



Planning & Zoning Commission Agenda

Tuesday, June 11, 2024
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

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 May 28, 2024 Planning & Zoning Commission meeting.

B. Arabella Addition, Lot 3, Block 6 (Case 24-045): Consider approval of a final plat for Arabella Addition, Lot 3, Block 6; addressed as 1697 Greenridge Dr. (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

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. ADJOURNStaff Contact

Tony McIlwain

Director of Development Services

817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 5th of June 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.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: June 11, 2024

SUBJECT:

Approve the minutes from May 28, 2024 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the May 28, 2024 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the May 28, 2024 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

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

PLANNING AND ZONING COMMISSION

May 28, 2024
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Michael Kurmes

Staff

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

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from May 14, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** The Brauner Place, Lots 9R and 9R-1 (Case 24-128): Consider approval of a Replat for The Brauner Place, Lots 9R and 9R-1; addressed as 1709

Caddo Peak Road. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

Motion made by Commissioner Dan Taylor and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 7-0. Commissioner Michael Kurmes was absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. General

None

7. Community Interest Items

None

8. Executive Session

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

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

9. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.
Time – 6:01PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: June 11, 2024

SUBJECT:

Arabella Addition, Lot 3, Block 6 (Case 24-045): Consider approval of a final plat for Arabella Addition, Lot 3, Block 6; addressed as 1697 Greenridge Dr. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On February 5, 2024, an application for a final plat was submitted Chris Blevins representing Brittain & Crawford on behalf of Brian Clarke with County Place Village, LP (owner) for a final plat of approximately 1.282 acres. The property is being platted for the purpose of creating one commercial lot for future development.

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

RECOMMENDATION:

Approve the plat for Arabella Addition, Lot 3, Block 6.

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

October 17, 2016 – Preliminary Plat for Arabella at Burleson was approved.

REFERENCE:

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

FISCAL IMPACT:

None

STAFF CONTACT:

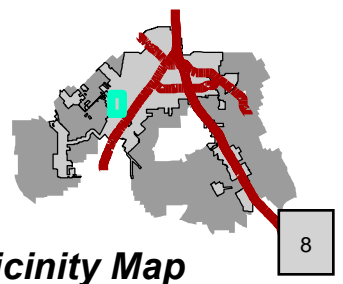
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com

817-426-9649



THE CITY OF
BURLESON
TEXAS

Final Plat
Lot 3, Block 6
Arabella Addition
Case 24-045

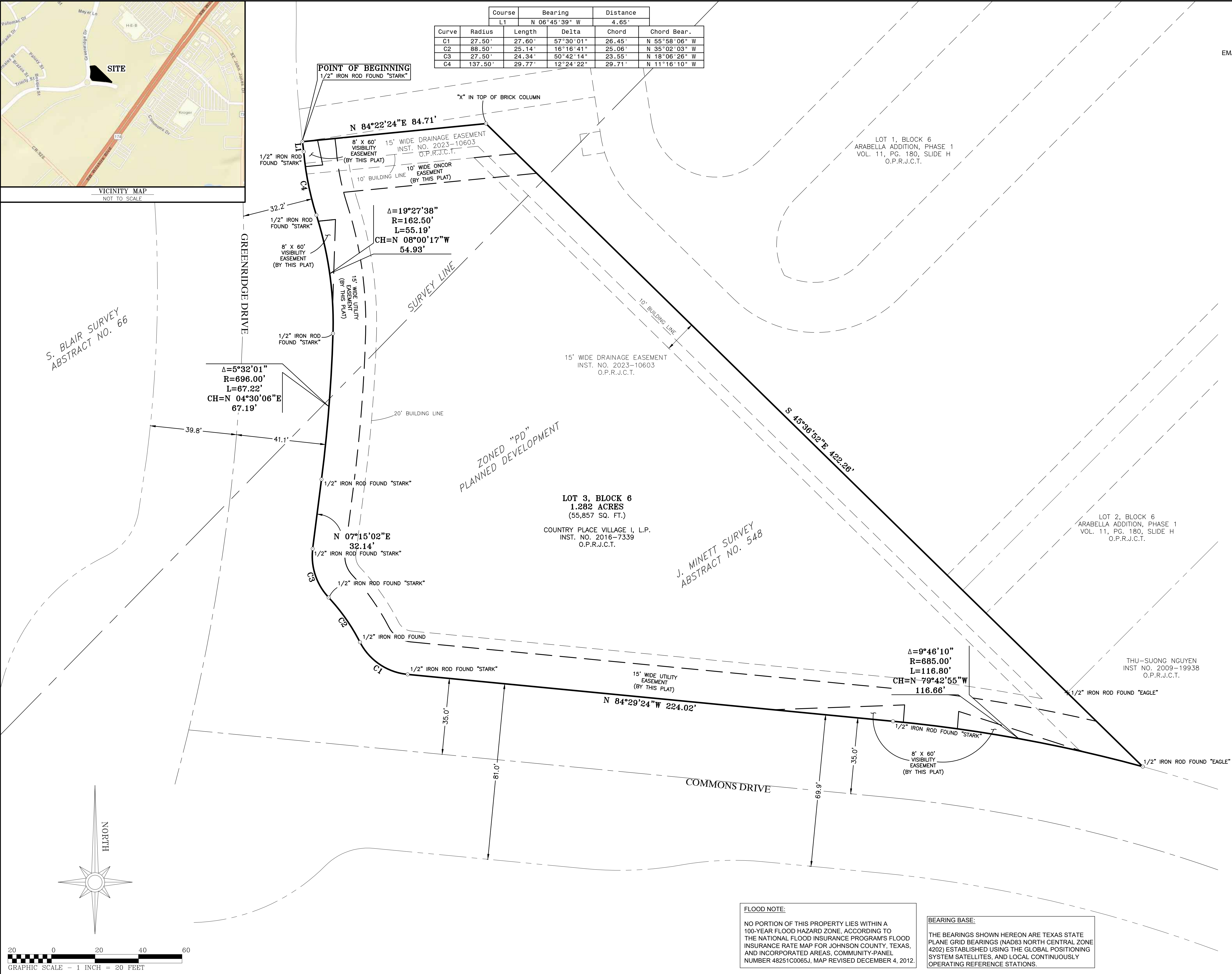


Vicinity Map



VICINITY MAP
NOT TO SCALE

Curve	Radius	Course		Bearing		Distance	
		L1		N 06°45'39" W		4.65'	
C1	27.50'	27.60'	57°30'01"	26.45'	N 55°58'06" W		
C2	88.50'	25.14'	16°16'41"	25.06'	N 35°02'03" W		
C3	27.50'	24.34'	50°42'14"	23.55'	N 18°06'26" W		
C4	137.50'	29.77'	12°24'22"	29.71'	N 11°16'10" W		



DEVELOPER:
RETAIL PARTNERS, LLC
6479 CAMP BOWIE BLVD.
FORT WORTH, TEXAS
PHONE: (817)-870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000
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APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TX

THIS THE _____ DAY OF _____, 20__

BY: _____
CHAIR OF PLANNING AND ZONING

BY: _____
CITY SECRETARY

PLAT FILE _____, 20__

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

BY: _____
COUNTY CLERK

NOTE:
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.

FINAL PLAT
OF
LOT 3, BLOCK 6
ARABELLA ADDITION
LOCATED IN THE
J. MINETT SURVEY
ABSTRACT No. 548 AND THE
S. BLAIR SURVEY
ABSTRACT No. 66
CITY OF BURLESON, JOHNSON COUNTY,
TEXAS

PREPARED: DECEMBER 2023
GROSS AREA: 1.282 ACRES, 1 LOT CASE # FP-24-045
(DANNY) ...Projects\CARRILLO\BURLESON ARABELLA\CARRILLO-LEARNING-PLAT.dwg

PAGE 1 OF 2

OWNER / DEVELOPER:
RETAIL PARTNERS, LLC
6479 CAMP BOWIE BLVD.
FORT WORTH, TEXAS
PHONE: (817)-870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
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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 CHANNEL SAND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

3. CITY OF BURLESON 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 CITY OF BURLESON, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

5. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

6. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

7. ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

8. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.

9. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED APRIL 29, 2022, 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 INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.

10. WATER PROVIDER - THE CITY OF BURLESON - (817) 426-9601

11. ELECTRIC PROVIDER - ONCOR - (888) 313-6862

12. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATION SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

13. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.

14. 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.

15. 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.

16. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

17. 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.

18. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

19. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.

20. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.

21. ALL BUILDINGS OR STRUCTURE SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.

22. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.

23. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.

24. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT PLAT FOR DEVELOPMENT.

25. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

26. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

27. 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.

28. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER STORAGE FACILITY AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE CONDITION OR USE OF IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS _____ ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

STATE OF TEXAS
COUNTY OF JOHNSON

OWNER'S CERTIFICATE

WHEREAS COUNTRY PLACE VILLAGE, is the sole owner of a 1.282 acre tract of land situated in the J. MINETT SURVEY, Abstract No. 548, and the S. BLAIR SURVEY, Abstract No. 66, City Of Burleson, Johnson County, Texas, according to the deed recorded in Instrument No. 2016-7339, of the Official Public Records of Johnson County, Texas, respectively, and being more particularly described by mees and bounds as follows:

LEGAL DESCRIPTION

BEING 1.282 acres of land situated in the J. MINETT SURVEY, Abstract No. 548, and the S. BLAIR SURVEY, Abstract No. 66, Burleson, Johnson County, Texas, and being a portion of the tract of land conveyed to Country Place Village, by the deed recorded in Instrument No. 2016-7339, of the Official Public Records of Johnson County, Texas. Said 1.282 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "STARK" found at the Southwest corner of Block 6, Arabella Addition, Phase 1, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 11, Page 180, Slide H, of the Official Public Records of Johnson County, Texas, and said point also lying in the East right-of-way line of Greenridge Drive;

THENCE N 84° 22' 22" E 84.71 feet, along the most Northerly South boundary line of said Block 6, to a point in a brick column;

THENCE S 45° 36' 52" E 422.26 feet, along the Southwest boundary line of said Block 6, to a ½" iron rod marked "EAGLE" found at the Southwest corner of the tract of land conveyed to Thu-Suong Nguyen, by the deed recorded in Instrument No. 2009-19938, of the Official Public Records of Johnson County, Texas, and said ½" iron rod also lying in the North right-of-way line of Commons Drive (a variable width public right-of-way);

THENCE along the North right-of-way line of Commons Drive, as follows:

1. NORTHWESTERLY 116.80 feet, along a curve to the left, having a radius of 685.00 feet, a central angle of 09° 46' 10", and a chord bearing N 79° 42' 55" W 116.66 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

2. N 84° 29' 24" W 224.02 feet, to a ½" iron rod marked "STARK" found at the beginning of a curve to the right, and said point lying at the intersection of the North right-of-way line of said Commons Drive with the East right-of-way line of Greenridge Drive (a variable width public right-of-way);

THENCE along the East right-of-way line of said Greenridge Drive, as follows:

1. NORTHWESTERLY 27.80 feet, along said curve to the right, having a radius of 27.50 feet, a central angle of 57° 30' 01", and a chord bearing N 55° 58' 06" W 26.45 feet, to a ½" iron rod found at the end of said curve and the beginning of a curve to the left;

2. NORTHWESTERLY 25.14 feet, along said curve to the left, having a radius of 88.50 feet, a central angle of 16° 16' 41", and a chord bearing N 35° 02' 03" W 25.06 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the right;

3. NORTHWESTERLY 24.34 feet, along said curve to the right, having a radius of 27.50 feet, a central angle of 50° 42' 14", and a chord bearing N 18° 06' 28" W 23.55 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

4. N 07° 15' 02" E 32.14 feet, to a ½" iron rod marked "STARK" found at the beginning of a curve to the left;

5. NORTHEASTERLY 67.22 feet, along said curve to the left, having a radius of 696.00 feet, a central angle of 05° 32' 01", and a chord bearing N 04° 30' 06" E 67.19 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the left;

6. NORTHWESTERLY 55.19 feet, along said curve to the left, having a radius of 162.50 feet, a central angle of 19° 27' 38", and a chord bearing N 08° 00' 17" W 54.93 feet, to a ½" iron rod marked "STARK" found at the end of said curve and the beginning of another curve to the right;

7. NORTHWESTERLY 29.77 feet, along said curve to the right, having a radius of 137.50 feet, a central angle of 12° 24' 22", and a chord bearing N 11° 16' 10" W 29.71 feet, to a ½" iron rod marked "STARK" found at the end of said curve;

8. N 06° 45' 39" W 4.65 feet, to the POINT OF BEGINNING containing 1.282 acres (55,857 square feet) of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That COUNTRY PLACE VILLAGE, does hereby adopt this plat designating the herein before described property as **LOT 3, BLOCK 6, ARABELLA ADDITION**, an addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The city, county, or any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction maintenance or efficiency of its respective systems on any of these easements, and the city, county, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

WITNESS MY HAND at Burleson, Johnson County, Texas, this the ____ day of _____, 2024.

COUNTRY PLACE VILLAGE

By: Brian Clarke, Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **BRIAN CLARKE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/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 in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



FINAL PLAT
OF
LOT 3, BLOCK 6
ARABELLA ADDITION
LOCATED IN THE
J. MINETT SURVEY
ABSTRACT No. 548 AND THE
S. BLAIR SURVEY
ABSTRACT No. 66
CITY OF BURLESON, JOHNSON COUNTY,
TEXAS

PREPARED: AUGUST 2023
GROSS AREA: 1.282 ACRES, 1 LOT CASE # FP-24-045
(DANNY) ...Projects\CARRILLO\BURLESON ARABELLA\CARRILLO-LEARNING-PLAT.dwg

10

SIN FIN #XXX