OF 56.24 FEET; IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°55'03", AN ARC DISTANCE OF 56.36 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID CURVE TO THE RIGHT; NORTH 67°27'59" WEST, A DISTANCE OF 16.36 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER AND BURGESS" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CHORD WHICH BEARS NORTH 66°52'20" WEST, A DISTANCE OF 27.67 FEET; IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°19", AN ARC DISTANCE OF 7.67 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE WESTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO DJJ INVESTMENTS, AS RECORDED IN VOLUME 2516, PAGE 588, DRJCT, AND FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID DJJ INVESTMENTS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 26°01'28" EAST, A DISTANCE OF 109.12 FEET TO A 5/8" IRON ROD FOUND (DISTURBED) FOR CORNER; NORTH 31°34'27" WEST, A DISTANCE OF 505.10 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID IMPRESSION HOMES, LLC TRACT (VOLUME 2519, PAGE 480) AND AN ANGLE POINT IN THE EASTERLY LINE OF SAID DJJ INVESTMENTS TRACT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND A TRACT OF LAND DESCRIBED IN THE DEED TO ZL & SYK, LLC, AS RECORDED IN DOCUMENT NO. 2018-8443, OPRJCT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 9°47'00" EAST, PASSING A 5/8" CAPPED IRON ROD STAMPED "CARTER AND BURGESS" FOUND FOR THE NORTH CORNER OF SAID DJJ INVESTMENTS TRACT, AND CONTINUE FOR A TOTAL DISTANCE OF 140.36 FEET (DEED 139.12 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER; NORTH 50°46'32" EAST, A DISTANCE OF 389.35 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 22°00'05" EAST, A DISTANCE OF 271.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 19°14'37" EAST, A DISTANCE OF 197.29 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 76°55'05" EAST, A DISTANCE OF 58.26 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; SOUTH 60°57'34" EAST, A DISTANCE OF 94.51 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 53°41'32" EAST, A DISTANCE OF 559.30 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 39°10'09" EAST, A DISTANCE OF 251.73 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 42°16'04" EAST, A DISTANCE OF 427.80 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 42°46'07" EAST, A DISTANCE OF 501.38 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 20°30'05" WEST, PASSING A 1/2" IRON ROD FOUND, AT A DISTANCE OF 123.28 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 480.75 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 0°20'49" EAST, A DISTANCE OF 183.05 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER; NORTH 45°15'20" WEST, A DISTANCE OF 165.65 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF COMMON AREA NO. 1 & DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF LAKEWOOD PHASE 3 OF MOUNTAIN VALLEY COUNTRY CLUB ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 430, DRAWER B-201, PRJCT;

THENCE NORTH 44°49'37" EAST, WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID COMMON AREA, A DISTANCE OF 17.98 FEET TO A 5/8" CAPPED IRON ROD STAMPED "KSC/4019" FOUND FOR THE NORTHEAST CORNER OF SAID COMMON AREA NO. 1 AND IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO WICKER HILL DEVELOPMENT LLC, AS RECORDED IN INSTRUMENT NO. 22-27445, OPRJCT;

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID WICKER HILL DEVELOPMENT LLC TRACT, AND WITH THE MEANDERS OF WILLOW CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45°02'41" EAST, A DISTANCE OF 204.59 FEET TO A POINT FOR CORNER; SOUTH 45°16'00" EAST, A DISTANCE OF 304.59 FEET TO A POINT FOR CORNER; NORTH 20°00'53" EAST, A DISTANCE OF 26.39 FEET TO A POINT FOR CORNER; NORTH 34°40'25" WEST, A DISTANCE OF 51.24 FEET TO A POINT FOR CORNER; NORTH 39°11'49" EAST, A DISTANCE OF 34.36 FEET TO A POINT FOR CORNER; NORTH 10°04'52" EAST, A DISTANCE OF 63.93 FEET TO A POINT FOR CORNER; NORTH 75°59'15" EAST, A DISTANCE OF 36.88 FEET TO A POINT FOR CORNER; SOUTH 74°45'48" EAST, A DISTANCE OF 60.83 FEET TO A POINT FOR CORNER; SOUTH 32°08'36" EAST, A DISTANCE OF 119.33 FEET TO A POINT FOR CORNER; SOUTH 53°21'14" EAST, A DISTANCE OF 96.79 FEET TO A POINT FOR CORNER;

NORTH 61°03'30" EAST, A DISTANCE OF 107.40 FEET TO A POINT FOR CORNER; SOUTH 51°16'13" EAST, A DISTANCE OF 107.20 FEET TO A POINT FOR CORNER; NORTH 75°48'42" EAST, A DISTANCE OF 37.84 FEET TO A POINT FOR CORNER; NORTH 42°24'29" EAST, A DISTANCE OF 19.87 FEET TO A POINT FOR CORNER; NORTH 26°04'11" EAST, A DISTANCE OF 110.77 FEET TO A POINT FOR CORNER; NORTH 68°56'47" EAST, A DISTANCE OF 57.02 FEET TO A POINT FOR CORNER; NORTH 32°53'12" EAST, A DISTANCE OF 81.34 FEET TO A POINT FOR CORNER; NORTH 39°50'21" EAST, A DISTANCE OF 75.50 FEET TO A POINT FOR CORNER; NORTH 63°57'32" EAST, A DISTANCE OF 24.83 FEET TO A POINT FOR CORNER; SOUTH 80°13'11" EAST, A DISTANCE OF 29.35 FEET TO A POINT FOR CORNER; NORTH 64°13'16" EAST, A DISTANCE OF 96.41 FEET TO A POINT FOR CORNER; NORTH 15°09'34" EAST, A DISTANCE OF 76.74 FEET TO A POINT FOR CORNER; NORTH 13°20'38" WEST, A DISTANCE OF 88.50 FEET TO A POINT FOR CORNER; NORTH 1°07'07" EAST, A DISTANCE OF 100.48 FEET TO A POINT FOR CORNER; NORTH 40°24'50" EAST, A DISTANCE OF 35.35 FEET TO A POINT FOR CORNER; SOUTH 88°28'00" EAST, A DISTANCE OF 112.32 FEET TO A POINT FOR CORNER; SOUTH 50°15'48" EAST, A DISTANCE OF 132.03 FEET TO A POINT FOR CORNER; SOUTH 51°24'46" WEST, PASSING THE NORTH CORNER OF SAID IMPRESSION HOMES, LLC TRACT, AT A DISTANCE OF 60.65 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 149.91 FEET TO A POINT FOR THE SOUTH CORNER OF SAID IMPRESSION HOMES, LLC TRACT (VOLUME 2581, PAGE 926) AND IN THE NORTHEASTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE WEST CORNER OF SAID IMPRESSION HOMES, LLC TRACT; SOUTH 8°29'05" EAST, A DISTANCE OF 77.83 FEET TO A POINT FOR CORNER; SOUTH 63°12'36" WEST, A DISTANCE OF 41.90 FEET TO A POINT FOR CORNER; SOUTH 15°46'24" WEST, A DISTANCE OF 16.05 FEET TO A POINT FOR CORNER; SOUTH 25°42'41" EAST, A DISTANCE OF 50.42 FEET TO A POINT FOR CORNER; SOUTH 18°50'29" WEST, A DISTANCE OF 31.73 FEET TO A POINT FOR CORNER; SOUTH 0°14'38" WEST, A DISTANCE OF 35.28 FEET TO A POINT FOR CORNER;

THENCE SOUTH 46°26'49" EAST, WITH THE NORTHEASTERLY LINE OF SAID IMPRESSION HOMES, LLC TRACT, PASSING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT (TRACT 2), AS RECORDED IN INSTRUMENT 2009-32098, OPRJCT, AT A DISTANCE OF 52.88 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 229.97 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE SOUTH 16°12'25" EAST, CONTINUING WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID JOHNSON COUNTY SPECIAL UTILITY DISTRICT TRACT, A DISTANCE OF 345.56 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID IMPRESSION HOMES, LLC TRACT, THE SOUTHWEST CORNER OF SAID JOHNSON COUNTY SPECIAL UTILITY DISTRICT TRACT AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO A.B. WHARTON III AND JOLINE WHARTON, AS DESCRIBED IN DOCUMENT NO. 2016-10257, OPRJCT

THENCE WITH THE COMMON LINE OF SAID IMPRESSION HOMES, LLC TRACT AND SAID WHARTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73°45'47" WEST, A DISTANCE OF 698.90 FEET TO A 6" STEEL PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID IMPRESSION HOMES, LLC TRACT AND A NORTHWEST CORNER OF SAID WHARTON TRACT; SOUTH 16°12'08" EAST, A DISTANCE OF 162.38 FEET TO A 1" IRON ROD FOUND FOR AN ANGLE POINT; SOUTH 6°58'39" EAST, A DISTANCE OF 137.11 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF TRACT C, PHASE 4, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DRAWER F, VOLUME 10, PAGE 754, PRJCT, AND IN THE NORTH RIGHT-OF-WAY LINE OF WOODBERRY DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE WITH THE NORTH AND WESTERLY LINE OF SAID TRACT C, PHASE 4, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 83°02'19" WEST, A DISTANCE OF 127.06 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE SOUTH END OF A CORNER CLIP; NORTH 51°56'31" WEST, A DISTANCE OF 14.14 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE NORTH END OF SAID CORNER CLIP, IN THE EAST RIGHT-OF-WAY LINE OF ST. ANDREWS DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS NORTH 1°05'05" WEST, A DISTANCE OF 62.43 FEET; IN A NORTHWESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°01'23", AN ARC DISTANCE OF 62.53 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID NON-TANGENT CURVE TO THE RIGHT; NORTH 85°34'24" WEST, A DISTANCE OF 50.00 FEET TO AN "X" CUT SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD WHICH BEARS SOUTH 1°06'32" EAST, A DISTANCE OF 72.35 FEET; IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 72.46 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT AND AT THE NORTH END OF A CORNER CLIP; SOUTH 38°03'18" WEST, A DISTANCE OF 14.15 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH END OF SAID CORNER CLIP; SOUTH 83°02'19" WEST, A DISTANCE OF 144.85 FEET TO A 5/8" IRON ROD FOUND (DISTURBED); SOUTH 6°57'42" EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WOODBERRY DRIVE AND THE NORTHWEST CORNER OF LOT 16 OF SAID TRACT C, PHASE 4; SOUTH 15°04'59" WEST, A DISTANCE OF 263.74 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELDS ENGINEERING" FOUND; NORTH 57°08'18" WEST, A DISTANCE OF 132.51 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELDS ENGINEERING" FOUND; SOUTH 15°24'45" WEST, A DISTANCE OF 226.47 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET; SOUTH 32°51'52" WEST, A DISTANCE OF 143.89 FEET TO A 5/8" CAPPED IRON ROD STAMPED "SHIELD ENGINEERING" FOUND; SOUTH 5°05'38" EAST, A DISTANCE OF 88.79 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND FOR THE SOUTHWEST CORNER OF LOT 7 OF SAID TRACT C, PHASE 4 AND THE NORTHEAST CORNER OF LOT 6, TRACT C, PHASE 3, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 429, SLIDE C, PRJCT;

THENCE WITH THE NORTH LINE OF SAID TRACT C, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 63°59'32" WEST, A DISTANCE OF 95.55 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET; SOUTH 71°32'17" WEST, A DISTANCE OF 127.34 FEET TO A 5/8" IRON ROD FOUND; SOUTH 86°52'09" WEST, A DISTANCE OF 132.88 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF PINNACLE DRIVE, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND A CHORD WHICH BEARS NORTH 7°00'03" WEST, A DISTANCE OF 15.00 FEET, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND BEARS NORTH 48°54'29" WEST, A DISTANCE OF 0.20 FEET; IN A NORTHWESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°08'55", AN ARC DISTANCE OF 15.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET; SOUTH 81°55'30" WEST, A DISTANCE OF 50.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE WEST RIGHT-OF-WAY LINE OF SAID PINNACLE DRIVE AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 349.93 FEET AND A CHORD WHICH BEARS SOUTH 5°28'27" EAST, A DISTANCE OF 31.77 FEET; IN A SOUTHEASTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°12'13", AN ARC DISTANCE OF 31.78 FEET TO A 5/8" IRON ROD FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE RIGHT; SOUTH 86°18'17" WEST, A DISTANCE OF 213.86 FEET TO A 5/8" CAPPED IRON ROD STAMPED "CARTER & BURGESS" FOUND; NORTH 16°13'44" WEST, A DISTANCE OF 150.03 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET; NORTH 57°25'08" WEST, A DISTANCE OF 70.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID TRACT C, PHASE 3 (COMMON AREA, LOT 30);

THENCE SOUTH 32°34'52" WEST, PASSING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT C, PHASE 3 (COMMON AREA, LOT 30) AND THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT C, PHASE 2, MOUNTAIN VALLEY LAKE, AT A DISTANCE OF 529.75 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 1,737.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,832.173 SQUARE FEET OR 65.018 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- 1. BEARINGS AND COORDINATES ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°37'09.8". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000113314956.

PLAT NOTES:

- 2. DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.
- 3. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 4. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- 5. 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.
- 6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
  - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
  - ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
- 7. 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 NON-PERFORMANCE 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 LOT(S) 9X, BLOCK 28 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- 8. ANY LOTS ADJACENT TO A PARK OR OPEN SPACE SHALL REQUIRE A DECORATIVE METAL FENCE.
- 9. NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- 10. NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE MODIFIED VISIBILITY EASEMENTS FOR LOT 1X, BLOCK 30 AND LOT 65X, BLOCK 23, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- 11. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON APRIL 15, 2024 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.
- 12. THE PRIVATE ACCESS AND UTILITY EASEMENT PROVIDES UNRESTRICTED USE AND MAINTENANCE OF THE PROPERTY FOR UTILITIES. THIS RIGHT EXTENDS TO ALL UTILITY PROVIDERS. THE EASEMENT ALSO PROVIDES THE CITY OR COUNTY WITH THE RIGHT OF ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT. THE EASEMENT PERMITS THE CITY OR COUNTY TO REMOVE ANY VEHICLE OR OBSTACLE WITHIN THE STREET THAT IMPAIRS EMERGENCY ACCESS.
  - THE FOLLOWING PUBLIC SERVICES ARE NOT PROVIDED WITHIN THIS SUBDIVISION:
    - STREET MAINTENANCE
    - ROUTINE POLICE PATROLS
    - ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCE
    - PREPARATION OF ACCIDENT REPORTS
    - SOLID WASTE PICKUP
- 13. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER STORAGE FACILITY OR OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 9X, BLOCK 28 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, IMPRESSION HOMES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBEFORE DESCRIBED PROPERTY AS TRACT B, MOUNTAIN VALLEY LAKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON. 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, IMPRESSION HOMES, LLC

STATE OF TEXAS § COUNTY OF §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAY BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREOF AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS 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. RELEASED FOR REVIEW BY:

LON E. WHITTEN DATE: APRIL 15, 2024 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5893

STATE OF TEXAS § COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

PRELIMINARY PLAT TRACT B MOUNTAIN VALLEY LAKE LOTS 31-33, LOT 34X, LOTS 35-64, LOT 65X, BLOCK 23 LOTS 17-28, BLOCK 27 LOTS 1-8, LOT 9X, LOTS 10-15, BLOCK 28 LOTS 1-11, LOT 12X, BLOCK 29 LOT 1X, LOTS 2-19, LOT 20X, LOTS 21-44, BLOCK 30 & LOTS 1-11, BLOCK 31

123 RESIDENTIAL LOTS 6 PRIVATE HOA/DEVELOPER OWNED & MAINTAINED OPEN SPACE LOTS

BEING 65.018 ACRES OF LAND SITUATED IN THE J M MOORE SURVEY, ABSTRACT NO. 620 THE HG CATLETT SURVEY, ABSTRACT NO. 184 CITY OF BURLESON JOHNSON COUNTY, TEXAS APRIL 2024 SURVEYOR/ENGINEER:



louisiana registration number: 1 - 2759 ttpels registration/license number: 10088000 519 east border orrington, texas 76010 817-469-1671 fax: 817-274-8757 www.mmatexas.com

OWNER: IMPRESSION HOMES, LLC P.O. BOX 92726 SOUTHLAKE, TX 76092 DEVELOPER: IMPRESSION HOMES, LLC 2325 DEAN WAY, SUITE 150 SOUTHLAKE, TX 76092 TEL: 214-280-9688 EMAIL: peterlai@impressionhomes.net CONTACT: PETER LAI

CONTACT: ANDREA TAYLOR, P.E. COPYRIGHT © 2024 MMA, INC. CASE FP-24-040 SHEET 3 OF 3

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** July 30, 2024

---

**SUBJECT:**

Hahn-Jones Addition (Case 24-147): Consider approval of a replat of Hahn-Jones Addition, Lot BR, Block 1; addressed as 961 S Dobson. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On April 15, 2024, an application for a replat was submitted by David Reaves with Grant Engineering on behalf of Kody Hughes of The Heights Church (owner) for a replat of approximately 6.0323 acres. The property is being replatted for the purpose of development for the Heights Church.

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

**RECOMMENDATION:**

Approve the replat for Hahn-Jones Addition; Lot BR, Block 1.

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

N/A

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS:  
§ 3.6 Replat. \(ecode360.com\)](#)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



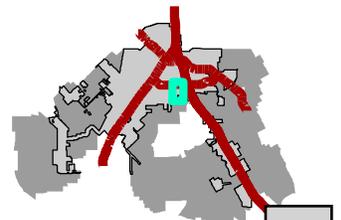


Item D.



THE CITY OF  
**BURLESON**  
TEXAS

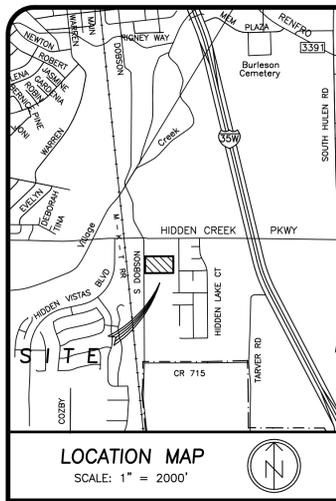
**Replat**  
**Lot BR, Block 1**  
**Hahn-Jones Addition**  
**Case 24-147**



Vicinity Map

# Grant Engineering, Inc.

Engineers Fort Worth, Texas 76109 Planners  
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131  
Firm Registration No. 100919-00



**OWNER:**  
EASTERN HEIGHTS CHURCH  
dba THE HEIGHTS CHURCH  
c/o: KODY HUGHES  
1315 GRANDVIEW HIGHWAY  
CLEBURNE, TEXAS 76031-9687  
817-219-2759  
kody@heightslife.org

**SURVEYOR:**  
GRANT ENGINEERING, INC.  
2751 PARK HILL DRIVE  
FORT WORTH, TEXAS 76109  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrnt3@aol.com



### GENERAL PLAT NOTES

- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH 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)
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- DUTIES OF THE DEVELOPER/PROPERTY OWNER:  
THE APPROVAL AND FILING OF THIS PLAT BY THE CITY OF BURLESON DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
- THE APPROVAL AND FILING OF THIS PLAT BY THE CITY OF BURLESON DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
- THE CITY OF BURLESON IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH THE CITY OF BURLESON CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
- FILING A PLAT:  
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR A REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- UTILITY EASEMENT:  
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 GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0065J, EFFECTIVE DATE DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY 485459.
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF WATER WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "NFIP".
- THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 10, PAGE 386, DRAWER E, PLAT RECORDS, JOHNSON COUNTY, TEXAS.
- CONTROLLING MONUMENTS DENOTED ON.
- PROPOSED USE IS CHURCH.
- EXISTING ZONING IS GR (GENERAL RETAIL).
- THIS PLAT DOES NOT ALTER NOR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENTS, INCLUDING BU NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 3, 2024 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.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- 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 HEREAFTER 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 OFFICES, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S 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 CONTINGENT THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT BR, BLOCK 1, HAHN-JONES ADDITION ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

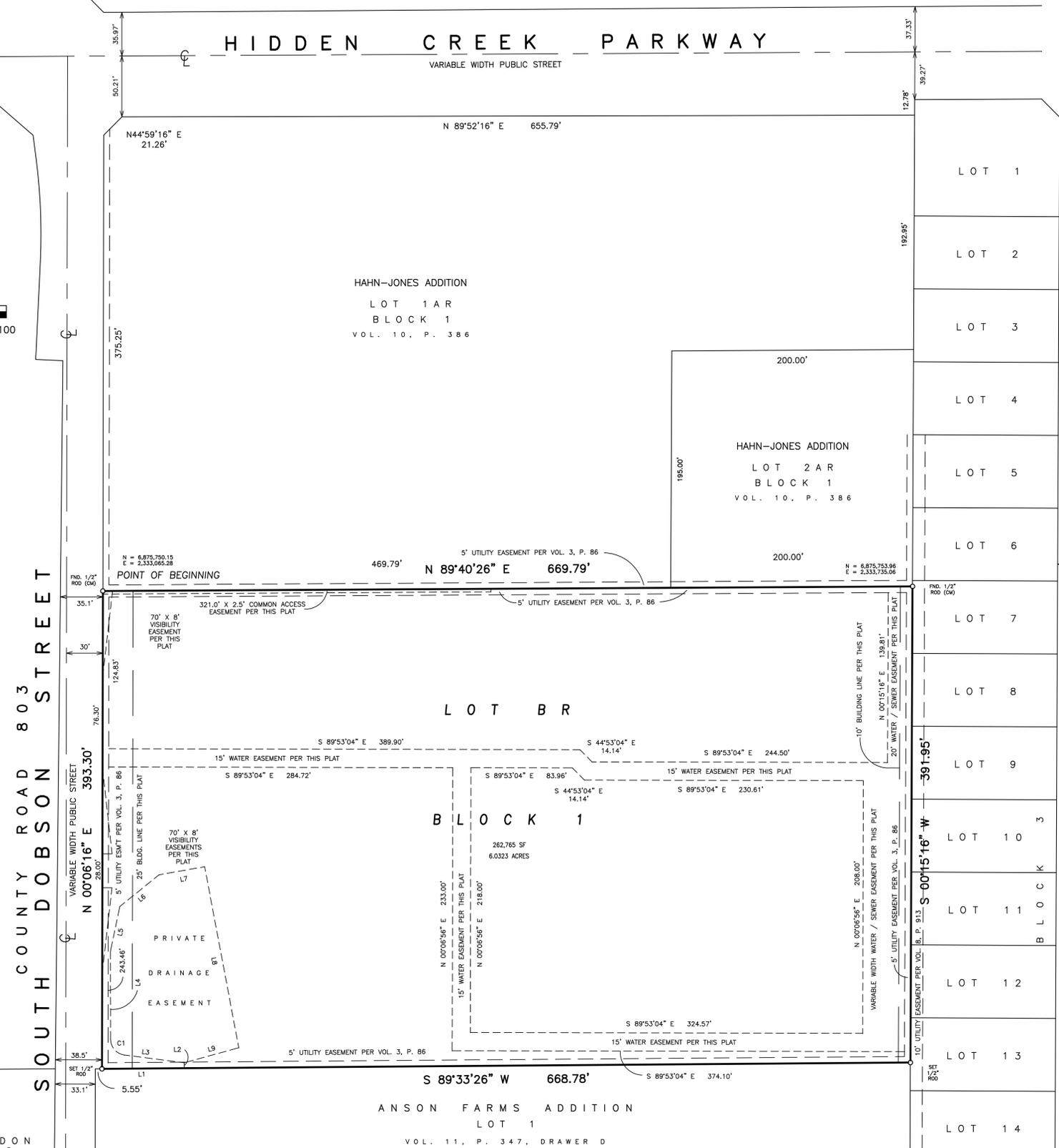
### BURLESON FIRE MARSHAL NOTES

- 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 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- 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 THE 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.
- 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.
- 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 DWELLINGS SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- 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 POUNDS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOUSES AND APARTMENTS) AS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
- FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.

McCLENDON  
RENFRO  
LP  
INST  
2020-07577

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C1	13.00	82°30'37"	18.72	N 41°21'35" W, 17.14

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°33'26" W	68.03
L2	N 00°26'34" W	4.66
L3	N 82°36'53" W	49.95
L4	N 00°06'16" W	72.66
L5	N 11°54'11" E	37.44
L6	N 51°12'33" E	41.75
L7	N 80°01'38" E	38.23
L8	S 10°44'18" E	151.65
L9	S 74°41'06" W	46.83



PLAT FILED \_\_\_\_\_, 2023.

JOHNSON COUNTY PLAT RECORDING

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

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

APRIL LONG, JOHNSON COUNTY CLERK

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

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
CITY SECRETARY

PRE DIRECTION	STREET NAME	STREET TYPE / SUFFIX	ROW (ACRES)
SOUTH	DOBSON	STREET	0.0000

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS I, KODY HUGHES, ACTING ON BEHALF OF THE EASTERN HEIGHTS CHURCH dba THE HEIGHTS CHURCH, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A 6.0323 ACRE TRACT OUT OF THE JAMES M. CARTWRIGHT SURVEY, ABSTRACT NO. 132, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO EASTERN HEIGHTS CHURCH, DBA THE HEIGHTS CHURCH, DESCRIBED AS LOT B, BLOCK 1, HAHN-JONES ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 86, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH STEEL ROD (NORTHING 6,875,750.15, EASTING 2,333,065.28) AT THE NORTHWEST CORNER OF SAID LOT B, AT THE SOUTHWEST CORNER OF LOT 1AR, BLOCK 1, HAHN-JONES ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 386, OF SAID PLAT RECORDS, AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH DOBSON STREET, A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE NORTH 89 DEGREES 40 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT B AND THE SOUTH LINE OF LOTS 1AR AND 2AR, BLOCK 1 OF SAID HAHN-JONES ADDITION (VOL. 10, P. 386), 669.79 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT B, AT THE SOUTHEAST CORNER OF SAID LOT 2AR, AND IN THE EAST LINE OF BLOCK 3 OF HIDDEN CREEK ESTATES, PHASE I, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 6, PAGE 913, SLIDE B, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID LOT B AND THE WEST LINE OF SAID BLOCK 3, 391.95 FEET TO SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT B, AND AT THE NORTHEAST CORNER OF LOT 1, ANSON FARMS ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 147, DRAWER D, OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 33 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT B AND THE NORTH LINE OF SAID LOT 1, 668.78 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT B, AND IN THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH DOBSON STREET;

THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID LOT B AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH DOBSON STREET, 393.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.0323 ACRES (262,765 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS  
THAT I, KODY HUGHES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBEFORE DESCRIBED PROPERTY AS  
LOT BR, BLOCK 1  
HAHN-JONES ADDITION  
TO THE CITY OF BURLESON  
JOHNSON COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON. 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 GROUNDS 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.

**ACKNOWLEDGMENT**

KODY HUGHES  
ACTING ON BEHALF OF  
EASTERN HEIGHTS CHURCH DBA THE HEIGHTS CHURCH

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 KODY HUGHES, 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 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

I, JOHN A. GRANT, III, 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.

John A. Grant III  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

**REPLAT  
LOT BR, BLOCK 1  
HAHN-JONES ADDITION**

TO THE  
**CITY OF BURLESON,  
JOHNSON COUNTY, TEXAS**

A REPLAT OF A LOT B, BLOCK 1  
HAHN-JONES ADDITION  
AS RECORDED IN VOLUME 3, PAGE 86  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
BEING  
A 6.0323 ACRE TRACT  
OUT OF THE  
JAMES CARTWRIGHT SURVEY, ABSTRACT NO. 132  
JOHNSON COUNTY, TEXAS  
AS RECORDED UNDER  
INSTRUMENT NO. 2020-41999  
REAL PROPERTY RECORDS  
JOHNSON COUNTY, TEXAS

**MARCH, 2024  
6.0323 ACRES  
1 NON-RESIDENTIAL LOT**

CASE NO. RP24-147

UTILITY PROVIDERS

WATER: CITY OF BURLESON  
SEWER: CITY OF BURLESON  
GARBAGE: CITY OF BURLESON  
FIRE PROTECTION: CITY OF BURLESON  
ELECTRIC: UNITED COOPERATIVE SERVICES

THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PURPOSES.

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** July 30, 2024

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**SUBJECT:**

Hidden Vistas Commercial Addition (Case 24-163): Consider approval of a final plat of Hidden Vistas Commercial Addition, Lots 1 thru 4 and Lot A, Block 1, addressed as 951 Hidden Vistas Blvd. (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On April 29, 2024, an application for a final plat was submitted by Noah Boydston with Boydston Designs, on behalf of Peter Thomas of Burleson Hidden Vistas, LP (owner) for a final plat of approximately 12.621 acres. The property is being platted for future commercial development.

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

**RECOMMENDATION:**

Approve the final plat for Hidden Vistas Commercial Addition.

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

N/A

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS \(ecode360.com\)](#)

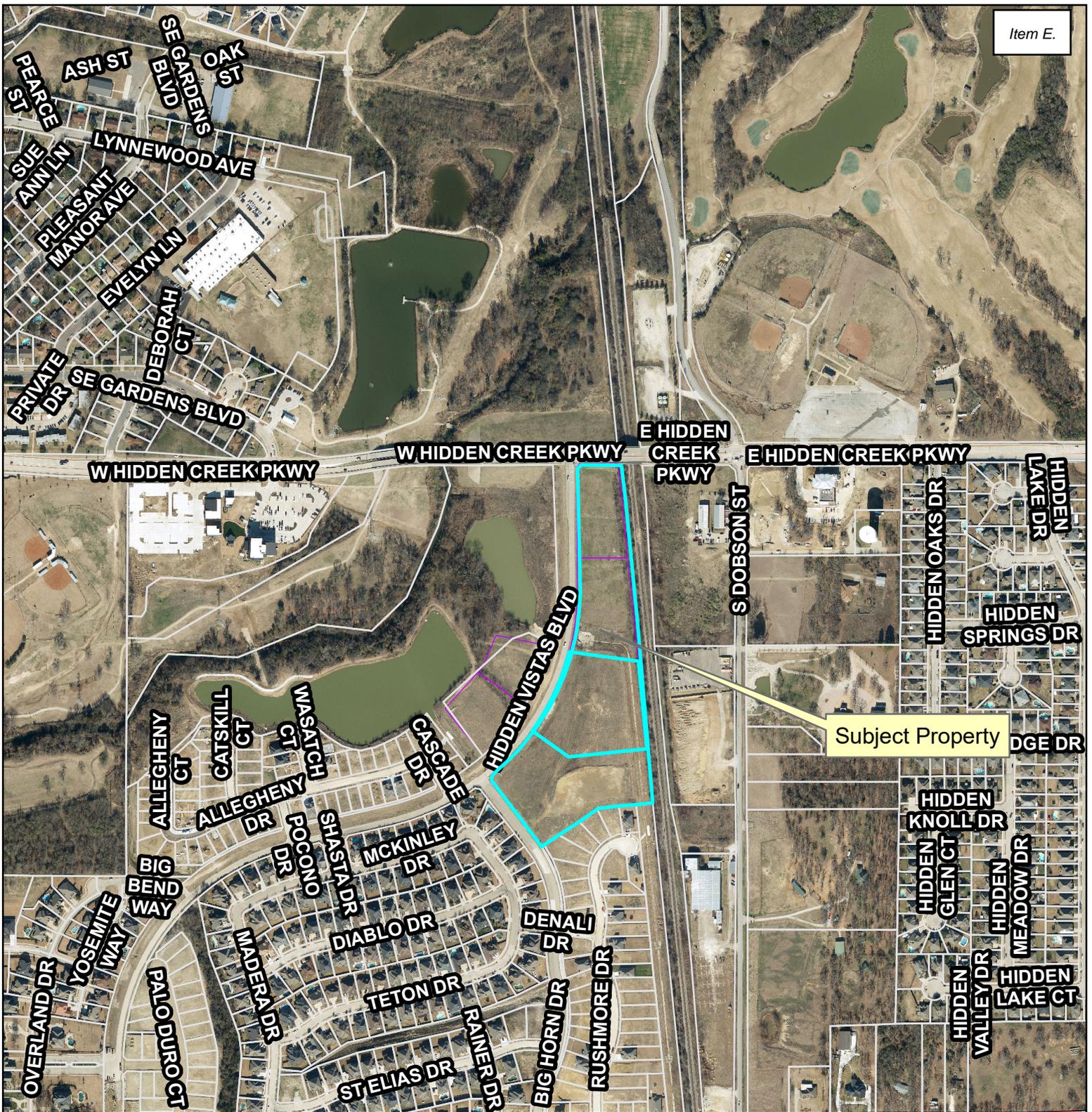
**FISCAL IMPACT:**

None

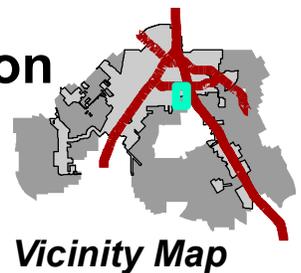
**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649

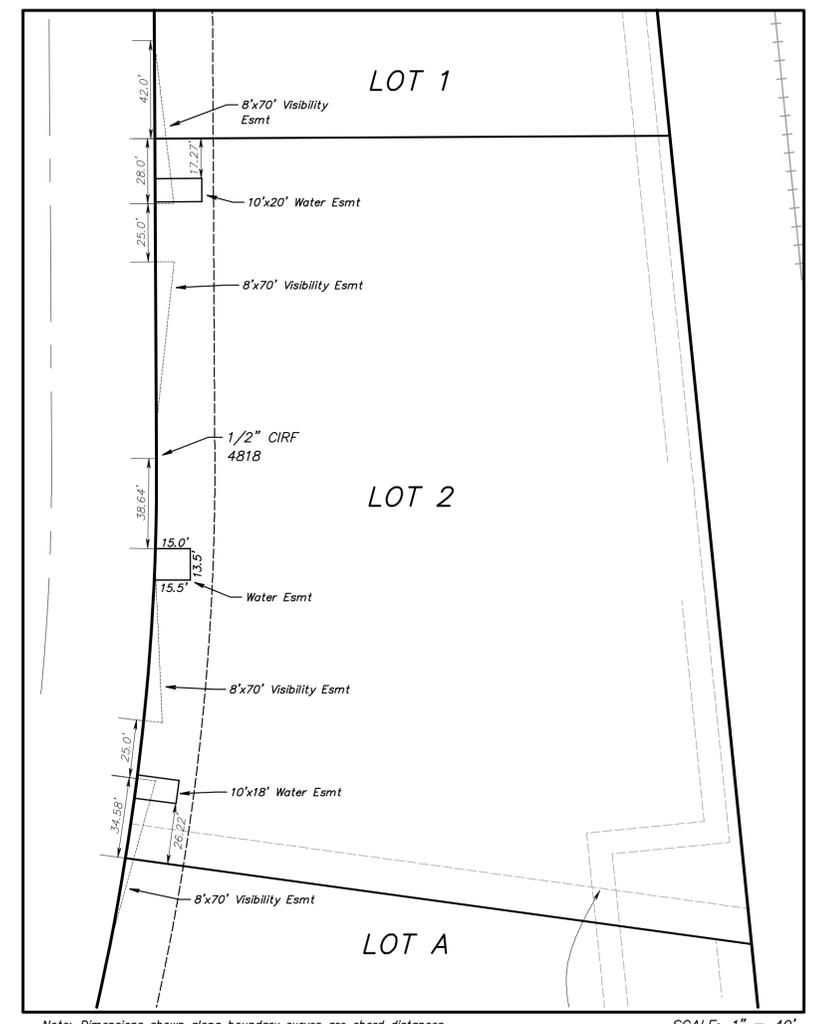




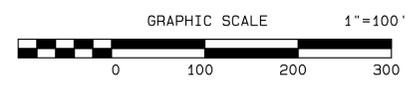
**Final Plat**  
**Lots 1-4 & Lot A; Block 1**  
**Hidden Vistas Commercial Addition**  
**Case 24-163**



# LOT 2 DETAIL AREA



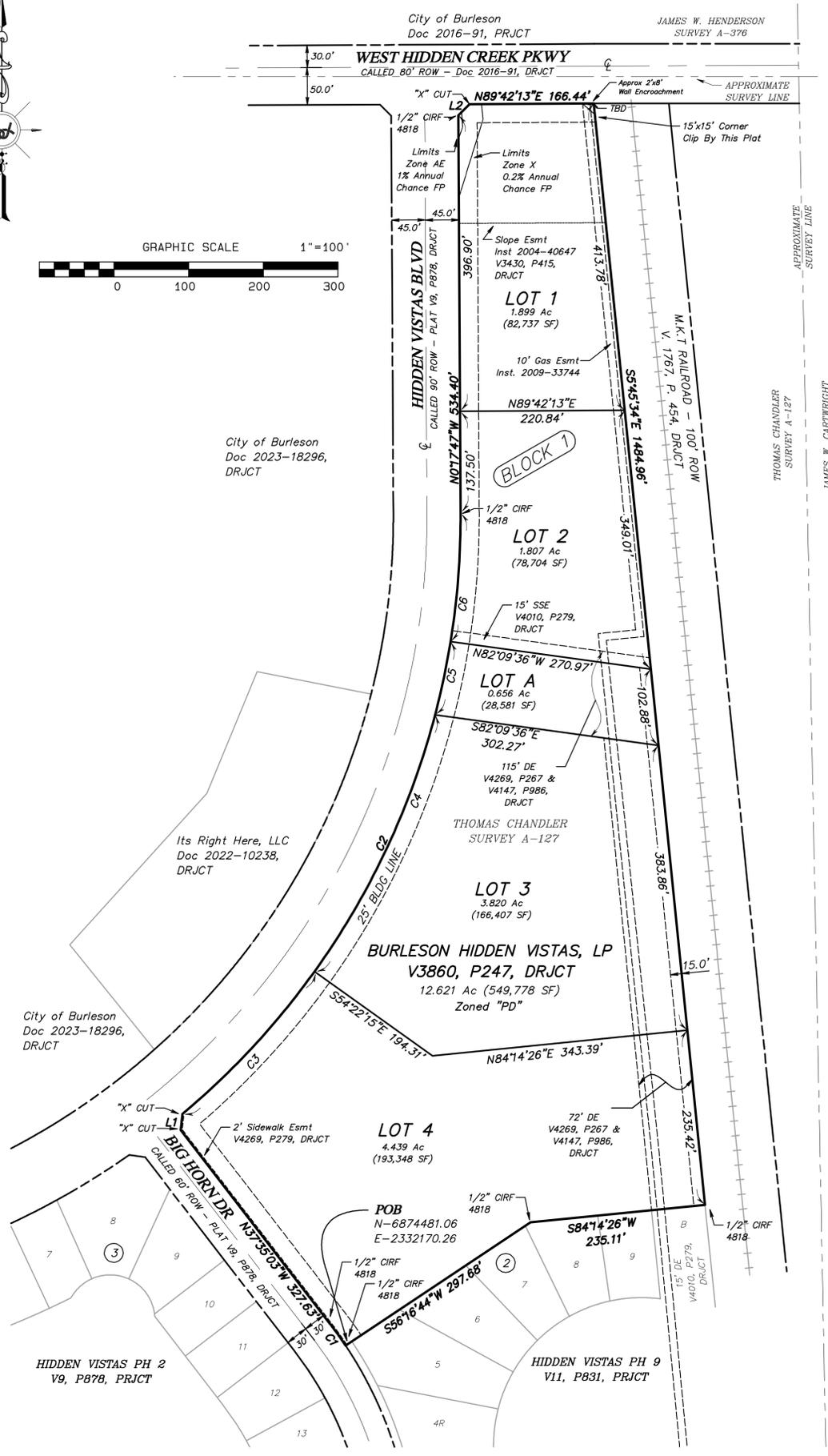
Note: Dimensions shown along boundary curves are chord distances. SCALE: 1" = 40'



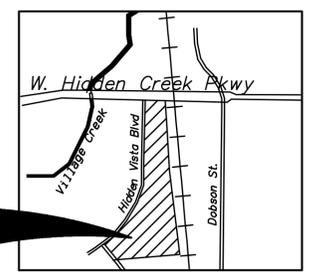
LINE	BEARING	DISTANCE
L1	N6°23'15"E	21.59'
L2	N44°42'13"E	21.21'

Curve	Radius	Chord Bearing	Chord Length	Arc Length	Delta
C1	540.00'	N35°39'10"W	36.40'	36.41'	3°51'46"
C2	1045.00'	N24°49'33"E	887.31'	916.39'	50°14'40"
C3	1045.00'	N42°47'19"E	260.48'	261.16'	14°19'08"
C4	1045.00'	N25°08'27"E	380.46'	382.59'	20°58'37"
C5	1045.00'	N11°54'10"E	100.25'	100.29'	5°29'56"
C6	1045.00'	N4°25'43"E	172.16'	172.35'	9°26'59"

**LEGEND**  
 CIRF = CAPPED IRON ROD FOUND  
 CIRS = 5/8" CAPPED IRON ROD SET "BDI #6353"  
 DE = DRAINAGE EASEMENT  
 DRJCT = DEED RECORDS, JOHNSON COUNTY, TX  
 ESMT = EASEMENT  
 IRF = IRON ROD FOUND  
 PRJCT = PLAT RECORDS, JOHNSON COUNTY, TX  
 ROW = RIGHT-OF-WAY  
 SSE = SANITARY SEWER EASEMENT  
 TBD = TO BE DETERMINED



**SITE**



**FLOODPLAIN NOTE**  
 According to FIRM Map 48251C0065J Revised December 4, 2012, portions of this property are located within Zone AE, areas inundated by the 1% annual chance flood for which base flood elevations have been determined, and within Zone X, areas inundated by the 0.2% annual chance flood.

**UTILITY EASEMENTS NOTE**  
 ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES 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.

**ADDITIONAL NOTES**  
 No fences or other structures will be allowed within the drainage easement.  
 The City of Burleson reserves the right to require minimum finish floor elevations on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.  
 No improvements greater than 2 feet in height will be allowed within the visibility easements including but not limited to fences, walls, landscaping, signs, etc

ADJOINING OWNER INFORMATION - HIDDEN VISTAS PHASE 2

LOT	OWNER	INSTRUMENT
7	Craig Parr & Kelly Basinger	2019-14326
8	Donald Medford & Monica Swisher	2012-14178
9	Phil & Margaret Morries	2012-24988
10	Ruben & Sylvia Gonzalez	2014-23119
11	Beverly Lampley	2021-3584
12	CONFIDENTIAL	NOT AVAILABLE
13	Cornelius & Kipkurui Chelule	2014-19461

ADJOINING OWNER INFORMATION - HIDDEN VISTAS PHASE 9

LOT	OWNER	INSTRUMENT
4R	Anthony Williams	2022-21852
5	Amanda Franco	2022-11259
6	Justin McBride	2022-99
7	Jared & Meridith Gaskin	2022-11415
8	Carl & Jordyn Collins	2022-7471
9	Kelly Wall	2020-31159
B	Hidden Vistas Phase 9 Homeowners Association	2023-3212

## FINAL PLAT OF LOTS 1-4 & LOT A, BLOCK 1 HIDDEN VISTAS COMMERCIAL ADDITION

Being a 12.621 acre remainder of Tract Five to Burleson Hidden Vistas, LP located easterly of Hidden Vistas Boulevard, a 90 foot right-of-way, and northeasterly of Big Horn Drive, a 60 foot right-of-way; Tract Five being described in a deed filed in Volume 3860, Page 247, DRJCT.

Thomas Chandler Survey, Abstract 127

City of Burleson, Johnson County, Texas

JUNE 2024 5 LOTS 12.621 ACRES

PAGE 1 OF 2

Surveyor:  
**BOYDSTON DESIGNS, INC.**  
 222 W. Exchange Ave., Suite 101  
 Fort Worth, TX 76164  
 Voice: 817 626-7878 - Fax: 817 626-7879  
 Civil Engineering • Surveying • Land Planning  
 E. Reg.# F-11307 • S. Reg.#10193818

Owner:  
 Burleson Hidden Vistas, LP  
 P.O. Box 939  
 Burleson, TX 76097  
 Voice: (817) 233-0194

STATE OF TEXAS  
COUNTY OF JOHNSON

Whereas BURLESON HIDDEN VISTAS, LP, being the sole owner of that 12.621 acre remainder of Tract Five as described in that deed filed in Volume 3860, Page 247, Deed Records of Johnson County, Texas (DRTCT), said remainder being south of Hidden Creek Parkway, easterly of Hidden Vistas Boulevard, northeasterly of Big Horn Drive, westerly of the M.K.T. Railroad right-of-way, and northerly of the Hidden Vistas Phase 9 plat filed in Volume 11, Page 831, Plat Records of Johnson County Texas, and also being situated in the Thomas Chandler Survey, Abstract 127, City of Burleson, Johnson County Texas; and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod with cap "4818" found for the most southerly corner of the tract described herein, also being a westerly corner of the said Hidden Vistas Phase 9 plat and on the northeasterly right-of-way line of Big Horn Drive;

Thence with a curve to the left having a radius of 540 feet and a chord that bears North 35 Degrees 39 Minutes 10 Seconds West a distance of 36.40 feet, along said curve 36.41 feet through a deflection angle of 3 Degrees 51 Minutes 46 Seconds to a 1/2-inch iron rod with cap "4818" found on the northeasterly right-of-way line of Big Horn Drive;

Thence with the right-of-way line of Big Horn Drive North 37 Degrees 35 Minutes 03 Seconds West a distance of 327.63 feet to an "X" cut found in the northeasterly right-of-way of Big Horn Drive;

Thence North 6 Degrees 23 Minutes 15 Seconds East a distance of 21.59 feet to an "X" cut found on the southeasterly right-of-way line of Hidden Vistas Blvd;

Thence with a curve to the left having a radius of 1045 feet and a chord that bears North 24 Degrees 49 Minutes 33 Seconds East a distance of 887.31 feet, along said curve 919.39 feet through a deflection angle of 50 Degrees 14 Minutes 40 Seconds to a 1/2-inch iron rod with cap "4818" found on the easterly right-of-way of Hidden Vistas Blvd;

Thence with the right-of-way of Hidden Vistas Blvd North 0 Degrees 17 Minutes 47 Seconds West a distance of 534.40 feet to a 1/2-inch iron rod with cap "4818" found on the easterly right-of-way of Hidden Vistas Blvd;

Thence North 44 Degrees 42 Minutes 13 Seconds East a distance of 21.21 feet to an "X" cut found in the southern right-of-way of West Hidden Creek Pkwy;

Thence North 89 Degrees 42 Minutes 13 Seconds East a distance of 166.44 feet to a northeasterly corner of the tract described herein, being on the west right-of-way line of a 100-foot M.K.T. Railroad right-of-way;

Thence with the M.K.T. Railroad right-of-way South 5 Degrees 45 Minutes 34 Seconds East a distance of 1484.96 feet to a 1/2-inch iron rod with cap "4818" found on the west right-of-way line of a 100-foot M.K.T. Railroad right-of-way and on a northeasterly corner of the said Hidden Vistas Phase 9 plat;

Thence with a northerly line of the said Hidden Vistas Phase 9 plat South 84 Degrees 14 Minutes 26 Seconds West a distance of 235.11 feet to a 1/2-inch iron rod with cap "4818" found on a northerly line of the said Hidden Vistas Phase 9 plat;

Thence South 56 Degrees 16 Minutes 44 Seconds West a distance of 297.68 feet to the POINT OF BEGINNING. Containing 12.621 Acres or 549,778 SQUARE FEET, more or less.

Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, NAD83, as derived by field Observation Utilizing the RTK Network Administered by Smartnet North America. Surveyed on the ground March 13, 2024.

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

That WE, BURLESON HIDDEN VISTAS, LP, Owner, do hereby adopt this plat designating the hereinabove described property as HIDDEN VISTAS COMMERCIAL ADDITION, an addition to the City of Burleson, Johnson County, Texas and do hereby dedicate to the public's use forever all streets, right-of-way, alleys and easements shown thereon. Any public utility, including the City of Burleson, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Burleson, shall have the right at all times of ingress and egress to and from and upon said easements for the purposes 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

IN WITNESS THEREOF this dedication was executed the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By \_\_\_\_\_

State of Texas  
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas of Burleson Hidden Vistas, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

By \_\_\_\_\_



This is to certify that I, Noah Boydston, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Noah Boydston Date  
R. P. L. S. 6353  
Surveyed on the ground March 13, 2024.

Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, NAD83, as derived by field Observation Utilizing the RTK Network Administered by Smartnet North America. Surveyed on the ground March 13, 2024.

Surveyor: \_\_\_\_\_  
**BOYDSTON DESIGNS, INC.**  
222 W. Exchange Ave., Suite 101  
Fort Worth, TX 76164  
Voice: 817 626-7878 - Fax: 817 626-7879  
Civil Engineering • Surveying • Land Planning  
E. Reg.# F-11307 • S. Reg.#10193818

Owner: \_\_\_\_\_  
Burleson Hidden Vistas, LP  
P.O. Box 939  
Burleson, TX 76097  
Voice: (817) 233-0194

APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF BURLESON, TEXAS  
  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION  
  
BY: \_\_\_\_\_  
CITY SECRETARY

PLAT FILED \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDING  
YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
APRIL LONG, JOHNSON COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

FINAL PLAT OF  
LOTS 1-4 & LOT A, BLOCK 1  
HIDDEN VISTAS COMMERCIAL ADDITION

Being a 12.621 acre remainder of Tract Five to Burleson Hidden Vistas, LP located easterly of Hidden Vistas Boulevard, a 90 foot right-of-way, and northeasterly of Big Horn Drive, a 60 foot right-of-way; Tract Five being described in a deed filed in Volume 3860, Page 247, DRJCT.

Thomas Chandler Survey, Abstract 127

City of Burleson, Johnson County, Texas

JUNE 2024 5 LOTS 12.621 ACRES

PAGE 2 OF 2

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** July 30, 2024

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**SUBJECT:**

JM Addition (Case 24-178): Consider approval of a final plat of JM Addition, Lots 1 & 2, Block 1; addressed as 1017 SW Alsbury. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On May 28, 2024, an application for a final plat was submitted by Matt Powell with CWC Land & Survey, on behalf of Misty Stasney with JM Leasing, LLC (owner) for a final plat of approximately 1.250 acres. The purpose of the plat is to create two lots zoned General Retail for future development.

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

**RECOMMENDATION:**

Approve the final plat for JM Addition (Case 24-178).

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

N/A

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS \(ecode360.com\)](#)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649







VICINITY MAP

LEGEND:

- 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544", UNLESS OTHERWISE NOTED.

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. 48251C0065J 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.

NOTES:

- 1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
2. ANY IMPROVEMENTS WITHIN THE UTILITY EASEMENTS MAY REQUIRE CITY REVIEW AND APPROVAL. A R-O-W/USE AGREEMENT MAY BE REQUIRED AND ALL EXPENSES SHALL BE BORNE BY THE PROPERTY OWNER.
3. THE REQUIREMENTS OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 28, 2024 TO THE CITY OF BURLESON, ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY REQUIRE EXISTING WATERLINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.
4. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
5. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.
6. THE COMMON ACCESS EASEMENT IS FOR THE USE OF THE FOLLOWING PROPERTIES: LOT 1-2, BLOCK 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND/OR EGRESS ALONG THIS EASEMENT. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HERINAFTER 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 NON-PERFORMANCE 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 1-2, BLOCK 1, ADJUTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
8. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

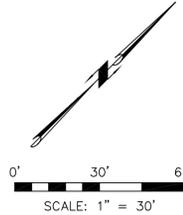
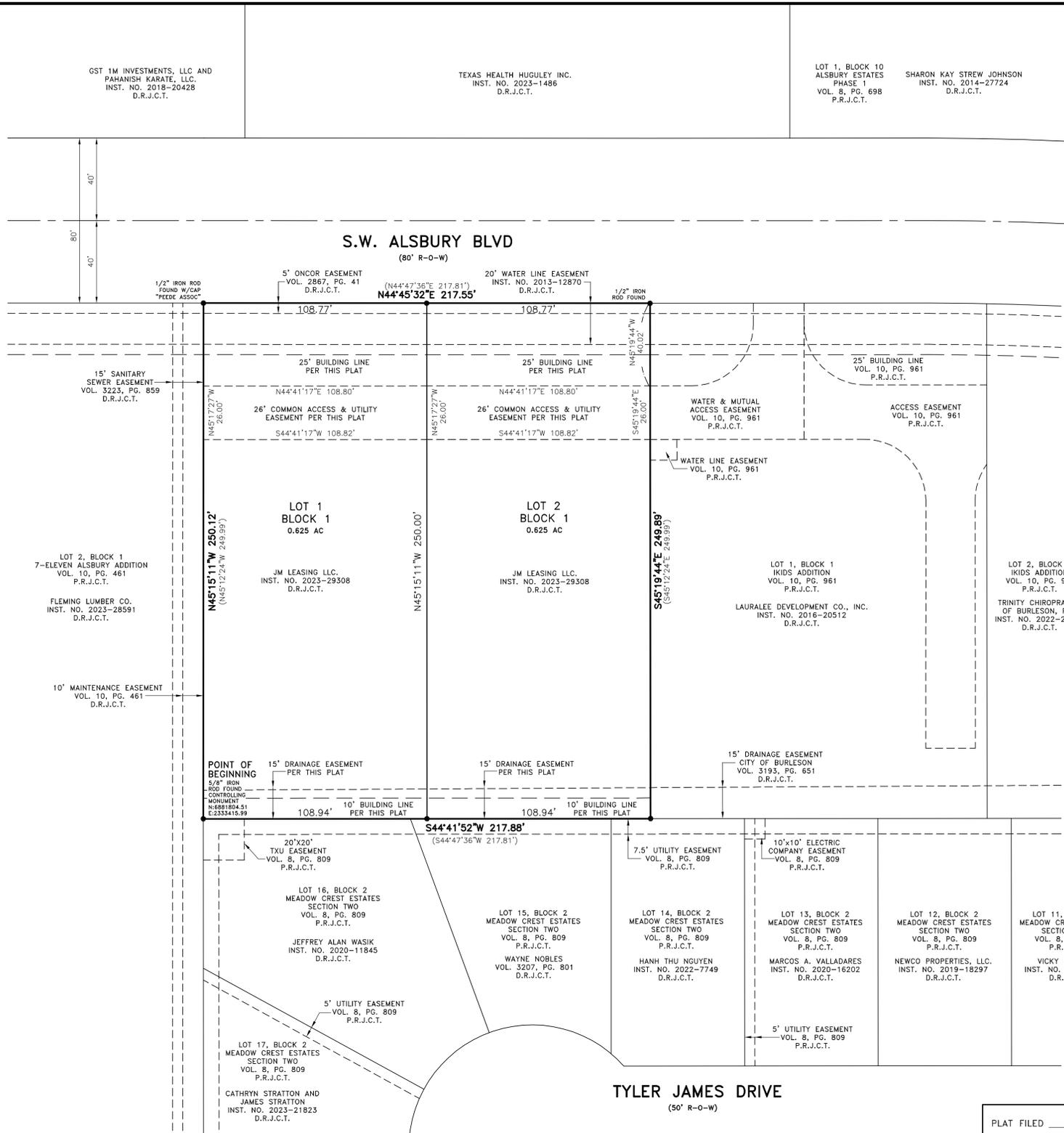
UTILITIES SERVICING SITE:

WATER: CITY OF BURLESON
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: CITY OF BURLESON

DEVELOPER:

JM LEASING, LLC.
3408 WINDING OAK LANE E.
BURLESON, TEXAS 76028

SURVEYOR:



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO JM LEASING, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-29308, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF LOT 16, BLOCK 2, MEADOWCREST ESTATES, SECTION 2, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 809, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°15'11" W A DISTANCE OF 250.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PEEDE ASSOC." IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ALSBURY BOULEVARD (80' R-O-W);

THENCE N 44°45'32" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.55 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF LOT 1, BLOCK 1, IKIDS ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 961, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S 45°19'44" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 249.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE NORTHWESTERLY LINE OF SAID BLOCK 2 OF MEADOW CREST ESTATES FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, AND FOR THE MOST EASTERLY CORNER OF SAID JM LEASING, LLC., TRACT;

THENCE S 44°41'52" W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 217.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.250 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBEFORE DESCRIBED PROPERTY AS JM ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND WE 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 APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS \_\_\_ DAY OF \_\_\_, 2024.

JM LEASING, LLC.
MISTY RAE STASNEY

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 MISTY RAE STASNEY, 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 \_\_\_, 2024.

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: 06/28/24

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE \_\_\_ DAY OF \_\_\_, 2024.
BY: CHAIR OF PLANNING AND ZONING COMMISSION
BY: CITY SECRETARY

PLAT FILED \_\_\_, 2024.
JOHNSON COUNTY PLAT RECORDING
YEAR \_\_\_ INSTRUMENT # \_\_\_
DRAWER \_\_\_ SLIDE \_\_\_
APRIL LONG, JOHNSON COUNTY CLERK
BY: COUNTY CLERK
BY: DEPUTY CLERK

FINAL PLAT
LOTS 1 & 2, BLOCK 1
JM ADDITION
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO JM LEASING, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-29308, DEED RECORDS, JOHNSON COUNTY, TEXAS.

**City Council Regular Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Development Services Assistant Director  
**MEETING:** July 30, 2024

**SUBJECT:**

3084 S Burleson Blvd (Case 24-146): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural and “PD” Planned Development to “PD”, Planned Development for a 5.153 acre site. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

**SUMMARY:**

On April 15, 2024, an application was submitted by Nathan Olsen (applicant) with OES, INC. on behalf of Deepak Somarajan (owner), to rezone approximately 5.153 acres to PD, Planned Development.

**DEVELOPMENT OVERVIEW:**

The owners are proposing a PD, Planned Development with a base zoning district of I, Industrial for a future expansion of the existing business. In addition to the land use regulations found in the base I, Industrial zoning district, staff has incorporated additional land use regulations and restrictions into the Planned Development. These land use regulations were taken from the existing Planned Development District and incorporated into the proposed Ordinance (attached as Exhibit 3).

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural, PD, Planned Development	Developed, Industrial
North	I, Industrial	Undeveloped
East	PD, Planned Development	Developed, Industrial
South	A, Agricultural	Undeveloped

West	I, Industrial	Developed, Industrial
------	---------------	-----------------------

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Employment Growth Center**. This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing.

The proposed zoning of PD, Planned Development with a base zoning of I, Industrial is in compliance with the Comprehensive plan. This zoning request is a result of the need to expand an existing manufacturing and assembly business that has been operating at this location since 2007. The expansion of the existing use and newly proposed zoning will further the vision of the Employment Growth Center designation.

**Engineering:**

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

**RECOMMENDATION:**

Approve an ordinance for the zoning change request.

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

December 11, 2023 – City Council approved a zoning change request from SP to PD.

November 14, 2023 – The Planning and Zoning Commission recommended approval of a zoning change from SP to PD.

September 11, 2008: City Council approved the SP, Site Plan zoning request for American Completion Tools.

**REFERENCE:**

<https://ecode360.com/39939115#39939115>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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

# ZC – 3084 S Burleson

**Location:**

- 3084 S Burleson Blvd

**Applicant:**

Nathan Olsen – Applicant  
Deepak Somarajan - Owner

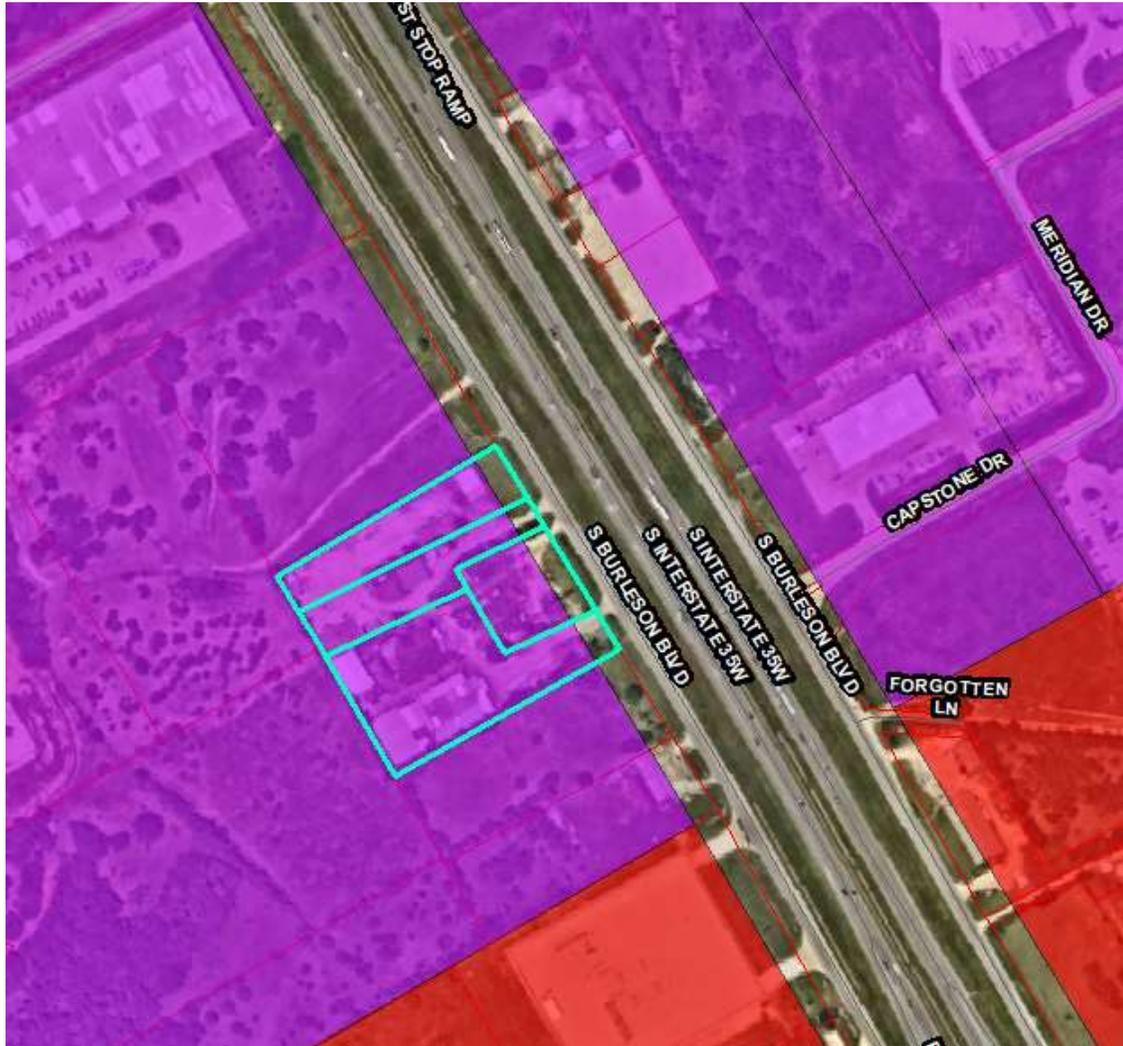
**Item for approval:**

Zoning Change from “A” Agricultural and “PD” Planned Development to “PD” Planned Development for industrial development with land use restrictions (Case 24-146)



# Comprehensive Plan

Employment Growth Center



# Zoning

Item A.

Agricultural & Planned Development



# ZC - 3084 S Burleson

## PD Regulations

- **Land Uses in accordance with I, Industrial zoning with additional restricted uses as outlined in the Business Park overlay**

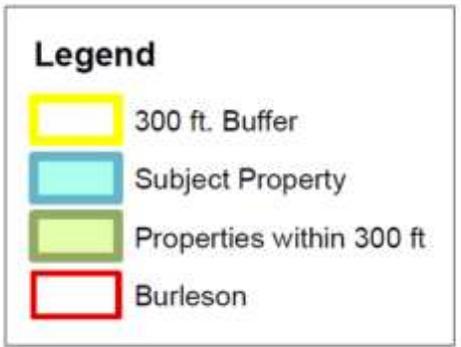
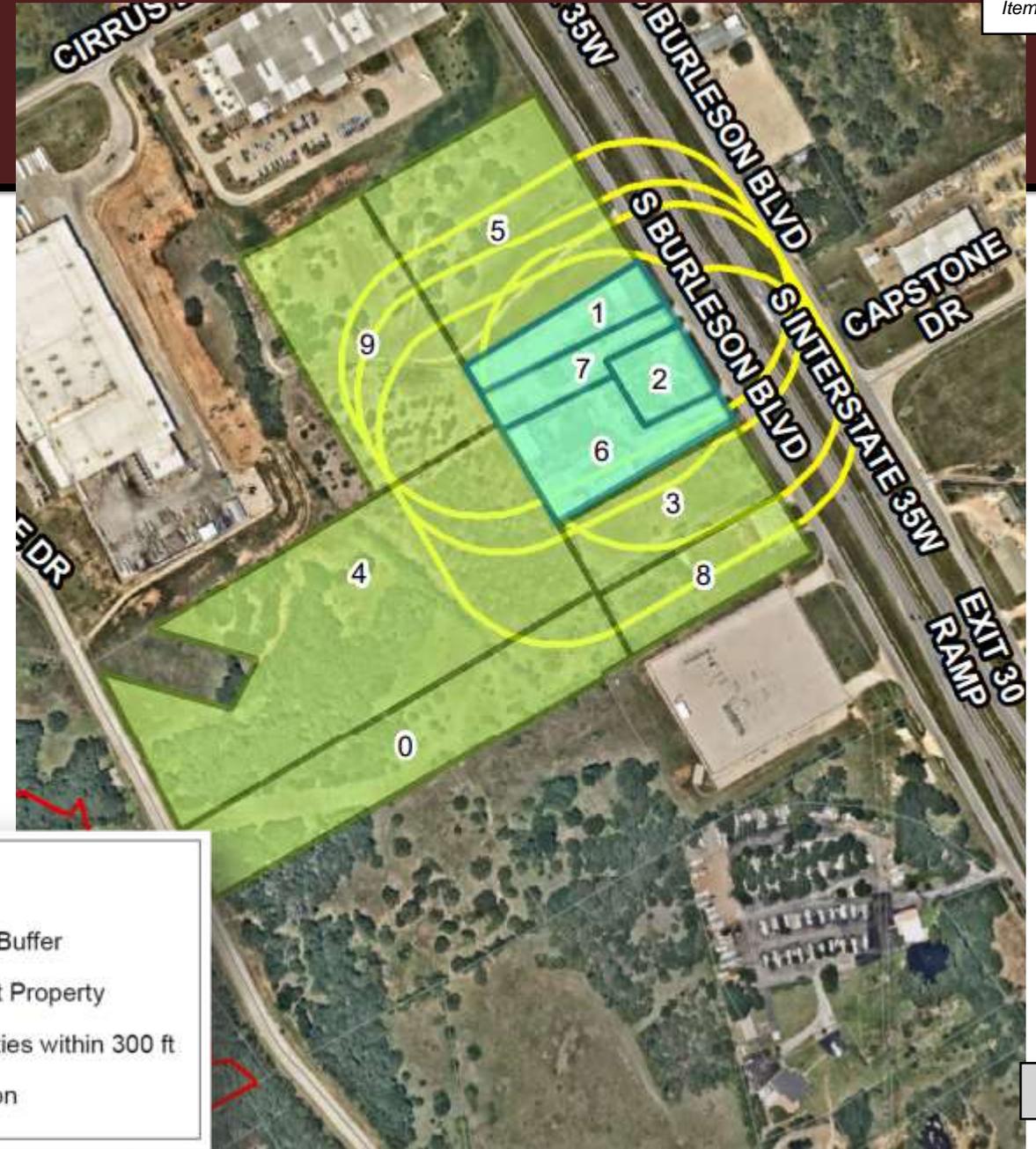
Prohibited uses include (not limited to) land uses such as:

- Auto repair, sales, tire retread, salvage yard, etc.
- Brick, cement or lime plants
- Sand, gravel, and topsoil extraction
- Sewage plants
- Sexually oriented business

# ZC - 3084 S Burleson

## 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.
- At this time staff has received no formal opposition

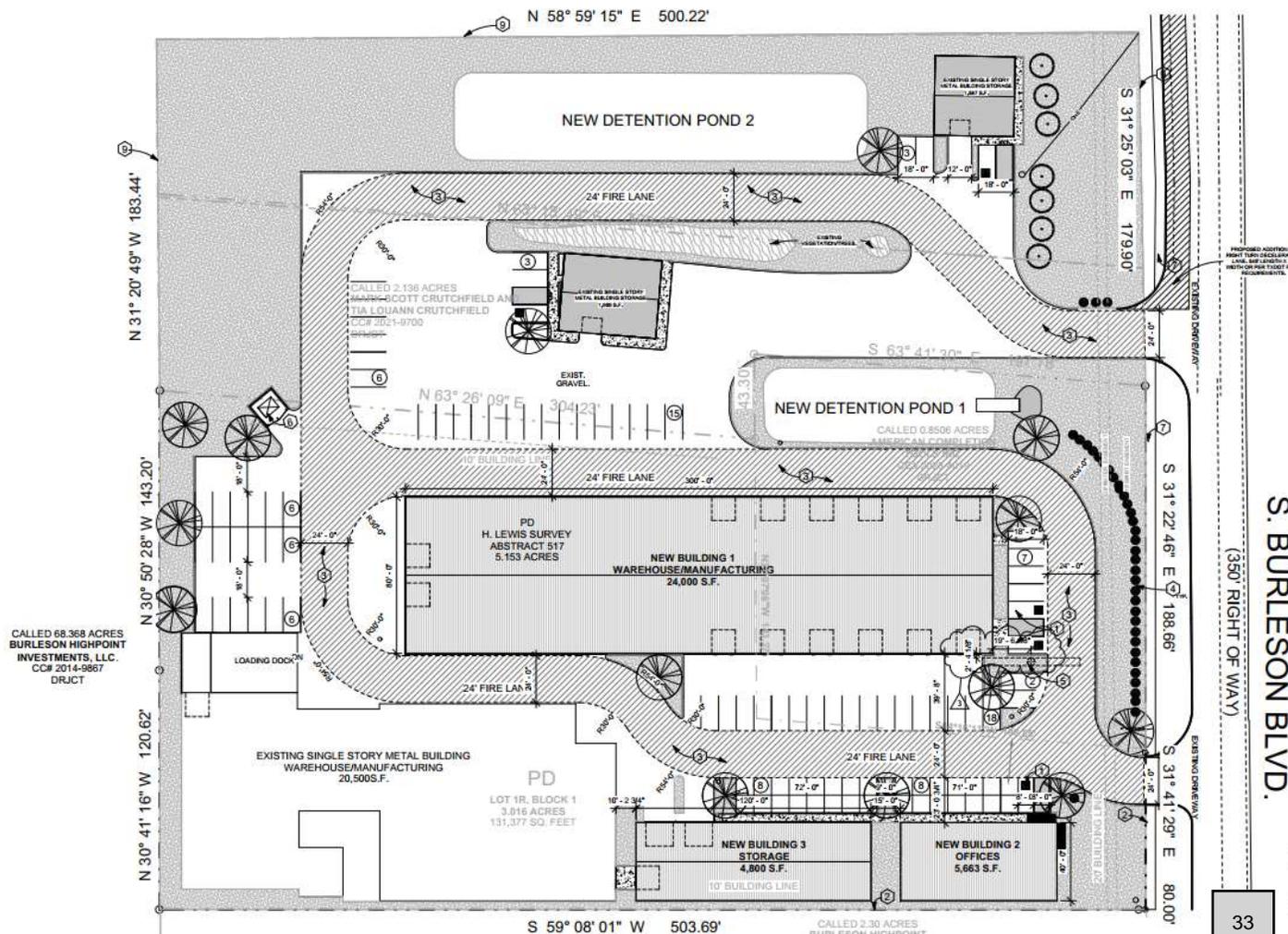


# ZC - 3084 S Burleson

## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of a recommendation for an ordinance for a zoning change.



## 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 5.153 ACRES OF LAND SITUATED IN THE H. LEWIS SURVEY, A-517, JOHNSON COUNTY, TEXAS, AND BEING COMPRISED OF THREE TRACTS OF LAND, THE FIRST BEING ALL OF LOT 1, BLOCK 1, ALLEN ADDITION, AN ADDITION TO THE CITY OF BURLESON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 65, PLAT RECORDS, JOHNSON COUNTY, TEXAS, THE SECOND TRACT BEING ALL OF A CALLED 0.8506 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AMERICAN COMPLETION TOOLS, INC., RECORDED IN INSTRUMENT NO. 2023-4019, DEED RECORDS, JOHNSON COUNTY, TEXAS, THE THIRD TRACT BEING THAT CALLED 2.136 ACRE TRACT DESCRIBED IN A DEED TO MARK CRUTCHFIELD AND TIA LOUANN CRUTCHFIELD, RECORDED IN INSTRUMENT NO.2021-9700, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM “PD” PLANNED DEVELOPMENT AND “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT DISTRICT; 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 **Nathon Olsen** (**Applicant**) on behalf of **Deepak Somarajan** (**Owner**) on **April 15, 2024**, under **Case Number 24-146**, 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 **7 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Planned Development (PD) and 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 **Planned Development (PD) and 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  
MAP AND ZONING AMENDMENT**

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the metes and bounds description attached as **Exhibit A**, by changing the zoning of said property from PD, Planned Development district and A, Agriculture district to the PD, Planned Development district industrial development.

**Section 2**

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

1. GENERAL

This property is subject to all 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 shall be permitted within this PD district shown on Exhibit A are limited to the Industrial district (I) and uses permitted within the IH35 overlay district as defined by the City of Burleson Zoning Ordinance.

3. PROHIBITED LAND USES:

The following land uses are prohibited within the PD district shown on Exhibit A:

- a) Auto salvage yards
- b) Asphalt/concrete batching
- c) Petroleum or gas well
- d) Petroleum storage/collection
- e) Railroad freight terminal
- f) Railroad passenger terminal
- g) Railroad team track
- h) Railroad track or right-of-way
- i) Sand/gravel/topsoil extraction/storage
- j) Sexually oriented business (SOB's)

4. DEVELOPMENT STANDARDS:

Except as otherwise provided herein, the acting development standards applied to this PD district shown on Exhibit A shall include all the regulations contained in the City of Burleson development codes, except where amended by this Ordinance:

- a) The following development regulations of the Burleson Code of Ordinances shall not apply within this PD district:
  - i. Article V. IH-35 Design Standards

**Section 3.**

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

**Section 4.**

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 5.**

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 6.**

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 7.**

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 8.**

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 9.**

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 "A"**

## Metes and Bounds:

BEING 5.153 acres of land in the H. Lewis Survey, A-517, Johnson County, Texas, and being comprised of three tracts of land, the first being all of Lot 1, Block 1, Allen Addition, an addition to the City of Burleson, Texas, according to the plat thereof recorded in Volume 10, Page 65, Plat Records, Johnson County, Texas, the second tract being all of a called 0.8506 acre tract of land described in a deed to American Completion Tools, Inc., recorded in Instrument No. 2023-4019, Deed Records, Johnson County, Texas, the third tract being that called 2.136 acre tract described in a deed to Mark Crutchfield and Tia Louann Crutchfield, recorded in Instrument No. 2021-9700, Deed Records, Johnson County, Texas, and the three tracts together comprising the total 5.153 acre of land, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the West right-of-way line of South Burleson Boulevard (Interstate Highway No. 35W) a 350 foot wide public right-of-way for the Southeast corner of said Lot 1, Block 1, Allen Addition, the same being the Northeast corner of a called 2.30 acre tract of land described in a deed to Golden State Foods Corp., recorded in Instrument No. 2023-4324, Deed Records, Johnson County, Texas;

THENCE South 59°08'01" West departing said West right-of-way line and with the South line of said Lot 1, Block 1, Allen Addition, a distance of 503.69 feet to a 1/2-inch capped iron rod found for the Southwest corner of said Lot 1, Block 1, Allen Addition;

THENCE North 30°41'16" West with the West line of said Lot 1, Block 1, Allen Addition and along a barbed wire fence, a distance of 120.62 feet to a 1/2-inch iron rod set for an angle point;

THENCE North 30°50'28" West continuing with said West line and barbed wire fence a distance of 143.20 feet to a 1/2-inch capped iron rod found for the most westerly Northwest corner of said Lot 1, Block 1, Allen Addition, said capped iron rod also being the Southwest corner of said 2.136 acre Crutchfield tract;

THENCE North 31°20'49" West with the West line of said Crutchfield tract and along a barbed wire fence a distance of 183.44 feet to a 2-inch iron pipe found for the Northwest corner of said Crutchfield tract;

THENCE North 58°59'15" East with the North line of said Crutchfield tract and along a metal panel fence a distance of 500.22 feet to a mag nail at the base of a metal fence corner post in said West right-of-way line of South Burleson Boulevard (Interstate Highway No. 35W) for the North corner of said Crutchfield tract;

THENCE South 31°25'03" East with said West right-of-way line and the East line of said Crutchfield tract a distance of 179.90 feet to a 3/8-inch iron rod found for the North corner of said 0.8506 acre tract and the East corner of said Crutchfield tract;

THENCE South 31°22'46" East with said West right-of-way line a distance of 188.66 feet to a 5/8-inch iron rod found for the Southeast corner of said 0.8506 acre tract and the north most Southeast corner of said Lot 1, Block 1, Allen Addition;

THENCE South 31°41'29" East continuing with said West right-of-way line and the East line of said Lot 1, Block 1, Allen Addition, a distance of 80.00 feet to the POINT OF BEGINNING and CONTAINING 5.153 acres of land, more or less.



**City Council Regular Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Development Services Assistant Director  
**MEETING:** July 30, 2024

**SUBJECT:**

3608 S Burleson Blvd (Case 24-189): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural to “C” Commercial for all of Lot 5, Spring Valley Addition. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

**SUMMARY:**

On June 10, 2024, an application was submitted by Roger Smeltzer (applicant) with Vision Commercial Real Estate LLC. on behalf of Billy Myers (owner), to rezone approximately 2 acres to C, Commercial to align the zoning with the current uses and certificates of occupancy on-file.

**DEVELOPMENT OVERVIEW:**

The owner is proposing a “C”, Commercial zoning. The current “A” Agriculture zoning is the default zoning from when the area was annexed into the city in 2008. Prior to the annexation, a sign company occupied the building and the current owner is continuing with the sign company but would like to lease out other space in the building to potential businesses that requires the Commercial zoning district.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural,	Developed, Commercial
North	A, Agriculture	Developed, Commercial
East	ETJ	Developed, Residential
South	A, Agricultural	Developed, Residential
West	C, Commercial	Developed, Commercial

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Employment Growth Center**. This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing.

The proposed zoning of C, Commercial is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to lease space in the existing buildings on the site. The proposed zoning will further the vision of the Employment Growth Center designation.

**Engineering:**

Engineering civil construction reviews will be required prior to the development of any additional development on the site.

**RECOMMENDATION:**

Approve a consideration of an approval of an ordinance for the zoning change request.

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

January 10, 2008: City Council approved the annexation of an area that included the subject property.

**REFERENCE:**

<https://ecode360.com/39939092#39939092>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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

# ZC – 3608 S Burleson

**Location:**

- 3608 S Burleson Blvd

**Applicant:**

Roger Smeltzer – Applicant  
Billy Myers - Owner

**Item for approval:**

Zoning Change from "A" Agricultural to "C" Commercial for continued commercial development (Case 24-189)



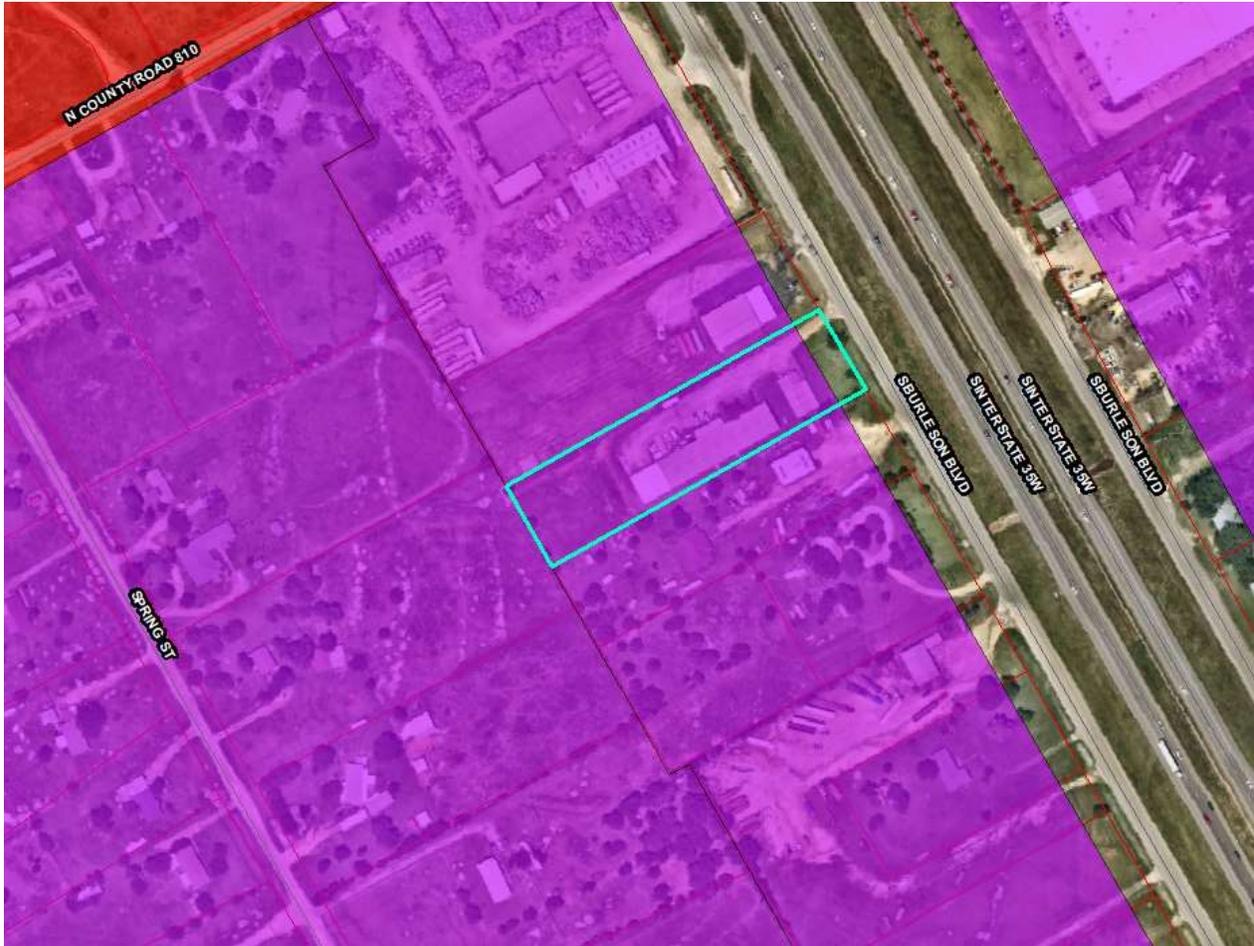
# Comprehensive Plan

Employment Growth Center

# Zoning

Item B.

Agricultural & Planned Development



# ZC - 3608 S Burleson

## 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.
- At this time staff has received no formal opposition



**Legend**

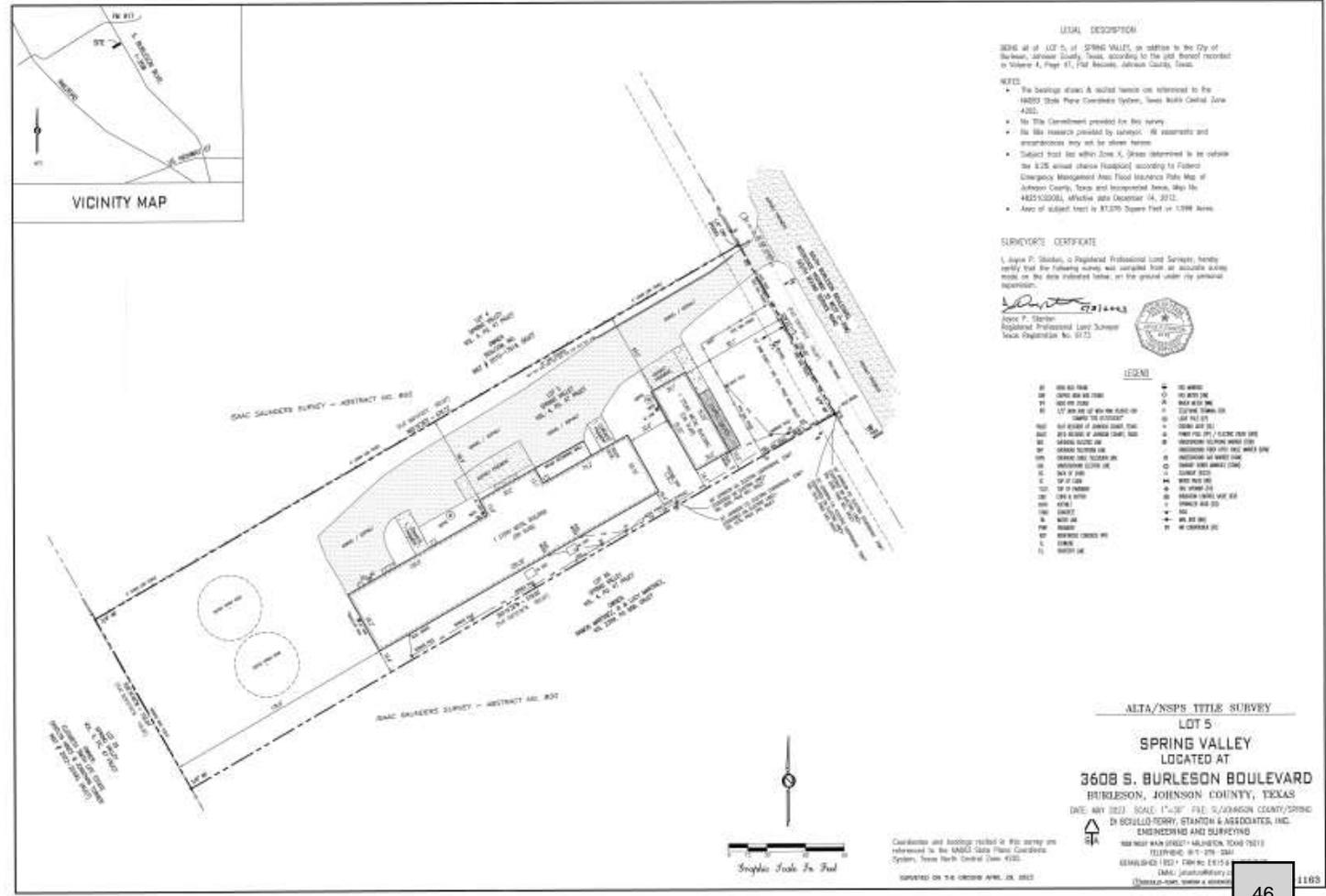
- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

# ZC - 3608 S Burleson

## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of a recommendation for an ordinance for a zoning change.



## 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 2 ACRES OF LAND BEING ALL OF LOT 5, SPRING VALLEY ADDITION, FROM AGRICULTURAL (A) TO COMERCIAL (C); 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 **Roger Smeltzer (Applicant)** on behalf of **Billy Myers (Owner)** on **June 10, 2024**, under **Case Number 24-189**, 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 **7 to 0** to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of **Agricultural (A)** to **Commercial (C)**; 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 relates to property being all of Lot 5, Spring Valley Addition as **described in Exhibit A**, by changing the zoning of said property from **Agricultural (A)** to **Commercial (C)** being further described and attached as **Exhibit A**.

**Section 2.**

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

**Section 3.**

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:

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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

