



Planning & Zoning Commission Agenda

Tuesday, July 26, 2022
6:30 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

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

3. Consent Agenda

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

A. Approve the minutes from July 12, 2022 Planning & Zoning Commission meeting.

B. **Final Plat for Godley ISD School Site, Lot 1 & 1X, Block 1, located at the southeast intersection of FM 917 and CR 1017 with an approximate address of 3817 W FM 917 in the City of Burleson and the City of Cleburne ETJ. (Case 22-082)** : Consider approval of a Final Plat for Godley ISD School Site.

C. **Replat of Hidden Vistas Phase 3-C, Lots 5R1 and 2R, Block 16, located northwest of the intersection of Overland Drive and Landview Drive with an approximate address of 1186 Overland Dr, within the City of Burleson. (Case 22-050):** Consider approval of a Replat for Hidden Vistas Phase 3-C.

D. **Replat of Veridian Point, Lot 26R, Block A, located southeast of the intersection of Mint Ridge Drive and Veridian Point Drive with an approximate address of 312 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-086):** Consider approval of a Replat for Veridian Point.

- E. Replat of Veridian Point, Lot 6R, Block A, located southeast of the intersection of Mint Ridge Drive and Sage Hollow Drive with an approximate address of 300 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-087):** Consider approval of a Replat for Veridian Point.
- F. Replat of Veridian Point, Lot 19R, Block A, located east of the intersection of Olive Crest Drive and Pear Valley Lane with an approximate address of 2601 Olive Crest Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-088):** Consider approval of a Replat for Veridian Point.
- G. Final plat of Morsco Warehouse Addition, Lot 1 Block 1; located at 575 N Burleson Blvd (Case 22-046):** Consider approval for a final plat of Morsco Warehouse Addition.

4. Public Hearing

5. Reports and Presentations

- A. Consider approval of a preliminary plat for Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).**

6. Community Interest Items

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

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

7. Recess into Executive Session

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

Pursuant to Sec. 551.071 consultation with its Attorney:

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

Pursuant to Sec 551.087 Deliberation regarding Economic Development

Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

8. 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 22nd of July 2022, 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.

Memorandum

To: The Burleson Planning and Zoning Commission

From: Peggy Fisher, Senior Administrative Assistant

Date: July 26, 2022

Subject: Minutes from the July 12, 2022 Regular Session Planning and Zoning Commission Meeting.

Commission Action Requested:

Approve the minutes from the July 12, 2022 Regular Session of the Planning and Zoning Commission Meeting.

Background Information:

None

Board/Citizen Input:

None

Financial Considerations:

None

Attachments:

Minutes of the July 12, 2022 Regular Session of the Planning and Zoning Commission.

Staff Contact:

Peggy Fisher
Recording Secretary
817-426-9611

PLANNING AND ZONING COMMISSION

July 12, 2022
MINUTES

Roll Call

Commissioners Present

Kason Mobley
Dan Taylor
Adam Russell
Bill Janusch
Michael Tune
Ava Summerhill

Commissioners Absent

Jason Morse
Chris Dyer

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

Call to Order – 6:32 PM

Invocation – Adam Russell

Pledge of Allegiance

1. Citizen Appearance

None

2. Consent Agenda

- A. Approve the minutes from June 28, 2022 Planning and Zoning Commission meeting.**
- B. Replat of Sundance Addition, Lots 3R-1 and 3R-2, Block 3, located west of Sundance Circle with an approximate address of 6505 E Sundance Cir, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-069): Consider approval of a Replat for Sundance Addition.**

Motion was made by Commissioner Adam Russell and second by Commissioner Dan Taylor to approve the consent agenda.

Motion passed, 6-0. Commissioners Jason Morse and Chris Dyer were absent.

3. Public Hearing

None

4. Reports and Presentations

None

5. Community Interest Items

None

6. Executive Session

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

- 1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.**

Adjourn.

There being no further business Chair Kason Mobley adjourned the meeting.
Time – 6:33PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Assistant Director of Development Services

MEETING: July 26, 2022

SUBJECT:

Final Plat for Godley ISD School Site, Lot 1 & 1X, Block 1, located at the southeast intersection of FM 917 and CR 1017 with an approximate address of 3817 W FM 917 in the City of Burleson and the City of Cleburne ETJ. (Case 22-082) : Consider approval of a Final Plat for Godley ISD School Site.

SUMMARY:

On June 13, 2022, an application for a Final Plat, including 15.996 acres; was submitted by Sachi Burlingame with Peloton Land Solutions (Applicant) on behalf of the owner Rich Dear (Superintendent) with Godley ISD. The Godley ISD School Site contains 1 school site lot (14.967 acres), and 1 open space lot (1.029 acres). The subject property is located in the City of Cleburne and the City of Burleson's Extraterritorial Jurisdiction (ETJ) so there is no zoning associated with the site.

On July 19, 2021 a Revised Preliminary Plat for Silo Mills was approved by City Council (Case 21-057). The approved Silo Mills Preliminary Plat included the area that contains the Godley ISD School Site Final Plat area. The Final Plat (Case-22-082) is in compliance with the approved revised Preliminary Plat.

OPTIONS:

- 1) Approve the final plat
- 2) Deny the final plat

RECOMMENDATION:

Recommend approval of the Final Plat for Godley ISD School Site, Lot 1 & Lot 1X Block 1, located at the southeast intersection of FM 917 and CR 1017 with an approximate address of 3817 W FM 917 in the City of Burleson and the City of Cleburne ETJ (Case 22-082)

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

February 2015 - Pre-development and Professional Services Agreement with Joshua Land Farm LLC approved by City Council

February 2018 - Development Agreement with Joshua Land Farm LLC and the Joshua Farms Municipal Management District No. 2 approved by City Council

November 2018 – Resolution consenting to the addition of approximately 180 acres in the ETJ to Joshua Farms Municipal Management District No. 2 approved by City Council.

September 2019 – Preliminary Plat and the Development Standards were incorporated into the Development Agreement were approved by City Council.

May 2021– A Silo Mills overview presentation was provided to Planning and Zoning Commission and City Council by staff.

June 22, 2021– The revised PP for Silo Mills was presented to the Planning and Zoning Commission and by staff and a recommendation of approval unanimously was provided.

July 19, 2021- The revised PP for Silo Mills was approved by City Council.

FISCAL IMPACT:

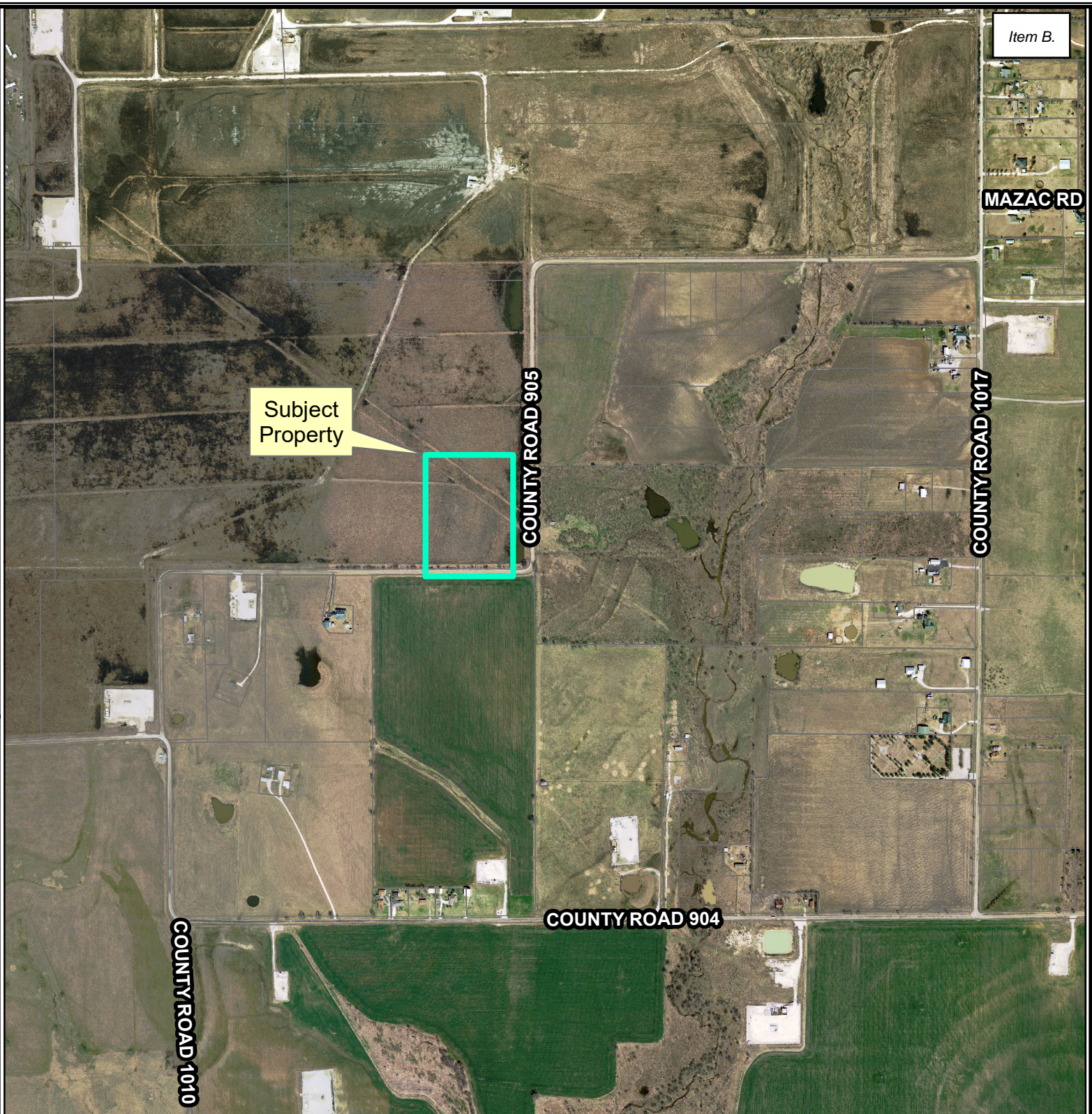
None

PUBLIC NOTIFICATION:

No public input required for this request

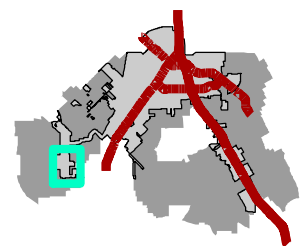
STAFF CONTACT:

Emilio Sanchez
Assistant Director of Development Services
esanchez@burlesontx.com
817-426-9686



THE CITY OF
BURLESON
TEXAS

**Godley ISD School Site
Lot 1 & Lot 1X, Block 1
Final Plat
Case 22-082**



Vicinity Map

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE A.J. TUCKER SURVEY, ABSTRACT NUMBER 833, CITY OF CLEBURNE, E.T.J., JOHNSON COUNTY, TEXAS, BEING A ALL OF THAT 14.967 ACRE TRACT DESCRIBED BY DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT RECORDED IN INSTRUMENT NUMBER 2021-29781, COUNTY RECORDS, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT 167.322 ACRE TRACT OF LAND DESCRIBED BY DEED TO SILO MILLS II, LLC RECORDED IN INSTRUMENT NUMBER 2019-2780, S.A.D. COUNTY RECORDS, BEING A PORTION OF THAT 195.952 ACRE TRACT OF LAND DESCRIBED BY DEED TO SILO MILLS I, LLC RECORDED IN INSTRUMENT NUMBER 2018-2782, S.A.D. COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF SILO MILLS PHASE 1A, AN ADDITION TO THE CITY OF CLEBURNE, E.T.J., RECORDED IN INSTRUMENT NUMBER S.A.D. COUNTY RECORDS, BEING AT THE NORTH END OF A CIRCULAR CORNER CLIP AT THE INTERSECTION OF SILO MILLS PARKWAY (A 90 FOOT RIGHT-OF-WAY) EAST RIGHT-OF-WAY LINE AND SHOCK DRIVE (A 50 FOOT RIGHT-OF-WAY) NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AT AN ARC DISTANCE OF 489.38 FEET, THE NORTHEAST CORNER OF SAID PHASE 1B, BEING THE SOUTHEAST CORNER OF SILO MILLS PHASE 1A, AN ADDITION TO THE CITY OF CLEBURNE, E.T.J., RECORDED IN INSTRUMENT NUMBER S.A.D. COUNTY RECORDS, IN ALL AN ARC DISTANCE OF 736.81 FEET, THROUGH A CENTRAL ANGLE OF 49°22'33", HAVING A RADIUS OF 855.00 FEET, THE LONG CHORD WHICH BEARS N 35°26'33"E, 714.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 60°07'49"E, 129.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 37.37 FEET, THROUGH A CENTRAL ANGLE OF 03°48'24", HAVING A RADIUS OF 562.50 FEET, THE LONG CHORD WHICH BEARS N 58°21'16"E, 37.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 56°27'12"E, 99.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AT AN ARC DISTANCE OF 0.92 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID PHASE 1A, BEING THE NORTHEAST TERMINUS OF SAID SILO MILLS PARKWAY, IN ALL AN ARC DISTANCE OF 44.42 FEET, THROUGH A CENTRAL ANGLE OF 44°15'47", HAVING A RADIUS OF 57.50 FEET, THE LONG CHORD WHICH BEARS N 78°35'05"E, 43.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 78°17'01"E, 36.75 FEET, OVER AND ACROSS SAID SILO MILLS INVESTMENT TRACTS TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.89 FEET, THROUGH A CENTRAL ANGLE OF 10°05'28", HAVING A RADIUS OF 67.50 FEET, THE LONG CHORD WHICH BEARS S 74°14'17"E, 11.87 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 69°11'34"E, 56.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.49 FEET, THROUGH A CENTRAL ANGLE OF 05°39'03", HAVING A RADIUS OF 187.50 FEET, THE LONG CHORD WHICH BEARS S 68°22'02"E, 18.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 26.19 FEET, THROUGH A CENTRAL ANGLE OF 08°13'24", HAVING A RADIUS OF 182.50 FEET, THE LONG CHORD WHICH BEARS S 74°14'17"E, 26.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 55°19'06"E, 15.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.99 FEET, THROUGH A CENTRAL ANGLE OF 10°01'38", HAVING A RADIUS OF 100.00 FEET, THE LONG CHORD WHICH BEARS 49°18'17"E, 20.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 280.43 FEET, THROUGH A CENTRAL ANGLE OF 28°07'35", HAVING A RADIUS OF 615.00 FEET, THE LONG CHORD WHICH BEARS S 56°21'16"E, 278.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 69°25'03"E, 76.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.33 FEET, THROUGH A CENTRAL ANGLE OF 05°49'46", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS S 66°30'10"E, 48.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 16°11'27"E, 13.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 30°38'15"W, 115.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.34 FEET, THROUGH A CENTRAL ANGLE OF 06°04'21", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS S 33°40'26"W, 50.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 36°42'37"W, 620.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.63 FEET, THROUGH A CENTRAL ANGLE OF 04°55'27", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 39°10'20"W, 23.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 81°41'12"W, 546.48 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 58°21'48"W, 8.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 151.79 FEET, THROUGH A CENTRAL ANGLE OF 142°34'21", HAVING A RADIUS OF 81.00 FEET, THE LONG CHORD WHICH BEARS N 39°38'59"W, 115.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.18 FEET, THROUGH A CENTRAL ANGLE OF 27°54'25", HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS S 83°01'02"W, 12.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 83°01'53"W, 71.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING THE SOUTH END OF AFOREMENTIONED CIRCULAR CORNER CLIP AT THE INTERSECTION OF SILO MILLS PARKWAY AND SHOCK DRIVE;

THENCE WITH SAID CORNER CLIP AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 49.11 FEET, THROUGH A CENTRAL ANGLE OF 93°47'08", HAVING A RADIUS OF 30.00 FEET, THE LONG CHORD WHICH BEARS N 36°08'18"W, 43.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 696,788 SQUARE FEET OR 15,996 ACRES OF LAND MORE OR LESS.

TO BE KNOW AS:

GODLEY ISD SCHOOL SITE

LOTS 1 & 1X, BLOCK 1.

AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CLEBURNE, AND THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS -OF-WAY AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____ A.D. 2022

BY: GODLEY INDEPENDENT SCHOOL DISTRICT

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS INVESTMENT II, LLC

A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS III, LLC

A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

EXECUTED THIS ____ DAY OF _____ A.D. 2022.

BY: SILO MILLS I, LLC

A LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

THE STATE OF TEXAS

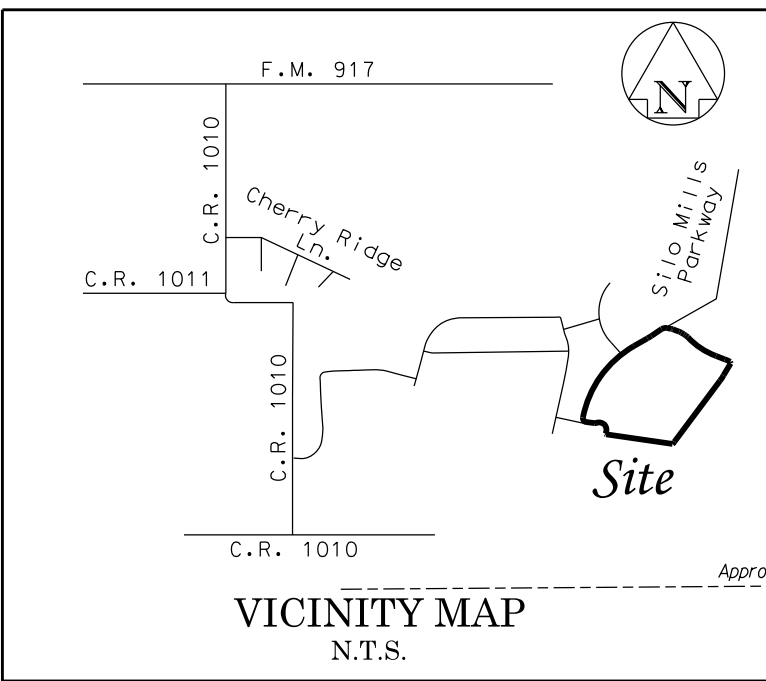
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE ONE WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS



A.J. TUCKER SURVEY
ABSTRACT NUMBER 833

Sunflower Foundry St.

Sweet Sorghum St.

Shock Dr.

Point of Beginning

Silo Mills Investment I, LLC
(remainder)
Inst.*2019-2779
C.R.J.C.T.

Silo Mills Investment II, LLC
(remainder)
Inst.*2019-2780
C.R.J.C.T.

Silo Mills Investment III, LLC
(remainder)
Inst.*2019-2782
C.R.J.C.T.

Silo Mills Investment IV, LLC
(remainder)
Inst.*2019-2784
C.R.J.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	10°05'28"	87.50'	11.89'	S74°14'17"E	11.87'
C2	05°39'03"	187.50'	18.49'	S66°22'02"E	18.48'
C3	08°13'24"	182.50'	26.19'	S59°25'48"E	26.17'
C4	12°01'38"	100.00'	20.99'	S49°18'17"E	20.95'

Silo Mills Investment I, LLC
(remainder)
Inst.*2019-2779
C.R.J.C.T.

Silo Mills Investment II, LLC
(remainder)
Inst.*2019-2780
C.R.J.C.T.

Silo Mills Investment III, LLC
(remainder)
Inst.*2019-2782
C.R.J.C.T.

Silo Mills Investment IV, LLC
(remainder)
Inst.*2019-2784
C.R.J.C.T.

Lot 1X, Block 1
Public Open Space
Owned and Maintained
by Godley ISD
1.029 Acres

Godley ISD
Inst.* 2021-29781
C.R.J.C.T.

Lot 1, Block 1
Godley ISD School Site
14.967 Acres

Godley ISD School Site
14.967 Acres

Godley ISD School Site
14.967 Acres

Godley ISD School Site
14.967 Acres

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN APRIL, 2021 AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940

OWNERS

Silo Mills Investment II, LLC
Silo Mills Investment III, LLC
1460 MAIN STREET, SUITE 200
SOUTHLAKE, TX 76092
214-577-1431

Godley Independent School District
313 N. Pearson
Godley, Texas 760442

SURVEYOR

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562-3350

"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" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 7/7/2022

Land Use Table	
School Site	14.967 Acres
Public Open Space	1.029 Acres
Total	15.996 Acres

Approved by the Planning and Zoning Commission of Burleson, Texas

This the ____ day of _____, 20 ____

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

Legend
IRS Iron Rod Set
IRF Iron Rod Found
U.E. Utility Easement
S.U.D. Special Utility District

Permanent
Drainage & Utility Esmt.
Joshua Farms Municipal
Management District No. 2
Inst.* 2022-7953
C.R.J.C.T.

Permanent
Drainage & Utility Esmt.
Joshua Farms Municipal
Management District No. 2
Inst.* 2022-7953
C.R.J.C.T.

Permanent
Drainage & Utility Esmt.
Joshua Farms Municipal
Management District No. 2
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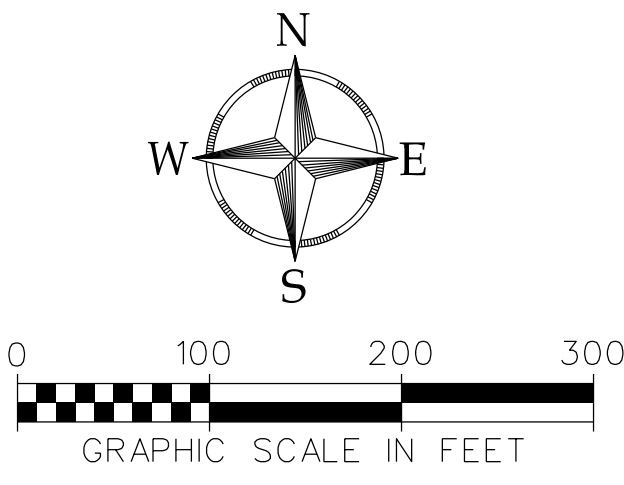
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C.R.J.C.T.

Permanent
Drainage & Utility Esmt.
Joshua Farms Municipal
Management District No. 2
Inst.* 2022-7953
C.R.J.C.T.



GENERAL NOTES:

- PROPERTY IS LOCATED IN THE CITY OF CLEBURNE, E.T.J., AND THE CITY OF BURLESON, E.T.J., JOHNSON COUNTY, TEXAS.
- PROPERTY SHALL BE SERVED BY THE JOHNSON COUNTY SUD FOR WATER AND THE JOHNSON COUNTY SUD FOR SEWER.
- ALL STREET INTERSECTIONS ARE 90° (± 5°)
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0175, REVISED SEPTEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: X - AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FLOW LINE OF ADJACENT SWALE AND SHALL BE DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
- THE ACCESS EASEMENT WILL BE TEMPORARY UNTIL SUCH TIME THAT THE RIGHT-OF-WAY FOR SILO MILLS PARKWAY IS DEDICATED AND CONSTRUCTED VIA A FUTURE PHASE OF THE SILO MILLS DEVELOPMENT.
- 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.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON JUNE 13, 2022. TO THE CITY OF BURLESON, ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANTS TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.
- 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.
- FOR COMMERCIAL BUILDINGS, 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.
- 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 6105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSIG STATIC PRESSURE AND A 20 PSIG RESIDUAL PRESSURE.
- THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MAINTAIN 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.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A Final Plat of
Lots 1 & 1X, Block 1

Godley ISD School Site
Situating in the A.J. Tucker Survey, Abstract Number 833,
An Addition to the Extraterritorial Jurisdiction
of the City of Cleburne, and the City of Burleson,
Johnson County, Texas.

15.996 Acres / 1 School Site
1 Open Space Lot (1.029 Acres)

Date of Preparation: April 2021

Peloton Job No. PEL20001

A Final Plat of

Godley ISD School Site

Situating in the A.J. Tucker Survey, Abstract Number 833,
An Addition to the Extraterritorial Jurisdiction of the City of Cleburne,
and the City of Burleson, Johnson County, Texas.

PELOTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

SHEET

OF SHEETS

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Replat of Hidden Vistas Phase 3-C, Lots 5R1 and 2R, Block 16, located northwest of the intersection of Overland Drive and Landview Drive with an approximate address of 1186 Overland Dr, within the City of Burleson. (Case 22-050): Consider approval of a Replat for Hidden Vistas Phase 3-C.

SUMMARY:

On April 4, 2022, an application for a replat including 1.446 acres was submitted by Johnny Williams, with Whitfield-Hall Surveyors (applicant) on behalf of Jeffery Atwell (Owner). The purpose of this replat is to reconfigure the property line between Lots 5R1 and 2R. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Replat of Hidden Vistas Phase 3-C, Lots 5R1 and 2R, Block 16, located northwest of the intersection of Overland Drive and Landview Drive with an approximate address of 1186 Overland Dr, within the City of Burleson. (Case 22-050)

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

July 2, 2018: The Replat of Hidden Vistas Phase 3C was approved by City Council.

August 20, 2012: The Replat of Hidden Vistas Phase 3 was approved by City Council.

January 24, 2008: The Final Plat of Hidden Vistas Phase 3 was approved by City Council.

PUBLIC NOTIFICATION:

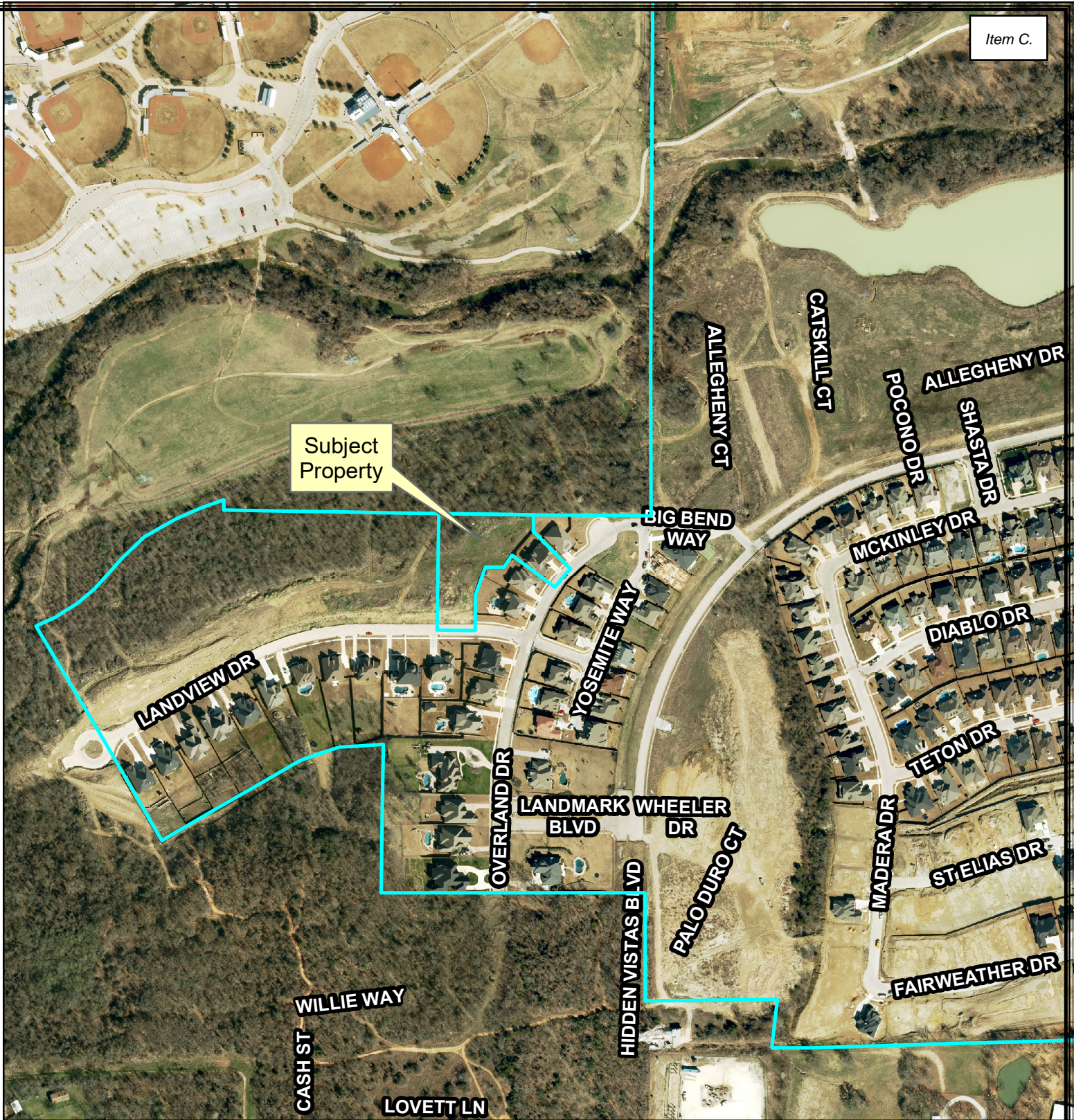
No public input required for this request.

Fiscal IMPACT:

None

STAFF CONTACT:

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



Item C.

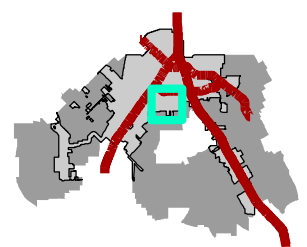
Subject
Property

Hidden Vistas Phase 3-C

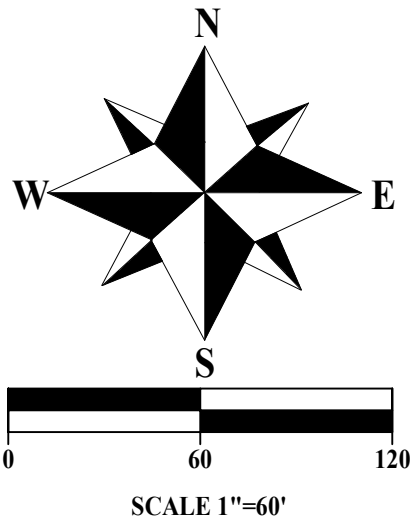
Replat
Case 22-050



THE CITY OF
BURLESON
TEXAS



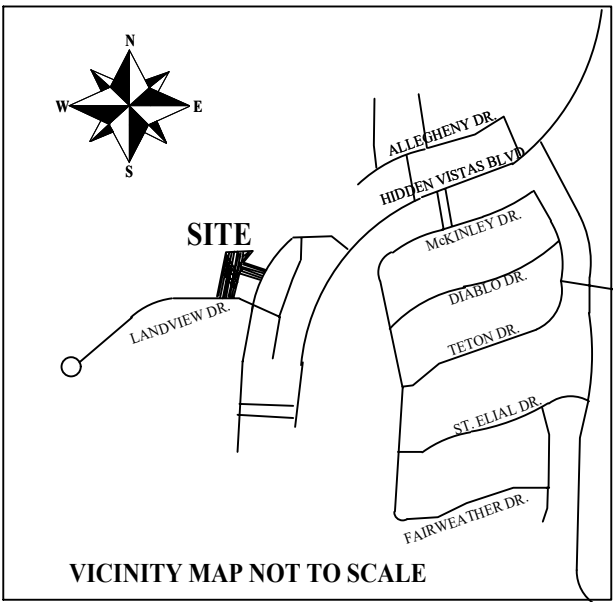
Vicinity Map



LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊖	WATER METER
⊕	ELEC. MANHOLE
⊕	SAN. SEW. M.H.
⊕	GAS RISER
⊕	TEL. PED.
⊕	FENCE CORNER
⊕	UNDERG. CABLE
⊕	FIRE HYDRANT

1/2" CIRF = 1/2" CAPPED IRON ROD WITH PLASTIC CAP MARKED "RPLS 4818" FOUND



CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	09°16'51"	400.00'	64.79'	64.72'	S 41°03'06" W

LINE TABLE		
Id	Bearing	Distance
L1	N 89°07'41" W	104.11'
L2	S 00°52'19" W	95.00'
L3	S 19°12'32" W	53.17'
L4	S 19°12'32" W	26.26'
L5	N 89°07'41" W	51.27'
L6	N 32°37'21" E	39.48'
L7	S 41°27'22" W	88.24'
L8	S 00°52'19" W	44.42'
L9	N 89°07'41" W	81.39'
L10	N 19°12'31" E	152.76'

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Jeffery Atwell is the owner of Lot 2, Block 16 as recorded in Hidden Vistas Phase 3 Drawer D, Volume 10, Page 450, Plat Records, Johnson County, Texas and being further described in Document Number 2020-40150, Deed Records, Johnson County, Texas, Andrew Hall, and Chi Fitzgerald are the owners of Lot 5R1, Block 16 recorded in Drawer J, Volume 11, Page 692, Plat Records, Johnson County, Texas and being further described in Instrument Number 2020-36604, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, Texas and being more particularly described by meets and bounds as follows:

BEGINING at a mag nail found for the southwest corner of said Lot 5R1 and the southeast corner of Lot 5R2 of said Block 16 and being in the apparent centerline of Landview Drive, a 50 foot Right Of Way;

THENCE North 00°52'19" East along the common line of said Lots 5R1 and 5R2, a distance of 315.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the south boundary line of that certain tract of land described in deed to the City of Burlason, recorded in Volume 762, Page 5, Deed Records Johnson County, Texas for the northwest corner of said Lot 5R1 and northeast corner of said Lot 5R2

THENCE South 89°07'41" East, departing said common line and continuing along said south line and the north line of said Lot 5R1, a distance of 258.54 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the most northerly northeast corner of said Lot 5R1 and northwest corner of Lot 1, Block 16, Hidden Vistas, Phase 3, an addition to the City of Burleson, Johnson County Texas, recorded in Volume 10, Page 450, Plat Records, Johnson County, Texas;

THENCE, departing said south line and continuing along the west and southwest lines of said Lot 1, the following courses and distances;

South 00°52'19" West a distance of 44.42 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 2;

South 44°18'28" East, a distance of 145.00 Feet to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 400.00 Feet, a central angle of 09°16'51", and a chord of 64.72 Feet bearing South 41°03'06" West to a mag nail found in the apparent center line of Overland Drive, a 50 foot Right Of Way, for the northeast corner of Lot 2 of said Block 16;

THENCE southwesterly, departing said southwesterly line and continuing along said curve, and the east line of said Lot 2, a distance of 64.79 Feet to a mag nail found in the apparent center line of Overland Drive, a 50 foot Right Of Way, for the common east corner of Lots 2 and 3 of said Block 16;

THENCE departing said centerline and continuing along the northerly line of said Lot 3, the following courses and distances;

North 53°35'19" West, a distance of 145.62 Feet found in the easterly line of said Lot 5R1 to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of said Lot 3;

South 32°37'21" West, a distance of 39.48 Feet, to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an ELL corner in the north line of said Lot 3;

North 89°07'41" West, a distance of 51.27 Feet, to a 1/2" iron rod with plastic cap stamped "RPLS 4818 found in the east line of said Lot 5R1 for the most northerly northwest corner of said Lot 3;

THENCE South 19°12'32" West, continuing along the south line of said Lot 3 and said Lot 5R1, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common northerly corner of said Lots 3 and 4 of said Block 16, at a distance of 26.26 Feet, for a total distance of 79.43 feet 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common corner of said Lots 4 and 5R1;

THENCE South 00°52'19" West, continuing along the common line of said Lots 4 and 5R1, a distance of 95.00 Feet to an "X" cut found in the apparent centerline of Landview Drive, a 50 foot Right Of Way for the southeast corner of said Lot 5R1;

THENCE North 89°07'41" West, departing said common line and continuing along said apparent centerline and the south line of said Lot 5R1, a distance of 104.11 Feet to a mag nail found for the southwest corner of Lot 5R1 to the POINT OF BEGINNING and containing a computed area of 1.446 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Jeffery Atwell, the owner of Lot 2, Block 16 as recorded in Hidden Vistas Phase 3 Drawer D, Volume 10, Page 450, Plat Records, Johnson County, Texas, do hereby adopt this plat designating the hereinbefore described property as LOT 5R1-2, BLOCK 16, HIDDEN VISTAS PHASE 3C, 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, 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.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2022.

by
Jeffery Atwell

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Jeffery Atwell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by
Notary Public in and for the State of Texas
My Commission expires: _____

Approved by the Planning and
Zoning Commission of Burleson, Texas

This the ____ day of _____, 2022.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

PLAT FILED _____, 2022.

SLIDE ___, VOLUME ___, PAGE __

JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Andrew Hall and Chi Fitzgerald, are the owners of Lot 5R1, Block 16 recorded in Drawer J, Volume 11, Page 692, Plat Records, Johnson County, Texas and being further described in Instrument Number 2020-36604, Deed Records, Johnson County, Texas, do hereby adopt this plat designating the hereinbefore described property as LOT 5R1-2, BLOCK 16, HIDDEN VISTAS PHASE 3C, 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, 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.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2022.

by
Andrew Hall

by
Chi Fitzgerald

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Hall and Chi Fitzgerald, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by
Notary Public in and for the State of Texas
My Commission expires: _____

REPLAT
SHOWING

LOTS 5R1-2, 2R, BLOCK 16 HIDDEN VISTAS, PHASE 3-C

BEING A REPLAT OF LOT 5R1, BLOCK 16 RECORDED IN DRAWER J, VOLUME 11, PAGE 692 AND LOT 2, BLOCK 16, RECORDED IN DRAWER D, VOLUME 10, PAGE 450, PLAT RECORDS OF JOHNSON COUNTY TEXAS, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127.

PLAT CASE No. 22-050

OWNER:

JEFFERY ATWELL
1186 OVERLAND DR.
BURLESON, TEXAS 76028

OWNER:

ANDREW HALL
CHI FITZGERALD
300 LANDVIEW DR.
BURLESON, TEXAS 76028

SURVEYOR:

WHITFIELD - HALL, SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
TBS FIRM REG. No. 10138500

TPELS REG. NO. 10138500 JOB NO. 15-161

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 10, PAGE 619, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0062 J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
ZONE X - AREAS OF 500-YEAR FLOOD

3. THIS PLAT DOES NOT ALTER OR REMPVE EXISTING DEED RESTRICTIONS OR VOCENANTS, IF ANY, ON THIS PROPERTY

4. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.

5. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE PROPERTY LINES BETWEEN LOTS 5R1 AND 2R.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY - FOR REVIEW ONLY
NOT TO BE FILED FOR ANY REASON

Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TPELS Firm Reg. No. 10138500

Date: JUNE 30, 2022

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Replat of Veridian Point, Lot 26R, Block A, located southeast of the intersection of Mint Ridge Drive and Veridian Point Drive with an approximate address of 312 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-086): Consider approval of a Replat for Veridian Point.

SUMMARY:

On June 13, 2022, an application for a replat including 2.230 acres was submitted by Mike Davis, with Bannister Engineering (applicant) on behalf of Cody and Stephanie Petters (Owners). The purpose of this replat is to combine two lots into one for single-family development. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Replat of Veridian Point, Lot 26R, Block A, located southeast of the intersection of Mint Ridge Drive and Veridian Point Drive with an approximate address of 312 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-086)

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

August 20, 2018: The Final Plat of Veridian Point (18-079) was approved by City Council.

August 7, 2018: The Final Plat of Veridian Point (18-079) was recommended for approval by the Planning and Zoning Commission.

PUBLIC NOTIFICATION:

No public input required for this request.

Fiscal IMPACT:

None

STAFF CONTACT:

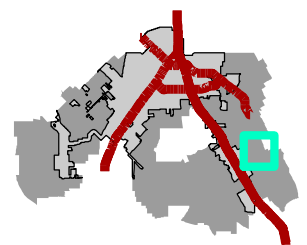
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Veridian Point Lot 26R

THE CITY OF
BURLESON
TEXAS

Replat
Case 22-086



Vicinity Map

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Vertical Datum established using AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.

3. Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0200J, effective date December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the flood plain).

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 small size, 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 studied or addressed as part of the "NFIP".

4. This plat does not alter or remove existing deed restrictions, if any, on this property.

5. **The purpose of this replat is to combine 2 lots onto 1 one lot for development purposes.**

6. 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.

7. 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.

8. 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.

9. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

10. 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*.

11. 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

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

D.R.J.C.T. DEED RECORDS
JOHNSON COUNTY, TEXAS

P.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

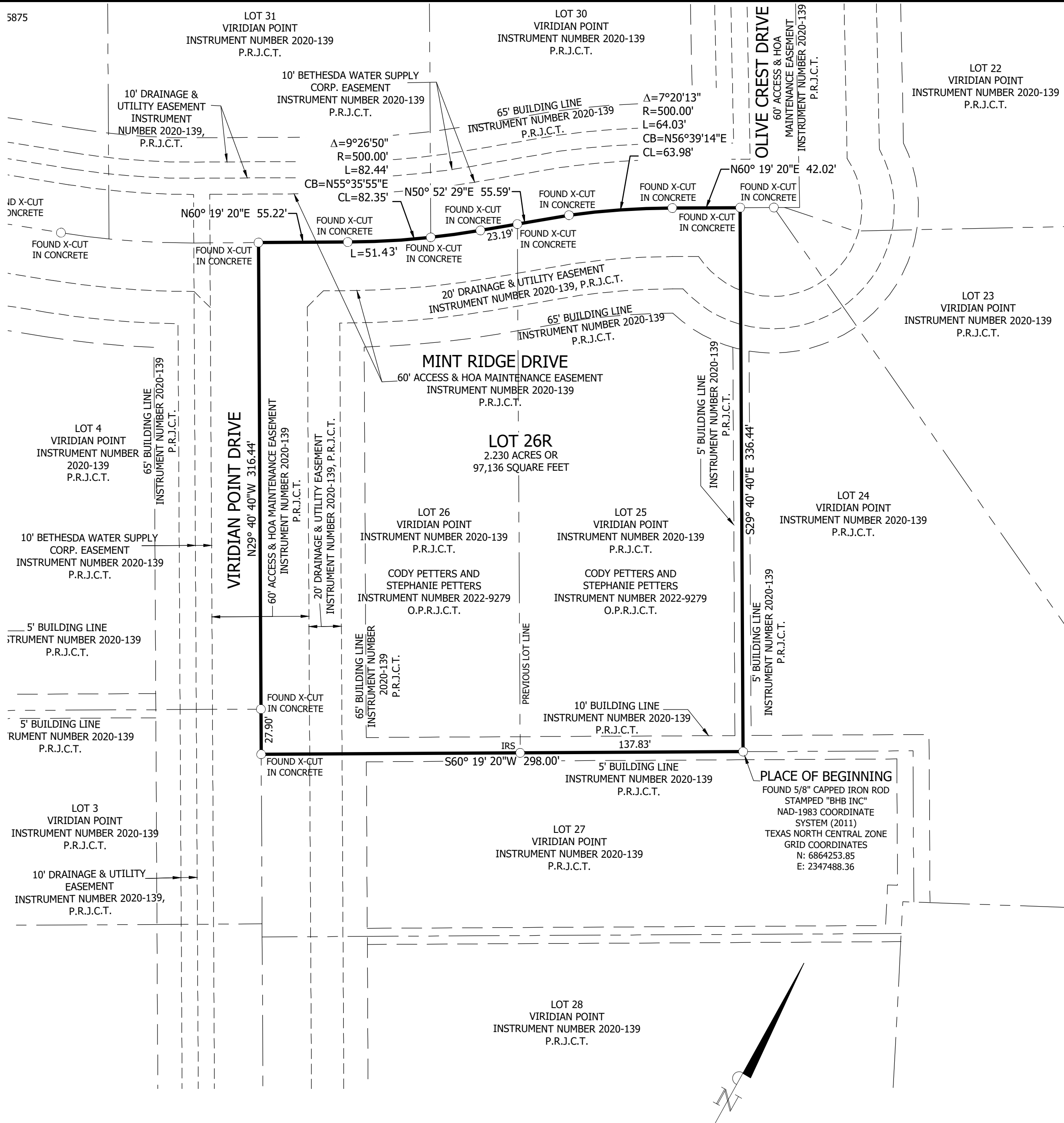
WATER SERVICE:
BETHANY SPECIAL UTILITY
DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:
PRIVATE INDIVIDUAL
SEPTIC SYSTEMS

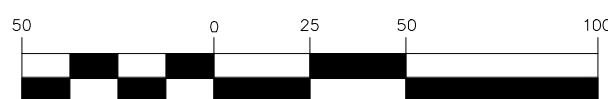
ELECTRIC SERVICE:
UNITED COOPERATIVE
SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

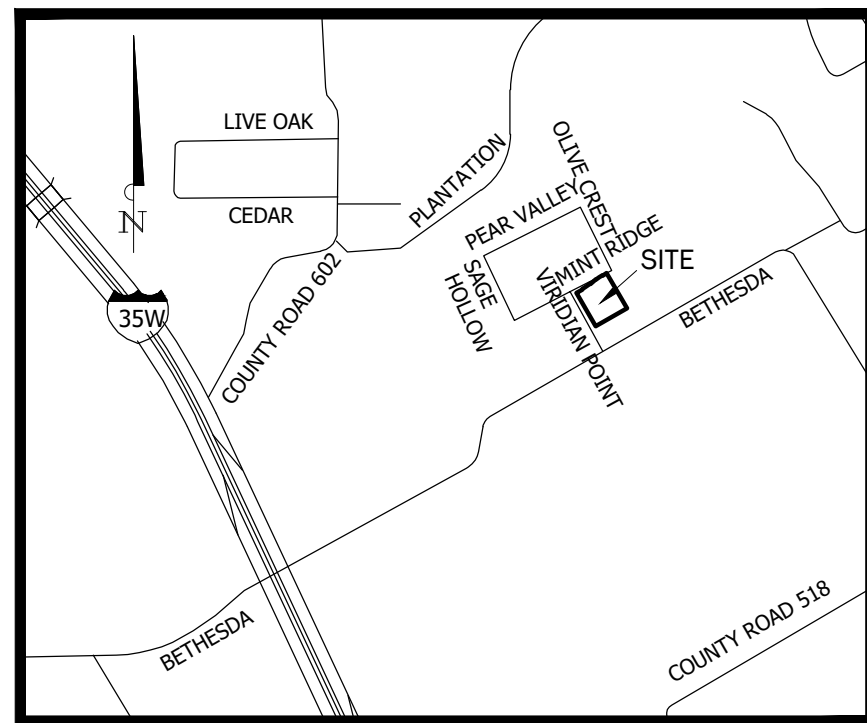
OWNER / DEVELOPER:
CODY PETTERS AND
STEPHANIE PETTERS
1200 SWINEY HIETT DRIVE
KENNEDEALE, TEXAS 76060



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



VICINITY MAP

SCALE: 1" = 2000'

JOHNSON COUNTY, TEXAS

Purpose Note: The intended use
of this lot is residential.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 2022

By: _____

Chair of the Planning and Zoning Commission

By: _____

City Secretary

Plat Filed for Record _____, 2022

Slide _____, Volume _____, Page _____

Johnson County Plat Records

By: _____

County Clerk

REPLAT

OF

VERIDIAN POINT

LOT 26R, BLOCK A

BEING 2.230 acres out of the
Vincent Hamilton Survey, Abstract No. 330

E.T.J. of the City of Burleson

Johnson County, Texas

SHEET 1 OF 2

CASE NUMBER 22-086

PREPARED BY:

PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

OWNER'S DEDICATION:

WHEREAS, **CODY PETTERS AND STEPHANIE PETTERS**, are the sole owners of a 2.230 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.230 acre tract of land being all of that certain tract of land described as Lot 25 and Lot 26, Veridian Point (hereinafter referred to as Lot 25 and/or Lot 26), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, Plat Records, Johnson County, Texas (P.R.J.C.T.), and all of that certain tract of land described in a General Warranty Deed to Cody Petters and Stephanie Petters, as recorded in Instrument Number 2022-9279, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 2.230 acre tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 25, same being a Southwesterly corner of that certain tract of land described as Lot 24, Veridian Point (hereinafter referred to as Lot 24), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same also being the Northwesterly line of that certain tract of land described as Lot 27, Veridian Point (hereinafter referred to as Lot 27), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 60 degrees 19 minutes 20 seconds West with the common line between said Lot 25 and said Lot 27, pass at a distance of 137.83 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said Lot 25, same being the Southeasterly corner of said Lot 26, continue with said course, with the common line between said Lot 26 and said Lot 27 for a total distance of 298.00 feet to an "X" cut in concrete found for the Southwesterly corner of said Lot 26, same being the Northwesterly corner of said Lot 27, same being the Northeasterly line of that certain tract of land described as Lot 3, Veridian Point (hereinafter referred to as Lot 3), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same also being in Veridian Point Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 29 degrees 40 minutes 40 seconds West with the common line between said Lot 26 and said Lot 3, with said Veridian Point Drive, pass at a distance of 27.90 feet, an "X" cut in concrete found for the Northeasterly corner of said Lot 3, same being the Southeasterly corner of that certain tract of land described as Lot 4, Veridian Point (hereinafter referred to as Lot 4), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said course, with the common line between said Lot 26 and said Lot 4, continue with said Veridian Point Drive for a total distance of 316.44 feet to an "X" cut in concrete found for the Northwesterly corner of said Lot 26, same being the Northeasterly corner of said Lot 4, same also being the intersection of said Veridian Point Drive and Mint Ridge Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 60 degrees 19 minutes 20 seconds East with the common line between said Lot 26 and said Lot 31, with said Mint Ridge Drive, a distance of 55.22 feet to an "X" cut in concrete found, same being the beginning of a curve to the left, whose long chord bears North 55 degrees 35 minutes 55 seconds East, a distance of 82.35 feet;

THENCE Easterly, continue with the common line between said Lot 26 and said Lot 31, continue with said Mint Ridge Drive, with said curve to the left, having a radius of 500.00 feet, through a central angle of 09 degrees 26 minutes 50 seconds, pass at a arc distance of 51.43 feet, an "X" cut in concrete found for the Southeasterly corner of said Lot 31, same being the Southwesterly corner of that certain tract of land described as Lot 30, Veridian Point (hereinafter referred to as Lot 30), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said curve to the left for a total arc distance of 82.44 feet to an "X" cut in concrete found for corner;

THENCE North 50 degrees 52 minutes 29 seconds East, continue with said course, with the common line between said Lot 26 and said Lot 30, continue with said Mint Ridge Drive, pass at a distance of 23.19 feet, an "X" cut in concrete found for Northeasterly corner of said Lot 26, same being the Northwesterly corner of said Lot 25, continue with said course, with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, continue with said course, with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, for a total distance of 55.59 feet to the beginning of a non-tangent curve to the right, whose long chord bears North 56 degrees 39 minutes 14 seconds East, a distance of 63.98 feet;

THENCE Easterly, continue with said course, continue with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, with said curve to the right, having a radius of 500.00 feet, through a central angle of 07 degrees 20 minutes 13 seconds, for an arc distance of 64.03 feet to an "X" cut in concrete found for corner;

THENCE North 60 degrees 19 minutes 20 seconds East, continue with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, a distance of 42.02 feet to an "X" cut in concrete found for the Northeasterly corner of said Lot 25, same being the Northwesterly corner of said Lot 24;

THENCE South 29 degrees 40 minutes 40 seconds East, departing said Mint Ridge Drive, with the common line between said Lot 25 and said Lot 24, a distance of 336.44 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.230 acres (97,136 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, **CODY PETTERS AND STEPHANIE PETTERS**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 26R, VERIDIAN POINT**, an addition to Johnson County, Texas and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Executes this _____ day of _____, 2022

By: _____ By: _____
CODY PETTERS **STEPHANIE PETTERS**

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **CODY PETTERS**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public, The State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **STEPHANIE PETTERS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public, The State of Texas

GENERAL NOTES:

- 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 filled and may be subject to change.
- No fences or other structures will be allowed within the drainage easement.
- A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.
- 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 of function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City of 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
- The City of Burleson is not responsible for the design, construction, operation, maintenance of use of any storm water storage facility and associated drainage easement hereinafter referred to as "improvements", to be developed and constructed by developer or successor. 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 of use of the improvements, including any non-performance for 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 any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury of loss of life or property occasioned by flooding or flood conditions.
- on-site sewage facility performance cannot be guaranteed even through all provisions of the Rule of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- 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.
- Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, others growths of improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall 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.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

ELECTRIC SERVICE:
UNITED COOPERATIVE SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

WATER SERVICE:
BETHANY SPECIAL UTILITY DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

Plat Filed for Record _____, 2022

Slide _____, Volume _____, Page _____
Johnson County Plat Records

By: _____

County Clerk

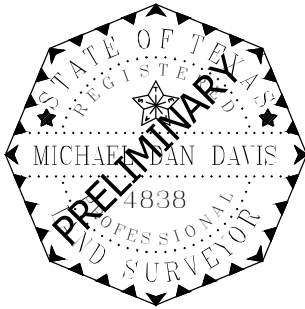
OWNER / DEVELOPER:
CODY PETTERS AND STEPHANIE PETTERS
1200 SWINEY HIETT DRIVE
KENNEDALE, TEXAS 76060

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



REPLAT
OF

VERIDIAN POINT
LOT 26R, BLOCK A
BEING 2.230 acres out of the
Vincent Hamilton Survey, Abstract No. 330
E.T.J. of the City of Burleson
Johnson County, Texas

SHEET 2 OF 2 CASE NUMBER 22-086

PREPARED BY: PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Replat of Veridian Point, Lot 6R, Block A, located southeast of the intersection of Mint Ridge Drive and Sage Hollow Drive with an approximate address of 300 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-087): Consider approval of a Replat for Veridian Point.

SUMMARY:

On June 13, 2022, an application for a replat including 2.456 acres was submitted by Mike Davis, with Bannister Engineering (applicant) on behalf of Mark and Clarisa Pagel (Owners). The purpose of this replat is to combine two lots into one for single-family development. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Replat of Veridian Point, Lot 6R, Block A, located southeast of the intersection of Mint Ridge Drive and Sage Hollow Drive with an approximate address of 300 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-087)

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

August 20, 2018: The Final Plat of Veridian Point (18-079) was approved by City Council.

August 7, 2018: The Final Plat of Veridian Point (18-079) was recommended for approval by the Planning and Zoning Commission.

PUBLIC NOTIFICATION:

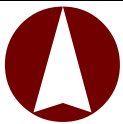
No public input required for this request.

Fiscal IMPACT:

None

STAFF CONTACT:

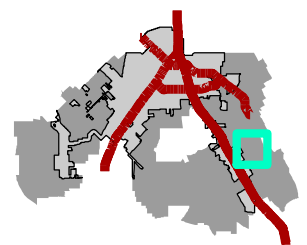
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Veridian Point Lot 6R

THE CITY OF
BURLESON
TEXAS

**Replat
Case 22-087**



Vicinity Map

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. Vertical Datum established using AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. **Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0200J, effective date December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the flood plain).

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 small size, 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 studied or addressed as part of the "NFIP".

4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. **The purpose of this replat is to combine 2 lots onto 1 one lot for development purposes.**

6. 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.

7. 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.

8. 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.

9. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

10. 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*.

11. 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

LEGEND

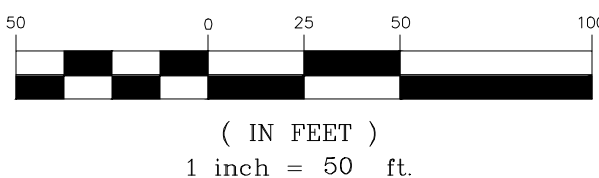
N NORTH
S SOUTH
E EAST
W WEST
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B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

D.R.J.C.T. DEED RECORDS
JOHNSON COUNTY, TEXAS

P.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

GRAPHIC SCALE



WATER SERVICE:

BETHANY SPECIAL UTILITY
DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:

PRIVATE INDIVIDUAL
SEPTIC SYSTEMS

ELECTRIC SERVICE:

UNITED COOPERATIVE
SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

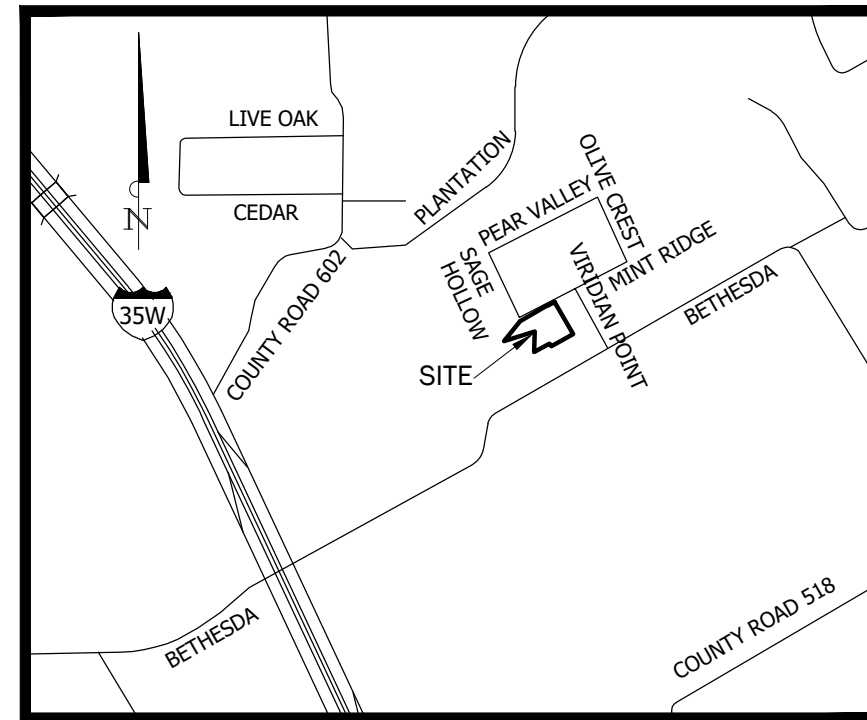
ENGINEER / SURVEYOR:

BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:

MARK PAGEL AND CLARISA PAGEL
13404 TYE OAKS COURT
BURLESON, TEXAS 76028

"VOID UNLESS RECORDED IN THE PLAT
RECORDS OF JOHNSON COUNTY, WITHIN
ONE (1) YEAR OF THE DATE OF
APPROVAL BY THE COUNTY."



VICINITY MAP

SCALE: 1" = 2000'

JOHNSON COUNTY, TEXAS

Purpose Note: The intended use
of this lot is residential.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 2022

By: _____

Chair of the Planning and Zoning Commission

By: _____

City Secretary

Plat Filed for Record _____, 2022

Slide _____, Volume _____, Page _____

Johnson County Plat Records

By: _____

County Clerk

REPLAT

OF

VERIDIAN POINT

LOT 6R, BLOCK A

BEING 2.456 acres out of the
Vincent Hamilton Survey, Abstract No. 330

E.T.J. of the City of Burleson

Johnson County, Texas

SHEET 1 OF 2

CASE NUMBER 22-087

PREPARED BY:

PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094

TBPLS REGISTRATION NO. 10193823

B:\Client\350 (TNT Builders)\350-22-001 (Veridian Point Lots - Johnson County)\Survey\350-22-001 Survey Base.dwg
6/29/2022 9:32:09 AM

OWNER'S DEDICATION:

WHEREAS, **MARK PAGEL AND CLARISA PAGEL AND VTS DEVELOPMENT I, LLC**, are the sole owners of a 2.456 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.456 acre tract of land being all of that certain tract of land described as Lot 5 and Lot 6, Veridian Point (hereinafter referred to as Lot 5 and/or Lot 6), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, Plat Records, Johnson County, Texas (P.R.J.C.T.), and being all of that certain tract of land described in a General Warranty Deed to Mark Pagel and Charisa Pagel, as recorded in Instrument Number 2022-9284, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being all of that certain tract of land described in a General Warranty Deed to Mark Pagel and Charisa Pagel, as recorded in Instrument Number_____, O.P.R.J.C.T.; said 2.456 acre tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a PK nail found in top of nine inch wood post for a Southwesterly corner of said Lot 6, same being the Northeasterly corner of that certain tract of land described as Lot 1, Block 1, Mickey Park (hereinafter referred to as Lot 1), an addition in Johnson County, Texas, according to the plat recorded in Volume 8, Page 971, P.R.J.C.T.;

THENCE South 72 degrees 42 minutes 49 seconds West with the common line between said Lot 6 and said Lot 1, a distance of 267.22 feet to a five-eighths inch iron rod with plastic cap stamped (BHB INC) found for the most Westerly corner of said Lot 6, same being the Southeasterly corner of said Lot 7R, Veridian Point (hereinafter referred to as Lot 7), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 38 degrees 29 minutes 26 seconds East, departing the Northeasterly line of said Lot 1, with the common line between said Lot 6 and said Lot 7R, a distance of 210.48 feet to an "X" cut in concrete found for the Northwesterly corner of said Lot 6, same being a Southeasterly corner of said Lot 7R, same being the Southeasterly line of that certain tract of land described as Lot 33, Veridian Point (hereinafter referred to as Lot 33), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same being in Mint Ridge Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 60 degrees 19 minutes 20 seconds East with the common line between said Lot 6 and said Lot 33, pass at a distance of 182.08 feet, an "X" cut in concrete found for the Northeasterly corner of said Lot 6, same being the Northwesterly corner of said Lot 5, continue with said course, with the common line between said Lot 5 and said Lot 33, pass at a distance of 212.26 feet, the Southeasterly corner of said Lot 33, same being the Southwesterly corner of that certain tract of land described as Lot 32, Veridian Point (hereinafter referred to as Lot 32), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said course, with the common line between said Lot 5 and said Lot 32 for a total distance of 262.94 feet to an "X" cut in concrete found for the beginning of a curve to the right, whose long chord bears North 63 degrees 59 minutes 27 seconds East, a distance of 63.98 feet;

THENCE Easterly, continue with the common line between said Lot 5 and said Lot 32, with said curve to the right, having a radius of 500.00 feet, through a central angle of 07 degrees 20 minutes 13 seconds, for an arc distance of 64.03 feet to an "X" cut in concrete found for corner;

THENCE North 69 degrees 46 minutes 10 seconds East, continue with the common line between said Lot 5 and said Lot 32, a distance of 4.62 feet to an "X" cut in concrete found for the Northeasterly corner of said Lot 5, same being the Northwesterly corner of that certain tract of land described as Lot 4, Veridian Point (hereinafter referred to as Lot 4), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 29 degrees 40 minutes 40 seconds East, departing the Southeasterly line of said Lot 32, departing said Mint Ridge Drive, with the common line between said Lot 5 and said Lot 4, a distance of 303.69 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Lot 5, same being the Southwesterly corner of said Lot 4, same also being the Northwesterly line of that certain tract of land described as Lot 3, Veridian Point (hereinafter referred to as Lot 3), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 60 degrees 19 minutes 20 seconds West with the common line between said Lot 5 and said Lot 3, pass at a distance of 149.27 feet, a five-eighths inch iron rod found for the Southwesterly corner of said Lot 5, same being the Southeasterly corner of said Lot 6, continue with said course, with the common line between said Lot 6 and said Lot 3 for a total distance of 208.43 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Northwesterly corner of said Lot 3, same being the Northeasterly line of that certain tract of land described in a deed to David H. Jewett (hereinafter referred to as Jewett tract), as recorded in Instrument Number 201100017040, O.P.R.J.C.T.;

THENCE North 29 degrees 45 minutes 46 seconds West with the common line between said Lot 6 and said Jewett tract, a distance of 28.59 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found;

THENCE South 60 degrees 40 minutes 35 seconds West, continue with the common line between said Lot 6 and said Jewett tract, a distance of 147.08 feet to a one-half inch iron rod found for a Southwesterly corner of said Lot 6, same being the Northwesterly corner of said Jewett tract, same also being the Easterly line of the aforesaid Lot 1;

THENCE North 02 degrees 22 minutes 28 seconds East with the common line between said Lot 6 and said Lot 1, a distance of 169.23 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.456 acres (106,967 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, **MARK PAGEL AND CLARISA PAGEL**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 6R, VERIDIAN POINT**, an addition to Johnson County, Texas and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Executes this _____ day of _____, 2022

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public, The State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public, The State of Texas

GENERAL NOTES:

1. 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 filled and may be subject to change.

2. No fences or other structures will be allowed within the drainage easement.

3. A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.

4. 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 of function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City of County to remove any vehicle or obstacle within the street that impairs emergency access.

5. 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

6. The City of Burleson is not responsible for the design, construction, operation, maintenance of use of any storm water storage facility and associated drainage easement hereinafter referred to as "improvements", to be developed and constructed by developer or successor. 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 of use of the improvements, including any non-performance for 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 any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

7. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

8. 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.

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

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

11. on-site sewage facility performance cannot be guaranteed even through all provisions of the Rule of Johnson County, Texas for Private Sewage Facilities are complied with.

12. Inspection and/or acceptance of private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

13. 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.

14. Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, others growths of improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall 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.

15. The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

ELECTRIC SERVICE:
UNITED COOPERATIVE SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

WATER SERVICE:
BETHANY SPECIAL UTILITY DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

Plat Filed for Record _____, 2022

Slide _____, Volume _____, Page _____

Johnson County Plat Records

By: _____

County Clerk

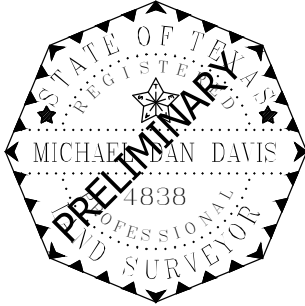
SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



REPLAT

OF

VERIDIAN POINT

LOT 6R, BLOCK A

BEING 2.456 acres out of the
Vincent Hamilton Survey, Abstract No. 330
E.T.J. of the City of Burleson
Johnson County, Texas

SHEET 2 OF 2

CASE NUMBER 22-087

PREPARED BY:

PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Replat of Veridian Point, Lot 19R, Block A, located east of the intersection of Olive Crest Drive and Pear Valley Lane with an approximate address of 2601 Olive Crest Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-088): Consider approval of a Replat for Veridian Point.

SUMMARY:

On June 13, 2022, an application for a replat including 2.081 acres was submitted by Mike Davis, with Bannister Engineering (applicant) on behalf of Jody Hatfield and Linley Coleman (Owners). The purpose of this replat is to combine two lots into one for single-family development. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Replat of Veridian Point, Lot 19R, Block A, located east of the intersection of Olive Crest Drive and Pear Valley Lane with an approximate address of 2601 Olive Crest Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-088)

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

August 20, 2018: The Final Plat of Veridian Point (18-079) was approved by City Council.

August 7, 2018: The Final Plat of Veridian Point (18-079) was recommended for approval by the Planning and Zoning Commission.

PUBLIC NOTIFICATION:

No public input required for this request.

Fiscal IMPACT:

None

STAFF CONTACT:

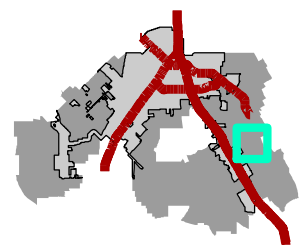
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Veridian Point Lot 19R

THE CITY OF
BURLESON
TEXAS

**Replat
Case 22-088**



Vicinity Map

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. Vertical Datum established using AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. **Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0200J, effective date December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the flood plain).

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 small size, 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 studied or addressed as part of the "NFIP".

4. This plat does not alter or remove existing deed restrictions, if any, on this property.

5. **The purpose of this replat is to combine 2 lots onto 1 one lot for development purposes.**

6. 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.

7. 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.

8. 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.

9. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

10. 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*.

11. 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

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

D.R.J.C.T. DEED RECORDS
JOHNSON COUNTY, TEXAS

P.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

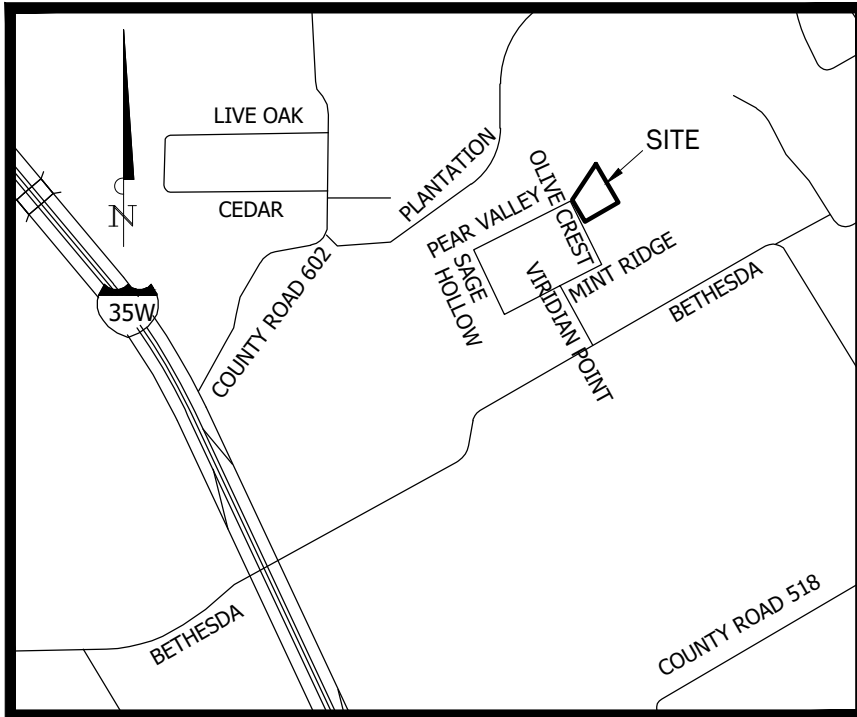
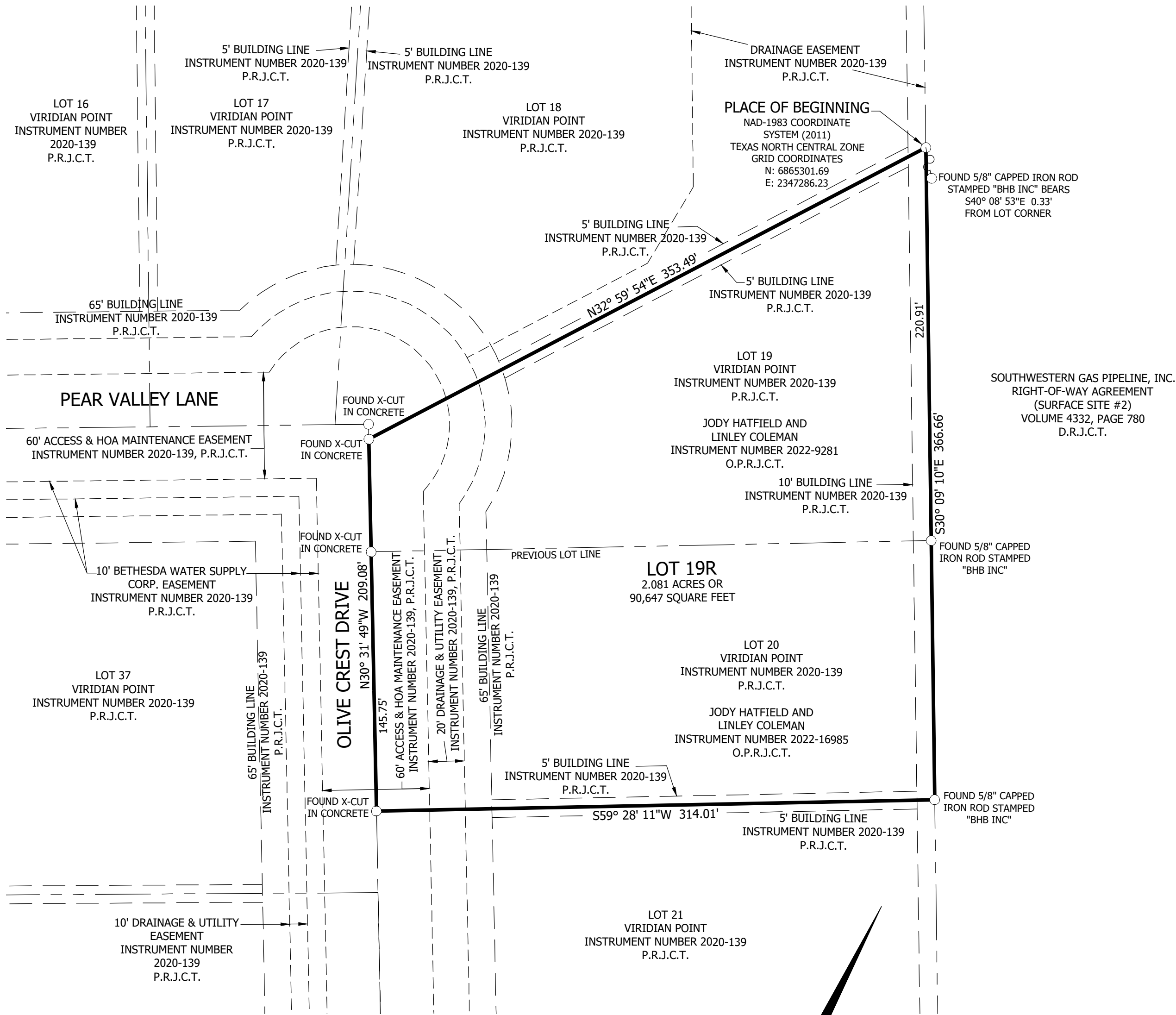
WATER SERVICE:
BETHANY SPECIAL UTILITY DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC SERVICE:
UNITED COOPERATIVE SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
JODY HATFIELD AND LINLEY COLEMAN
11908 LONGSTONE DRIVE
BURLESON, TEXAS 76028



VICINITY MAP
SCALE: 1" = 2000'
JOHNSON COUNTY, TEXAS

Purpose Note: The intended use of this lot is residential.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the ____ day of _____, 2022

By: _____

Chair of the Planning and Zoning Commission

By: _____

City Secretary

Plat Filed for Record _____, 2022

Slide _____, Volume _____, Page _____

Johnson County Plat Records

By: _____

County Clerk

REPLAT
OF

VERIDIAN POINT

LOT 19R, BLOCK A

BEING 2.081 acres out of the
Vincent Hamilton Survey, Abstract No. 330

E.T.J. of the City of Burleson

Johnson County, Texas

SHEET 1 OF 2

CASE NUMBER 22-088

PREPARED BY:

PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

WHEREAS, **JODY HATFIELD AND LINLEY COLEMAN**, are the sole owners of a 2.081 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.081 acre tract of land being all of that certain tract of land described as Lot 19 and Lot 20, Veridian Point (hereinafter referred to as Lot 19 and/or Lot 20), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, Plat Records, Johnson County, Texas (P.R.J.C.T.), and all of that certain tract of land described in a General Warranty Deed to Jody Hatfield and Linley Coleman, as recorded in Instrument Number 2022-9281, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being all of that certain tract of land described in a General Warranty Deed to Jody Hatfield and Linley Coleman, as recorded in Instrument Number 2022-16985, O.P.R.J.C.T.; said 2.081 acre tract of land being more particularly described, by metes and bounds, as follows:

THENCE South 30 degrees 09 minutes 10 seconds East with the common line between said Lot 19 and said Southwestern Gas Pipeline tract, pass at a distance of 220.91 feet, a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 19, same being the Northeasterly corner of said Lot 20, continue with said course, with the common line between said Lot 20 and said Southwestern Gas Pipeline tract for a total distance of 366.66 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 20, same being the Northeasterly corner of that certain tract of land described as Lot 21, Veridian Point (hereinafter referred to as Lot 21), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 30 degrees 31 minutes 49 seconds West with the common line between said Lot 20 and said Lot 37, with said Olive Crest Drive, pass at a distance of 145.75 feet, an "X" cut in concrete found for the Northwestern corner of said Lot 20, same being the Southwesterly corner of said Lot 19, continue with said course, with the common line between said Lot 19 and said Lot 37, continue with said Olive Crest Drive for a total distance of 209.08 feet to an "X" cut in concrete found for the Northwestern corner of said Lot 19, same being a Southwesterly corner of said Lot 18;

That I, **JODY HATHFIELD AND LINLEY COLEMAN**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 19R, VERIDIAN POINT**, an addition to Johnson County, Texas and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

By: _____

BEFORE ME, the undersigned authority, on this day personally appeared **JODY HATFIELD**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

Notary Public, The State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared **LINLEY COLEMAN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

Notary Public, The State of Texas

15. The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

STATE OF TENNESSEE
REGISTERED SURVEYOR
MICHAEL SAN DAVIS
4838
PRELIMINARY
PROFESSIONAL
SURVEYOR

OF

PROJECT NO. 350-22-001

County Clerk

ELECTRIC SERVICE:
UNITED COOPERATIVE
SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

SEWER SERVICE: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Final plat of Morsco Warehouse Addition, Lot 1 Block 1; located at 575 N Burleson Blvd (Case 22-046): Consider approval for a final plat of Morsco Warehouse Addition.

SUMMARY:

On March 21, 2022, an application was submitted by Charles Page with Bohler Engineering on behalf of Brian Storm (Owner) for a final plat of approximately 6.839 acres for Morsco Warehouse.

Development Overview:

This applicant is proposing to redevelop the site for warehouse and distribution. The property is currently zoned I, Industrial. The proposed final plat meets the requirements of the current zoning district. The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

Engineering:

Traffic:

TxDOT is currently reviewing the project for drive locations and any potential right turn lanes. TxDOT improvements (if required) should not impact the proposed plat.

Utilities/ Drainage:

Public sanitary sewer extension and water improvements through the site, to include hydrants will be required prior to the issuance of a Certificate of Occupancy.

The site will detain additional storm water runoff and outfall to TxDOT's ROW.

OPTIONS:

- 1) Approve the final plat
- 2) Deny the final plat

RECOMMENDATION:

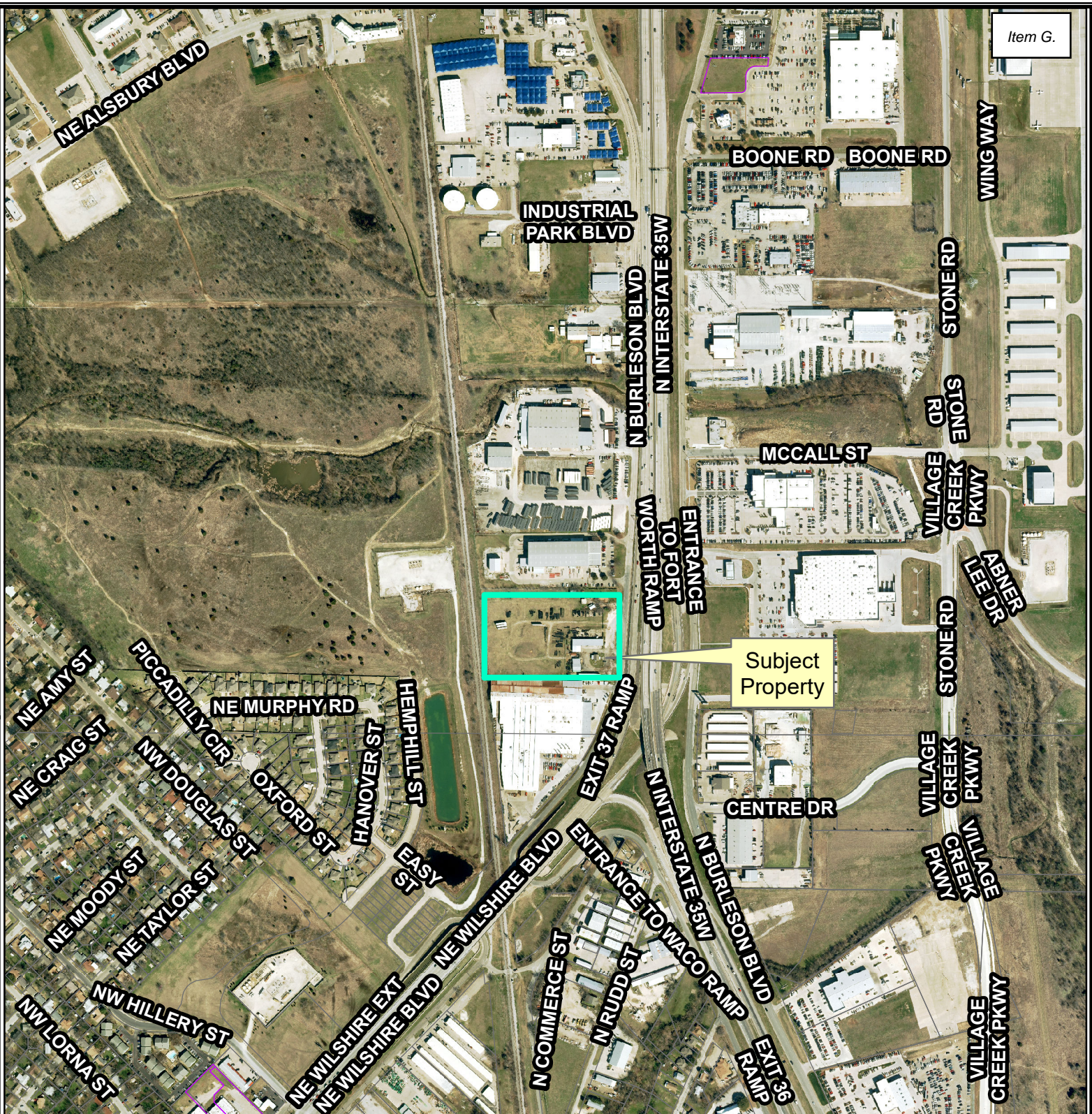
Approve the final plat for Morsco Warehouse Addition (Case 22-046).

Fiscal IMPACT:

None.

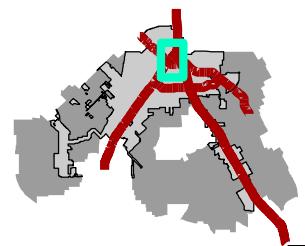
STAFF CONTACT:

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



Morsco Warehouse Addition
Lot 1, Block 1
Final Plat
Case 22-042

THE CITY OF
BURLESON
 TEXAS



Vicinity Map

BOHLER ENGINEERING-ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT OR THE CONTENTS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, BECK'S TIRE SERVICE, INC. AND BECK'S TEXAS TIRE TERMINAL, INC. are the owners of a tract of land situated in the City of Burleson, Tarrant County, Texas, being a part of the Sarah Gray Survey, Abstract No. 558, being all of a tract of land described in a Warranty Deed to Beck's Tire Service, Inc., as recorded in Volume 7054, Page 644, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), being all of a tract of land described in a Warranty Deed to Beck's Texas Tire Terminal, Inc., as recorded in Volume 7242, Page 1215, O.P.R.T.C.T. and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said tract of land recorded in Volume 7054, Page 644 and the southeast corner of Lot 1, Block 1, Thomas Conveyor Company Addition, an addition to the City of Burleson, according to the plat recorded in Cabinet A, Slide 2405, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said iron rod being in the west line of Interstate Highway 35W (a variable width right-of-way), from which a one-half inch iron rod with an orange plastic cap stamped "RPLS 1598" found bears South 78 degrees 34 minutes 44 seconds East a distance of 0.10 foot and a one-half inch iron rod with an orange plastic cap stamped "RPLS 1598" found at the northeast corner of said Lot 1 bears North 04 degrees 21 minutes 06 seconds East a distance of 282.72 feet;

THENCE South 03 degrees 32 minutes 39 seconds West, a distance of 102.75 feet along the east line of said tract of land recorded in Volume 7054, Page 644 and the west line of said Interstate Highway 35W to a five-eighths inch iron rod found at the southeast corner of said tract of land recorded in Volume 7054, Page 644 and the northeast corner of said tract of land recorded in Volume 7242, Page 1215;

THENCE South 04 degrees 28 minutes 37 seconds West, a distance of 146.63 feet along the east line of said tract of land recorded in Volume 7242, Page 1215 and the west line of said Interstate Highway 35W to a five-eighths inch iron rod found for corner, said iron rod being at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, a distance of 210.37 feet, having a central angle of 10 degrees 30 minutes 54 seconds, a radius of 1,146.28 feet, a tangent length of 105.48 feet and whose chord bears South 06 degrees 30 minutes 32 seconds West a distance of 210.07 feet to a five-eighths inch iron rod with a yellow plastic cap stamped "Mycoskie McInnis" found at the southeast corner of said tract of land recorded in Volume 7242, Page 1215 and the northeast corner of a called 6.946 acre tract of land described in a General Warranty Deed to Martin Sprocket & Gear, Inc., as recorded in Volume 2879, Page 563, O.P.R.T.C.T.;

THENCE North 88 degrees 53 minutes 31 seconds West, a distance of 613.49 feet along the south line of said tract of land recorded in Volume 7242, Page 1215 and the north line of said 6.946 acre tract of land to a one inch iron rod found at the southwest corner of said tract of land recorded in Volume 7242, Page 1215 and the northwest corner of said 6.946 acre tract of land, said iron rod being in the east line of the M.K. & T. Railroad;

THENCE North 05 degrees 47 minutes 07 seconds West, passing at a distance of 199.70 feet a five-eighths inch iron rod found and continuing a total distance of 446.40 feet along the east line of said M.K. & T. Railroad to a point at the northwest corner of said tract of land recorded in Volume 7054, Page 644 and the southwest corner of said Lot 1, from which a one inch iron rod found at the northwest corner of said Lot 1 bears North 05 degrees 47 minutes 07 seconds West a distance of 275.78 feet;

THENCE North 89 degrees 52 minutes 48 seconds East, passing at a distance of 0.55 feet a five-eighths inch iron rod found and continuing a total distance of 699.99 feet along the north line of said tract of land recorded in Volume 7054, Page 644 and the south line of said Lot 1 to the POINT OF BEGINNING containing 297,918 square feet or 6.839 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, BECK'S TIRE SERVICE, INC. AND BECK'S TEXAS TIRE TERMINAL, INC., Owners, do hereby adopt this plat designating the hereinbefore described property as **LOTS 1 AND 2, BLOCK 1, MORSCO WAREHOUSE ADDITION**, an Addition to the City of Burleson, Tarrant 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.

WITNESS, my hand, this the ____ day of _____, 2022.

BECK'S TIRE SERVICE, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS, my hand, this the ____ day of _____, 2022.

BECK'S TEXAS TIRE TERMINAL, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this the ____ day of _____, 2022

Notary Public in and for the State of Texas

My Commission Expires On:

APPROX. LOCATION-
10' TEXAS UTILITIES ELEC. COMPANY ESMIT.
VOL. 10509, PG. 2129
O.P.R.T.C.T.

APPROX. JOHNSON COUNTY LINE

CALL: 6.946 ACRES
MARTIN SPROCKET & GEAR, INC.
VOL. 2879, PG. 563
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Aaron S. Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney.

Dated this the ____ day of _____, 2022.

"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".

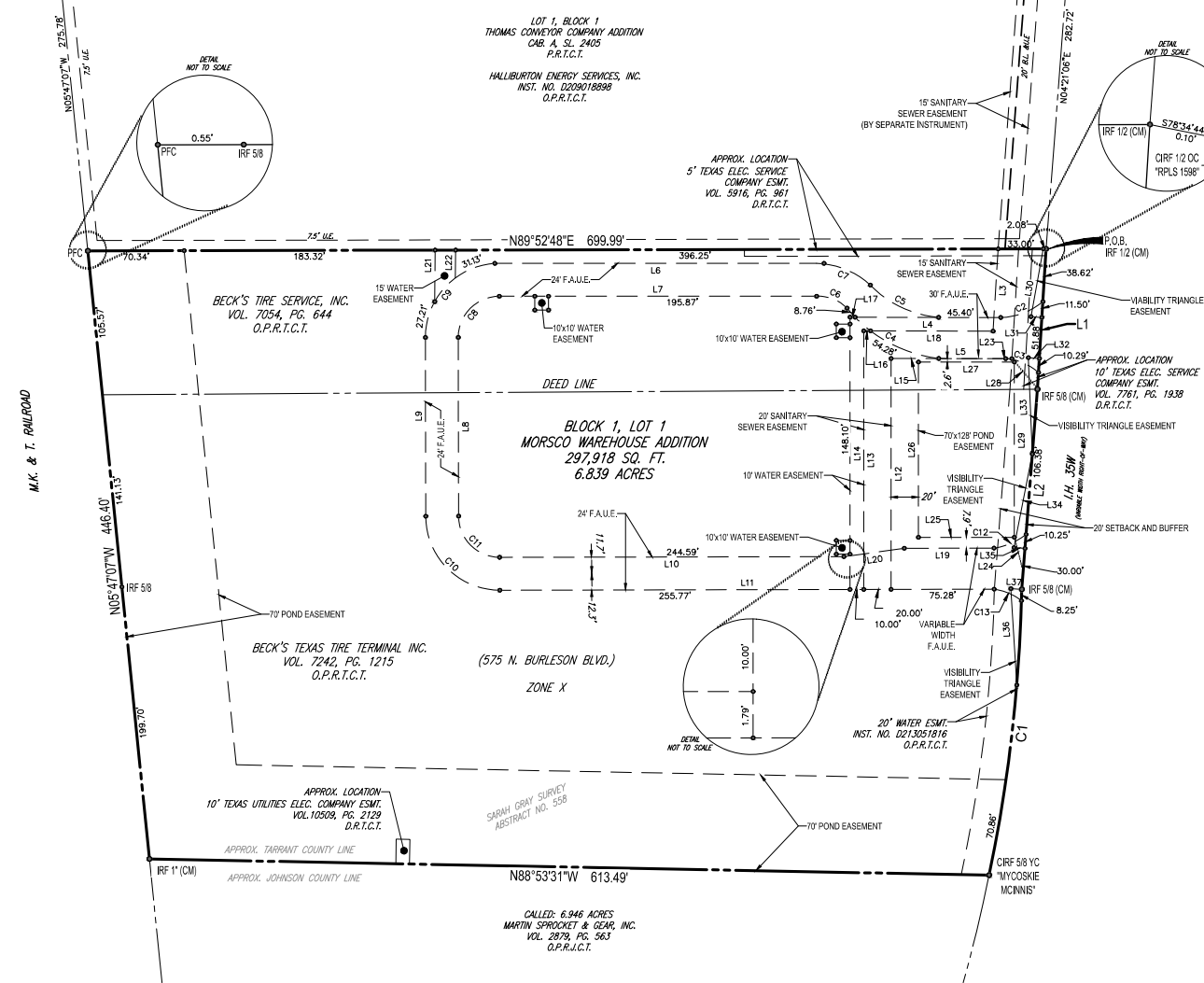
Aaron S. Andree,
Registered Professional Land Surveyor No. 6920

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Aaron S. Andree, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public, State of Texas



LEGEND

- P.O.B. POINT OF BEGINNING
IRF IRON ROD FOUND
CRF CAPPED IRON ROD FOUND
PFC POINT FOR CORNER
OC ORANGE PLASTIC CAP
YC YELLOW PLASTIC CAP
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CAB. SL. CABINET SLIDE
SQ. FT. SQUARE FEET
INST. NO. INSTRUMENT NUMBER
VOL. PG. VOLUME PAGE
ESMT. EASEMENT
I.H. INTERSTATE HIGHWAY
(OM) CONTROLLING MONUMENT
BLDG. BUILDING
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
F.A.U.E. FIRE LANE, ACCESS AND UTILITY EASEMENT

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	210.37'	010°30'54"	1146.28'	105.48'	S06°30'32"W	210.07'
C2	33.50'	038°23'35"	50.00'	17.41'	N69°23'30"E	32.88'
C3	26.48'	037°55'55"	40.00'	13.75'	N66°57'35"W	26.00'
C4	78.27'	043°42'35"	102.60'	41.15'	S61°17'14"E	76.39'
C5	56.30'	040°45'16"	79.15'	29.40'	S64°41'07"E	55.12'
C6	24.55'	049°00'39"	28.69'	13.08'	N68°30'50"W	23.60'
C7	43.27'	042°04'41"	58.91'	22.66'	N67°59'48"W	42.30'
C8	47.07'	089°53'59"	30.00'	29.95'	S45°02'59"W	42.39'
C9	81.55'	086°13'35"	54.19'	50.73'	S43°12'05"W	74.07'
C10	84.93'	090°07'03"	54.00'	54.11'	S45°03'16"E	76.45'
C11	47.24'	090°12'49"	30.00'	30.11'	S45°00'25"E	42.51'
C12	25.70'	029°27'01"	50.00'	13.14'	N66°53'33"E	25.42'
C13	21.94'	031°25'19"	40.00'	11.25'	N67°11'00"W	21.66'

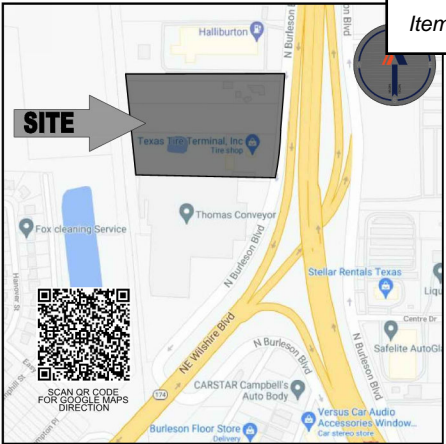
LINE TABLE		
NO.	BEARING	LENGTH
L1	S03°32'39"W	102.75'
L2	S04°28'37"W	146.63'
L3	S03°32'39"W	60.19'
L4	S89°52'16"E	106.42'
L5	S89°52'16"E	48.95'
L6	N90°00'00"E	235.06'
L7	N90°00'00"E	231.77'
L8	N00°06'50"W	130.63'
L9	N00°06'50"W	130.63'
L10	S89°53'23"W	251.29'
L11	S89°53'23"W	361.05'
L12	N00°00'02"E	168.75'
L13	N00°00'02"E	188.83'
L14	N00°00'02"E	198.86'
L15	S89°52'16"E	88.24'
L16	S89°52'16"E	5.04'
L17	S89°52'16"E	3.67'
L18	S89°52'16"E	89.42'
L19	N89°53'23"E	65.56'
L20	N82°09'33"E	44.60'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S89°52'16"E	2.93'
L24	N14°11'23"W	26.26'
L25	N90°00'00"W	70.00'
L26	N00°00'00"E	128.00'
L27	N90°00'00"E	70.00'
L28	N40°22'55"W	26.08'
L29	S00°00'00"E	128.00'
L30	S10°18'05"W	50.38'
L31	S86°27'21"E	8.00'
L32	S85°49'27"E	8.00'
L33	N02°20'38"W	70.46'
L34	S10°59'48"W	70.46'
L35	S85°31'23"E	8.00'
L36	N03°31'13"W	70.46'
L37	S87°00'01"E	8.00'

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

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas AITerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
- According to Community Panel No. 48439C0440K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This site is not within an identified special flood hazard area, this flood 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.
- The zoning of the subject tract is Industrial (I), according to City of Burleson Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any stormwater storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lots 1 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- 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.
- The visibility triangles easements can not have anything over two(2) feet allowed within the boundaries of the easement.

CASE: 22-042
FINAL PLAT

MORSCO WAREHOUSE ADDITION
BLOCK 1, LOT 1

6.839 ACRES OUT OF THE
SARAH GRAY SURVEY, ABSTRACT NO. 558;
CITY OF BURLESON, TARRANT COUNTY, TEXAS

MORSCO
MORSCO CONSTRUCTION AND SURVEY SERVICES

15850 DALLAS PARKWAY
DALLAS, TEXAS 75248
469-785-9940

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN

PROGRAM MANAGEMENT
PERMITTING SERVICES
LANDSCAPE ARCHITECT
TRANSPORTATION SERV.

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD213014	04/22/22	ASA	BL	ASA	1" = 60'	1 OF 34

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Consider approval of a preliminary plat for Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).

SUMMARY:

On October 15, 2021, an application for a Preliminary Plat, including 215.437 acres; was submitted by Matt Powell representing DFW Geodesy on behalf of the owner Walter Matyastik. The subject property is zoned Agricultural (A), Commercial (C), Single-family dwelling district-7 (SF7), and Single-family attached (SFA). All lots conform to the standards of their respective zoning districts. The preliminary plat is administratively complete and meets the requirements of Appendix A - Subdivision Regulations

Development Overview:

The application is proposing to develop the site in four primary phases. Phase 1 consist of the commercial lots adjacent to SW Wilshire, the ONCOR electrical substation, and single family residential (SF7) lots along Wicker Hill Road. Phase 2 consists of the townhomes (SFA). Phase 3 incorporates the single family (SF7) housing west of Whicker Hill Road. Phase 4 is primarily focused on the single family (SF7) housing east of Wicker Hill Road, as well as future development for the Agriculturally zoned properties.

LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	454	99.0
TOWNHOME	73	6.3
COMMERCIAL	4	6.6
RIGHT-OF-WAY	N/A	90.1
OPEN SPACE	12	52.6
AGRICULTURAL/RESIDENTIAL	2	8.4

Engineering Update:

Drainage – A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention or stormwater is required for the site.

Traffic – A traffic impact analysis was submitted for the project and reviewed by an outside consultant to the City. The traffic impact analysis is in the final stages of review and shows that a traffic signal and dedicated right turn lanes will be necessary at the intersection of Wicker Hill and SH 174.

Water & Sewer – Water and sewer will be served from the City of Burleson which has sufficient capacity.

OPTIONS:

- 1) Approve the plat
- 2) Deny the plat

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).

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

April 18, 2022 – City Council approved a zoning change from A, Agricultural to SF7, Single-family dwelling district-7 (Case 22-027) and A, Agricultural to SFA, Single-family attached (Case 22-028).

March 22, 2022 – Planning and Zoning Commission recommend approval for a zoning change from A, Agricultural to SF7, Single-family dwelling district-7 (Case 22-027) and A, Agricultural to SFA, Single-family attached (Case 22-028).

January 11, 2022 – Zoning change request to PD, Planned Development was not recommended for approval by P&Z, request was withdrawn prior to City Council consideration

September, 2014 – Zoning change from A, Agricultural to C, Commercial and SF7, Single-family dwelling district-7 approved by City Council for portions of the subject site adjacent to SW Wilshire Blvd.

Fiscal IMPACT:

None.

STAFF CONTACT:

Lidon Pearce

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

Senior Planer
lpearce@burlesontx.com
817-426-9649

Bear Ridge Preliminary Plat

Location:

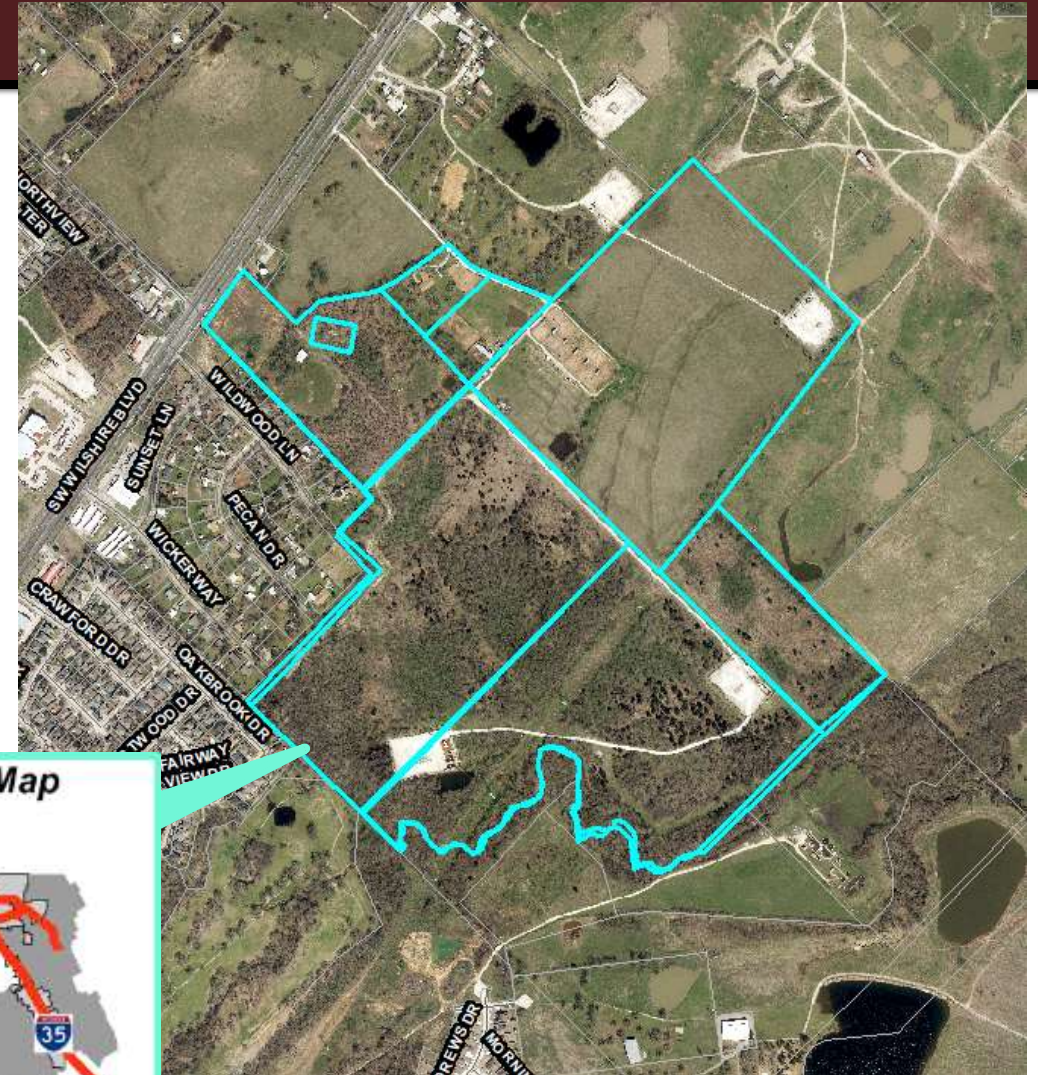
- Approximately 215.437 acres
- Wicker Hill Rd and SW Wilshire, addressed as 2325 SW Wilshire

Applicant/Owner:

- Matt Powell (DFW Geodesy)
- Walter Matyastik (Owner)

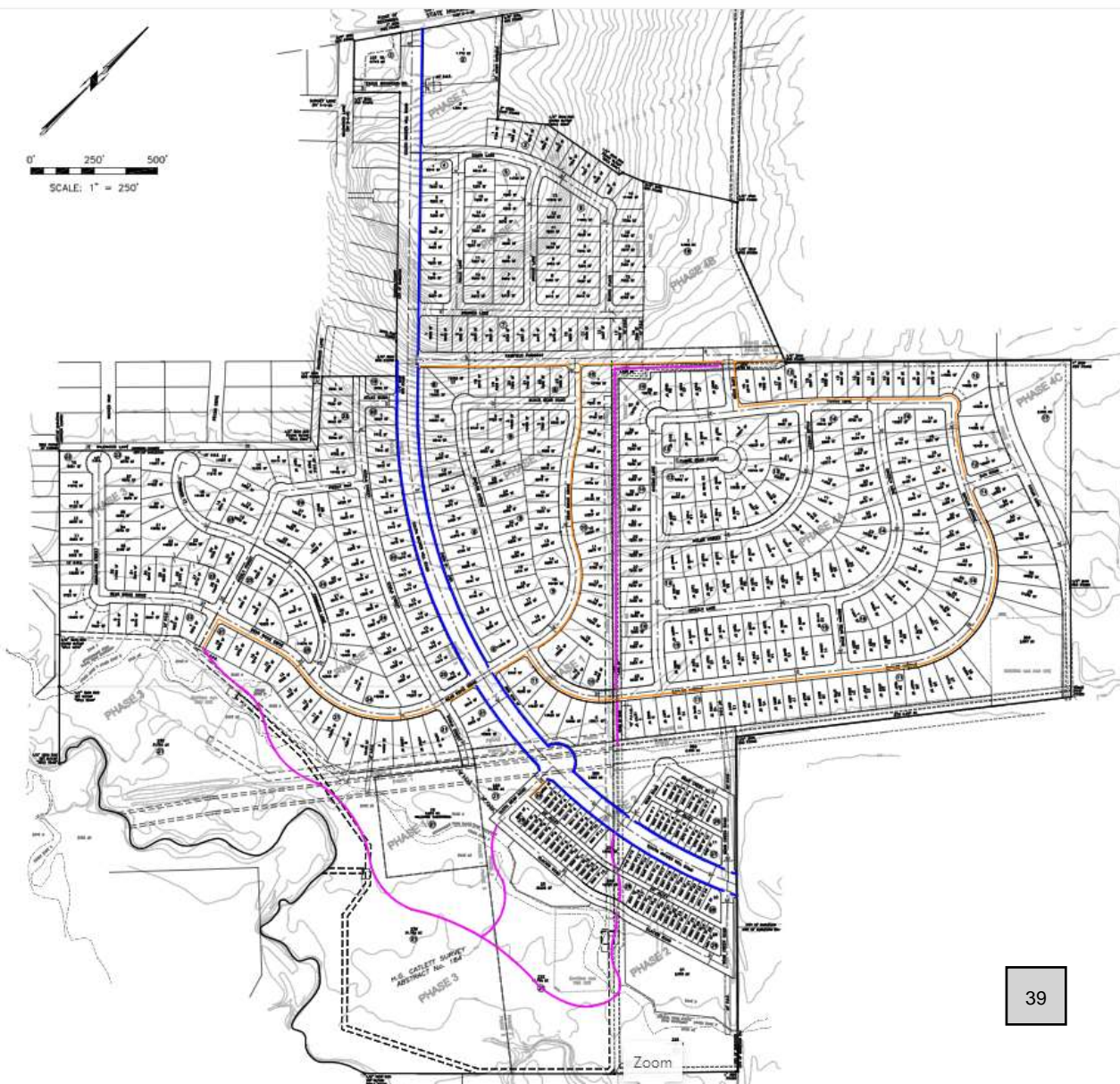
Item for approval:

Preliminary Plat (Case 21-146)



Bear Ridge Preliminary Plat

LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	454	99.0
TOWNHOME	73	6.3
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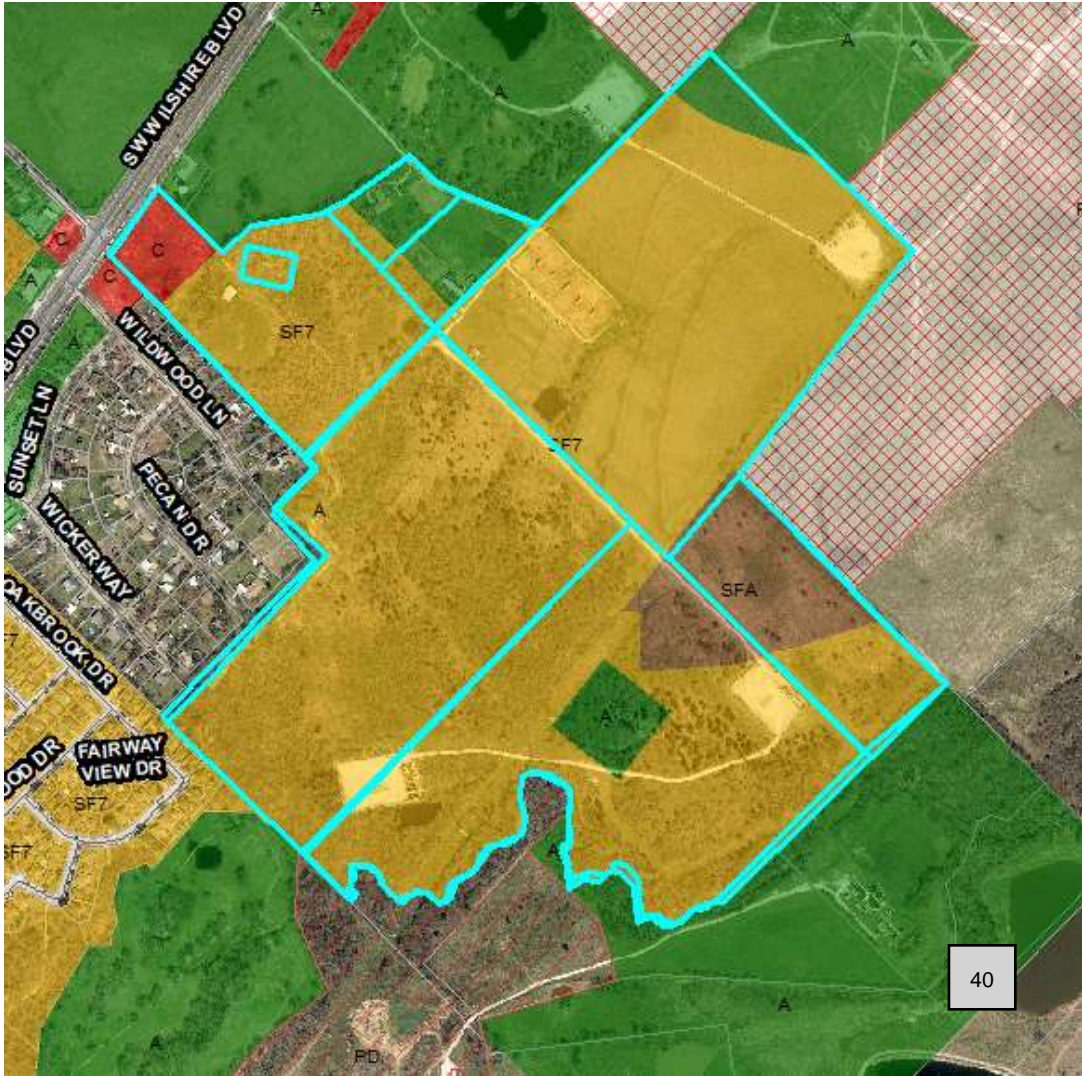
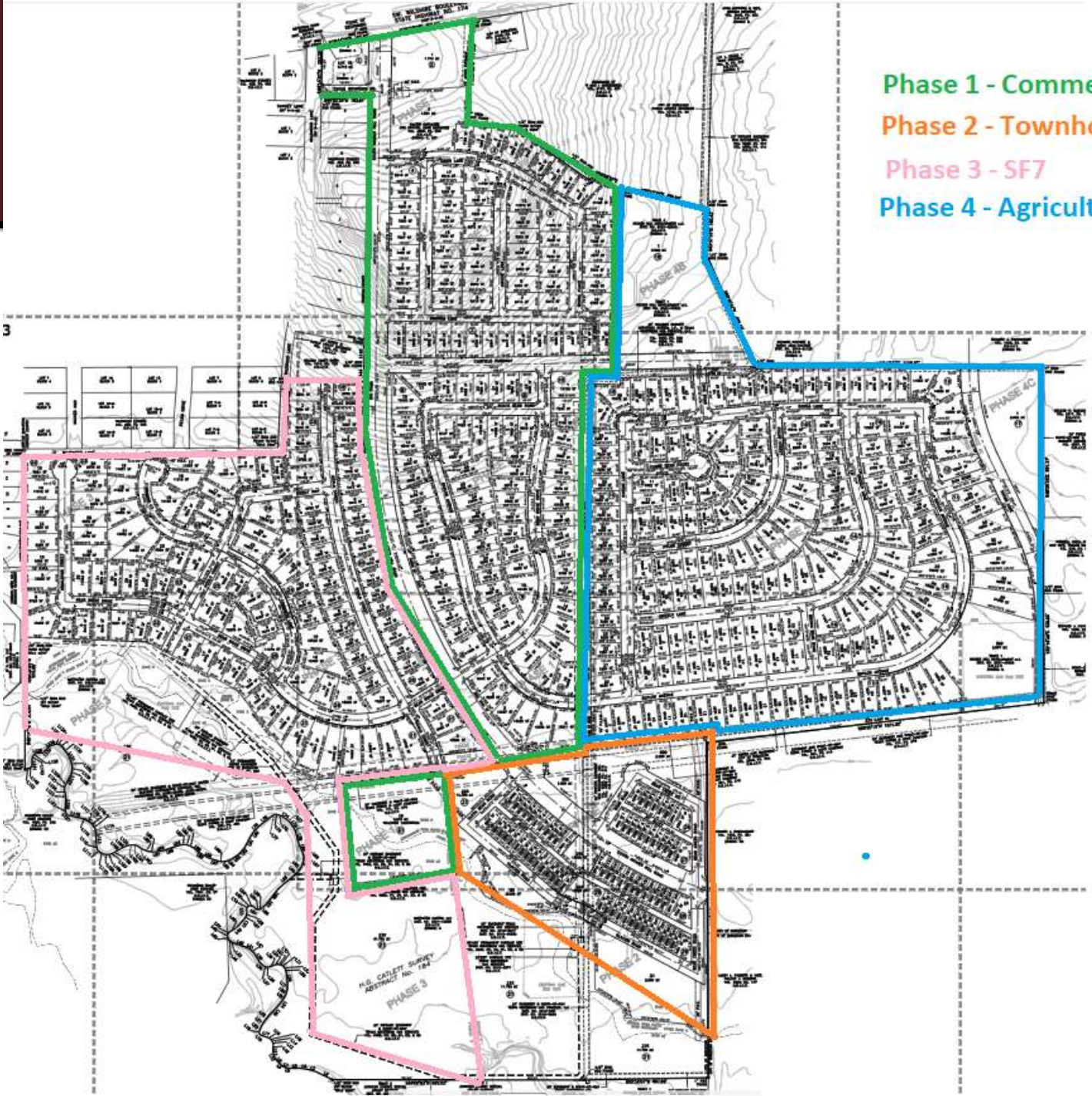


Phase 1 - Commercial, SF7, ONCOR substation

Phase 2 - Townhomes (SFA)

Phase 3 - SF7

Phase 4 - Agricultural and SF7



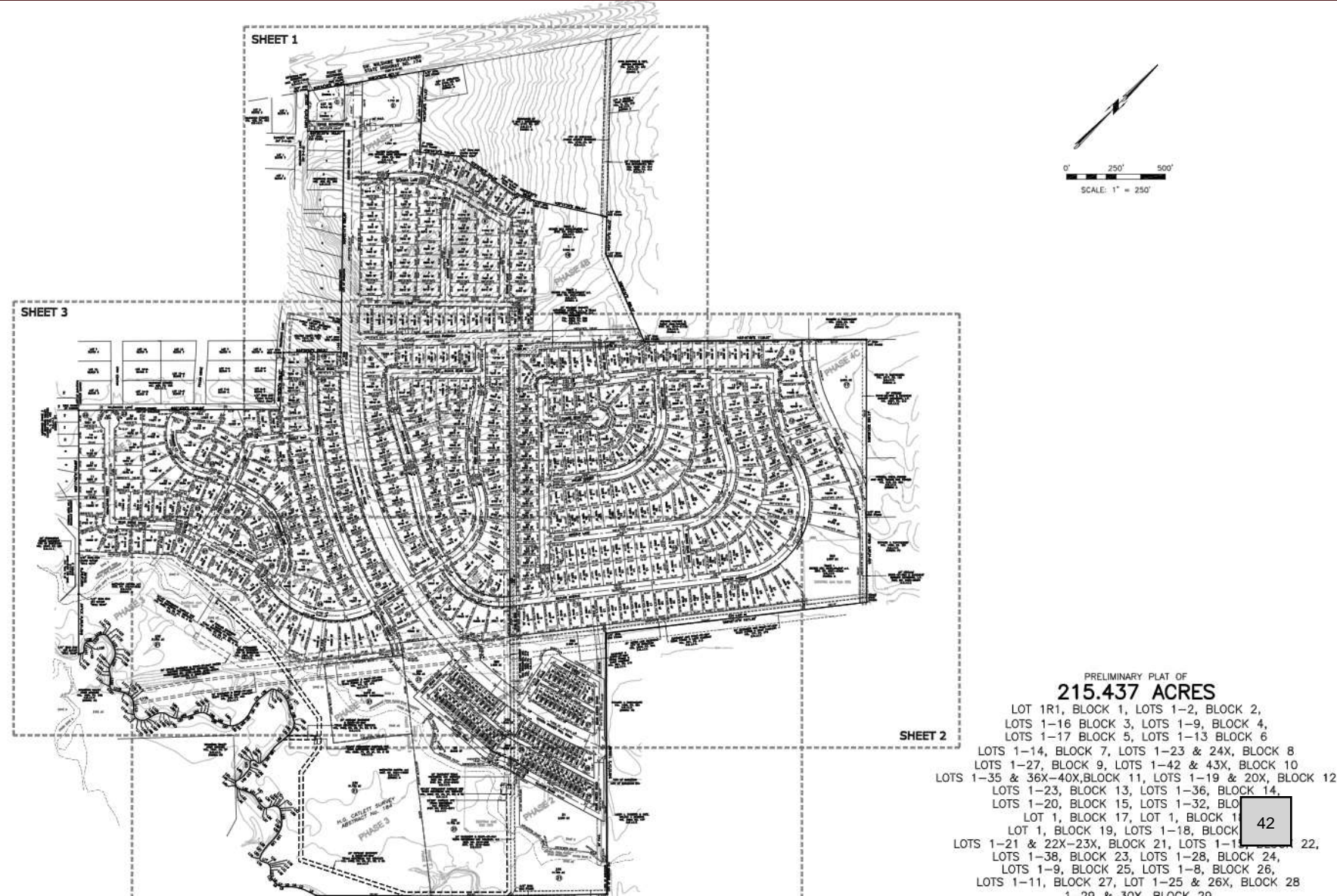
Bear Ridge Preliminary Plat

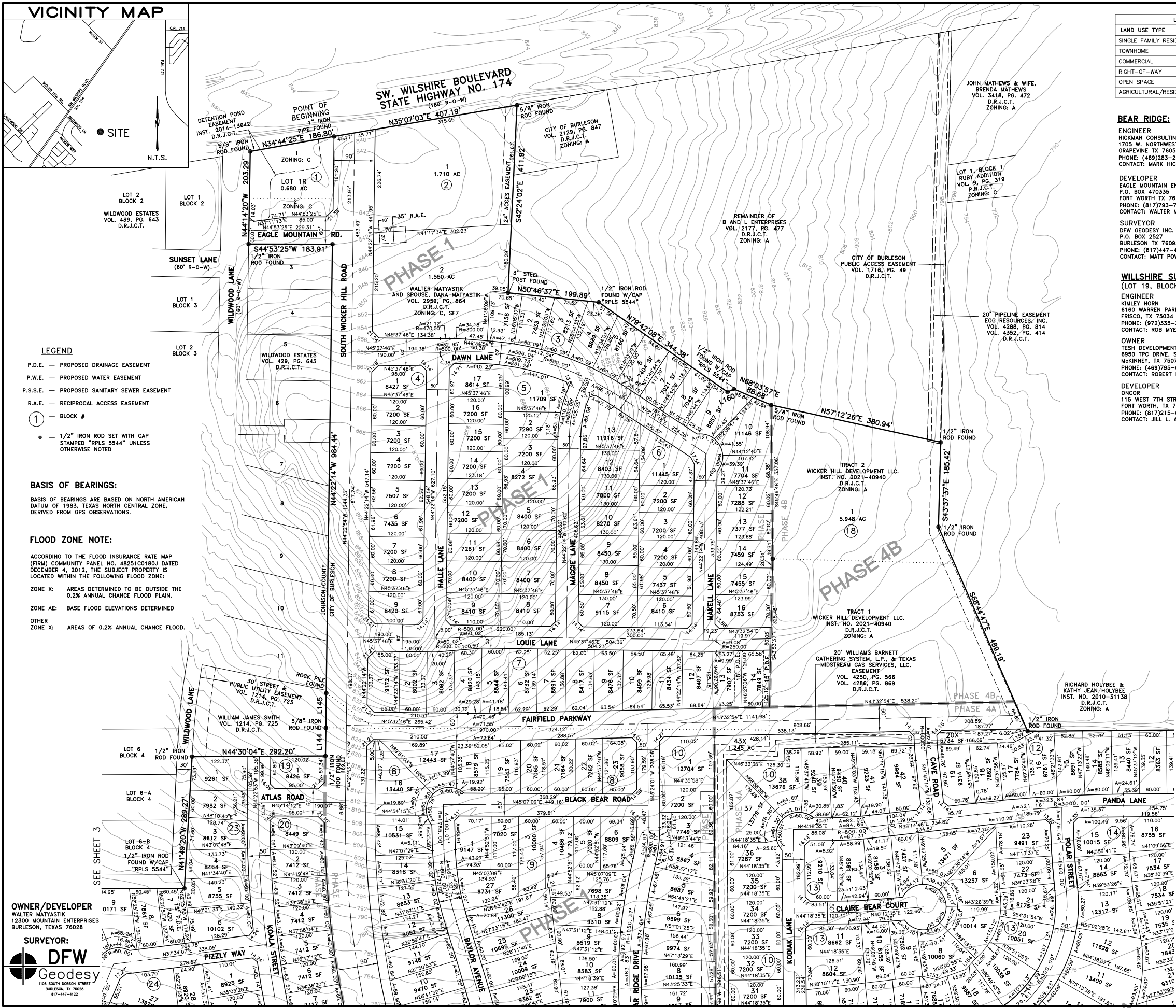
- Drainage – A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention or stormwater is required for the site.
- Traffic – A traffic impact analysis was submitted for the project and reviewed by an outside consultant to the City. The traffic impact analysis is in the final stages of review and shows that a traffic signal and dedicated right turn lanes will be necessary at the intersection of Wicker Hill and SH 174.
- Water & Sewer – Water and sewer will be served from the City of Burleson which has sufficient capacity.

Bear Ridge Preliminary Plat

P&Z Action Requested

Approval of the preliminary
plat for Bear Ridge
(Case 21-146)





LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	454	98.8
TOWNHOME	73	6.3
COMMERCIAL	4	6.6
RIGHT-OF-WAY	N/A	90.3
OPEN SPACE	12	52.5
AGRICULTURAL/RESIDENTIAL	2	8.4

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE
N/A	EAGLE MOUNTAIN	ROAD/RD	0.2
N/A	SOUTH WICKER HILL	ROAD/RD	8.3
N/A	DAWN	LANE/LN	0.9
N/A	HALLE	LANE/LN	0.7
N/A	MAGGIE	LANE/LN	0.6
N/A	MAKELL	LANE/LN	0.5
N/A	LOUIE	LANE/LN	1.0
N/A	FAIRFIELD	PARKWAY/PWY	2.0
N/A	CAVE	ROAD/RD	0.2
N/A	BLACK BEAR	ROAD/RD	0.5
N/A	CLAIRE BEAR	COURT/CT	0.4
N/A	BAYLOR	AVENUE/AVE	4.4
N/A	BEAR RIDGE	DRIVE/DR	3.2
N/A	POLAR	STREET/ST	1.1
N/A	GRIZZLY	LANE/LN	1.8
N/A	BROWN BEAR	ROAD/RD	0.3
N/A	SUN	ROAD/RD	0.2
N/A	CINNAMON	LANE/LN	0.7
N/A	CINNAMON	COURT/CT	0.7
N/A	PIZZLY	STREET/ST	0.8
N/A	PIZZLY	WAY	0.4
N/A	SUGAR	LANE/LN	1.8
N/A	ATLAS	ROAD/RD	0.1
N/A	KOALA	STREET/ST	1.8
N/A	HIMALAYAN	STREET/ST	0.7
N/A	20' ALLEY	N/A	0.6
N/A	BEAR	ROAD/RD	0.3
N/A	BEAR CREEK	ROAD/RD	1.0
N/A	SLOTH BEAR	ROAD/RD	0.3
N/A	GLACIER	ROAD/RD	1.3

BEAR RIDGE:

ENGINEER
HICKMAN CONSULTING ENGINEERS
1705 W. NORTHWEST HIGHWAY, SUITE 175
GRAPEVINE, TX 76051
PHONE: (817)793-7288
CONTACT: MARK HICKMAN

DEVELOPER
EAGLE MOUNTAIN ENTERPRISES LLC
P.O. BOX 470335
FORT WORTH, TX 76147
PHONE: (817)793-7288
CONTACT: WALTER MATYASTIK

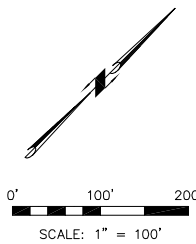
SURVEYOR
DFW GEODESY INC.
P.O. BOX 2527
BURLESON, TX 76095
PHONE: (817)447-4122
CONTACT: MATT POWELL R.P.L.S.

WILLSHIRE SUBSTATION

(LOT 19, BLOCK 21)
ENGINEER
KIMLEY HORN
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: (972)335-3580
CONTACT: ROB MYERS, P.E.

OWNER
TESH DEVELOPMENT & MANAGEMENT, LLC.
6950 TPC DRIVE, SUITE 110
MCKINNEY, TX 75070
PHONE: (469)795-6615
CONTACT: ROBERT E. TESCH

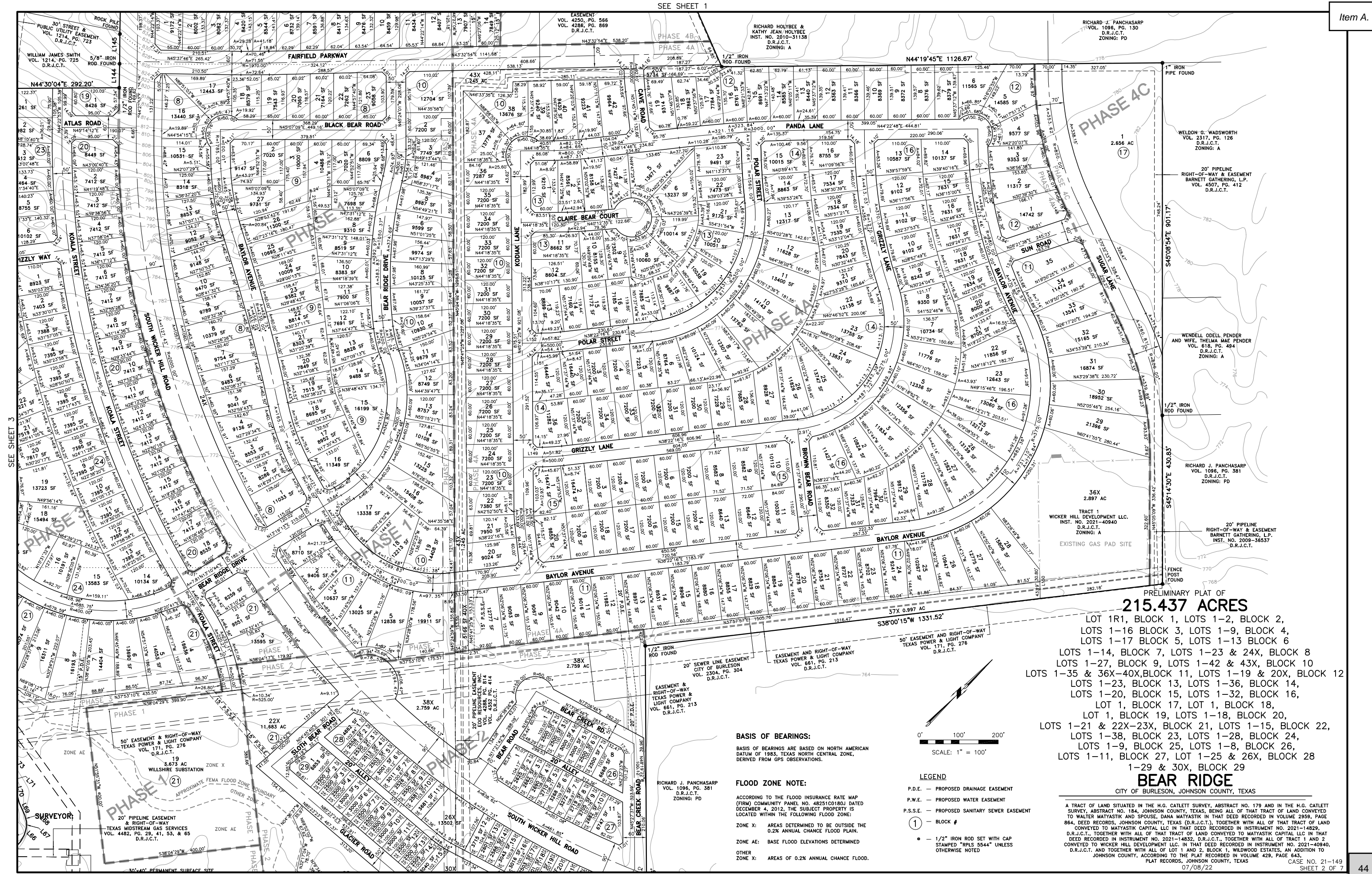
DEVELOPER
ONCOR
115 WEST 7TH STREET, SUITE 505
FORT WORTH, TX 76102
PHONE: (817)215-6061
CONTACT: JILL L. ALVAREZ, P.E.



PRELIMINARY PLAT OF
215.437 ACRES
LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-16 BLOCK 3, LOTS 1-9, BLOCK 4,
LOTS 1-17 BLOCK 5, LOTS 1-13 BLOCK 6
LOTS 1-14, BLOCK 7, LOTS 1-23 & 24X, BLOCK 8
LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10
LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14,
LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16,
LOT 1, BLOCK 17, LOT 1, BLOCK 18,
LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20,
LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22,
LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24,
LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26,
LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28
1-29 & 30X, BLOCK 29
BEAR RIDGE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-4829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS
07/08/22

SEE SHEET 1



SEE SHEET 4

PRELIMINARY PLAT OF
215.437 ACRES

LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-16 BLOCK 3, LOTS 1-9, BLOCK 4,
LOTS 1-17 BLOCK 5, LOTS 1-13 BLOCK 6
LOTS 1-14, BLOCK 7, LOTS 1-23 & 24X, BLOCK 8
LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10
LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14,
LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16,
LOT 1, BLOCK 17, LOT 1, BLOCK 18,
LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20,
LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22,
LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24,
LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26,
LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28
1-29 & 30X, BLOCK 29

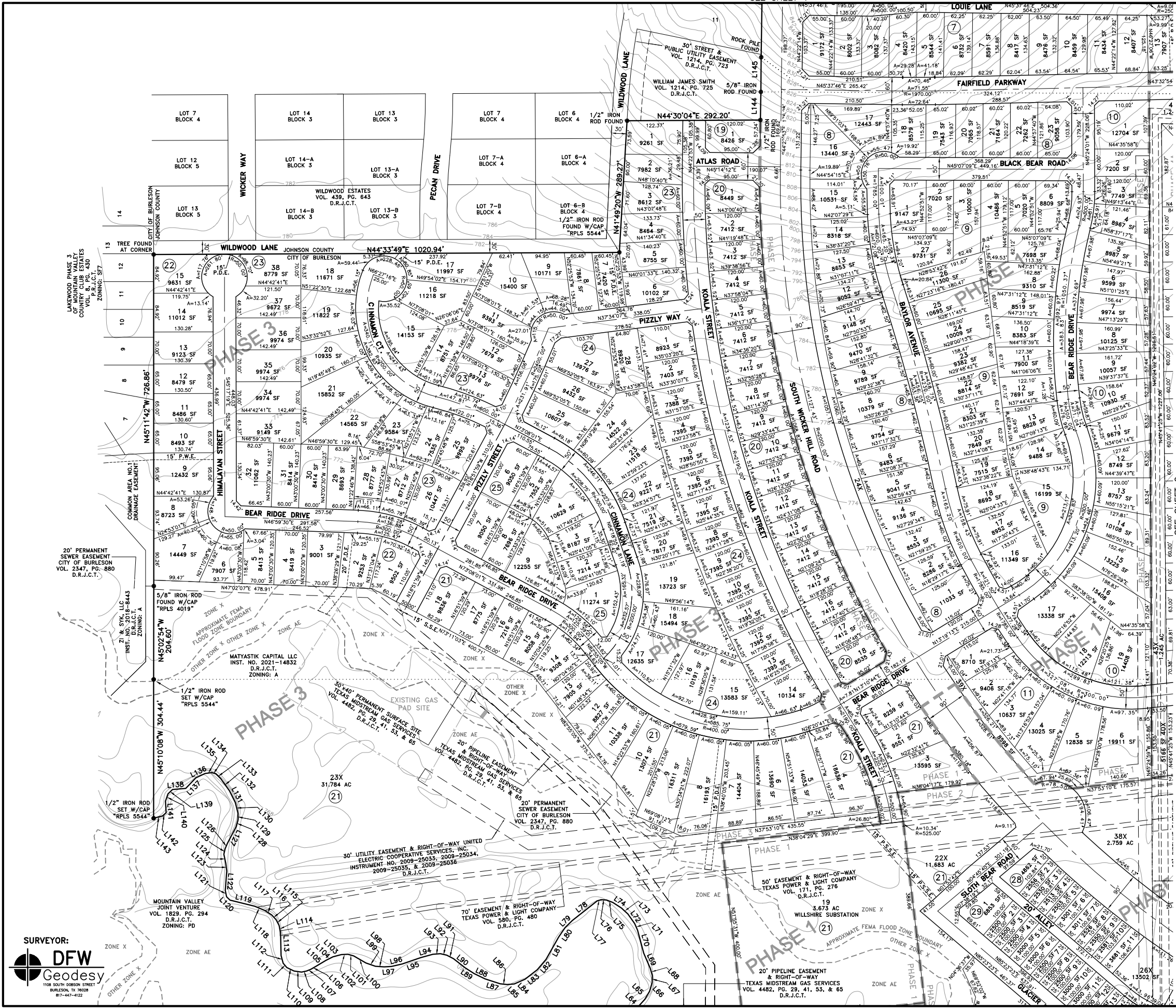
BEAR RIDGE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, L.L.C. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, L.L.C. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT, L.L.C. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS

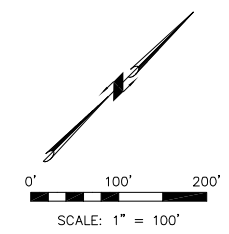
CASE NO. 21-149
SHEET 2 OF 7

SEE SHEET 1

SEE SHEET 2



- LEGEND**
- P.D.E. — PROPOSED DRAINAGE EASEMENT
 - P.W.E. — PROPOSED WATER EASEMENT
 - P.S.S.E. — PROPOSED SANITARY SEWER EASEMENT
 - 1 — BLOCK #
 - — 1/2" IRON ROD SET WITH 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. 48251C0180J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED

OTHER ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.

PRELIMINARY PLAT OF
215.437 ACRES

LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-16 BLOCK 3, LOTS 1-9, BLOCK 4,
LOTS 1-17 BLOCK 5, LOTS 1-13 BLOCK 6
LOTS 1-14, BLOCK 7, LOTS 1-23 & 24X, BLOCK 8
LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10
LOTS 1-23, BLOCK 11, LOTS 1-36, BLOCK 14,
LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16,
LOT 1, BLOCK 17, LOT 1, BLOCK 18,
LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20,
LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22,
LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24,
LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26,
LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28
1-29 & 30X, BLOCK 29

BEAR RIDGE

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS

07/08/22

SURVEYOR:
DFW
Geodesy
1108 SOUTH DORSON STREET
BURLESON, TX 76028
817-447-4122

SEE SHEET 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°24'02" E	1.47'
L2	S 71°32'18" W	69.61'
L3	S 61°07'14" W	39.31'
L4	S 52°08'13" W	26.37'
L5	S 44°11'50" W	43.70'
L6	S 54°28'43" W	11.53'
L7	S 66°53'19" W	14.75'
L8	S 84°26'31" W	18.02'
L9	N 85°48'07" W	22.23'
L10	N 69°43'05" W	22.76'
L11	N 48°42'07" W	15.02'
L12	N 43°32'20" W	24.30'
L13	N 58°59'47" W	7.83'
L14	N 75°12'07" W	7.80'
L15	N 89°49'14" W	10.06'
L16	S 74°22'33" W	9.58'
L17	S 67°34'18" W	28.65'
L18	S 87°53'02" W	7.54'
L19	N 46°43'26" W	12.29'
L20	N 22°52'04" W	19.77'
L21	N 13°12'31" W	26.78'
L22	N 05°38'42" W	30.49'
L23	N 00°24'24" W	48.46'
L24	N 08°00'08" W	30.22'
L25	N 17°34'21" W	23.41'
L26	N 29°19'51" W	18.94'
L27	N 42°35'38" W	22.77'
L28	N 50°11'48" W	45.13'
L29	N 63°35'03" W	16.44'
L30	N 78°56'09" W	8.86'
L31	S 80°18'37" W	9.90'
L32	S 60°11'31" W	5.75'
L33	S 52°31'07" W	13.07'
L34	S 29°52'42" W	14.10'
L35	S 23°45'28" W	19.78'
L36	S 46°18'35" W	8.94'
L37	S 67°49'05" W	12.49'
L38	S 88°07'48" W	21.09'
L39	N 77°38'54" W	45.52'
L40	S 89°26'10" W	15.30'
L41	S 74°40'15" W	19.58'
L42	S 64°05'36" W	57.51'
L43	S 76°04'07" W	9.83'
L44	S 86°24'39" W	10.30'
L45	N 67°57'08" W	13.30'
L46	N 46°08'13" W	9.43'
L47	N 03°35'32" W	11.22'
L48	N 16°02'48" E	25.17'
L49	N 04°32'31" E	19.30'
L50	N 05°38'56" W	37.10'
L51	N 16°29'30" W	22.77'
L52	N 30°03'49" W	10.39'
L53	N 47°17'58" W	20.43'
L54	N 09°22'54" W	9.42'
L55	N 30°58'58" E	8.73'
L56	N 51°35'37" E	10.10'
L57	N 84°04'09" E	20.91'
L58	N 50°13'21" E	6.85'
L59	N 21°21'35" E	9.65'
L60	N 05°48'45" E	20.44'
L61	N 03°27'11" W	12.42'
L62	N 08°08'30" W	55.77'
L63	N 04°57'11" E	85.68'
L64	N 03°06'00" W	27.20'
L65	N 14°51'52" W	20.32'
L66	N 28°19'03" W	19.99'
L67	N 43°42'38" W	15.30'
L68	N 61°03'59" W	16.86'
L69	N 68°37'08" W	35.33'
L70	N 60°24'36" W	52.74'
L71	N 68°49'02" W	15.71'
L72	N 80°21'21" W	25.81'
L73	S 87°36'10" W	19.21'
L74	S 77°37'54" W	22.64'
L75	S 66°08'03" W	14.68'
L76	S 48°53'53" W	11.83'
L77	S 26°35'22" W	9.04'
L78	S 06°34'29" W	69.56'
L79	S 00°04'07" W	21.71'
L80	S 10°12'43" E	25.46'
L81	S 15°56'31" E	56.33'
L82	S 04°17'28" E	29.73'
L83	S 06°58'15" W	33.56'
L84	S 21°25'43" W	26.01'
L85	S 39°10'53" W	15.48'
L86	S 51°44'38" W	15.46'
L87	S 62°21'56" W	34.63'
L88	S 70°42'13" W	26.58'
L89	S 77°12'15" W	23.17'
L90	S 83°03'41" W	33.18'
L91	S 72°32'56" W	16.65'
L92	S 57°10'19" W	14.17'
L93	S 41°04'50" W	16.34'
L94	S 29°24'24" W	27.70'
L95	S 25°41'17" W	43.15'
L96	S 32°21'30" W	24.10'
L97	S 40°48'49" W	16.24'
L98	S 48°47'46" W	19.00'
L99	S 64°29'00" W	22.32'
L100	S 74°51'15" W	30.54'
L101	S 60°19'02" W	13.28'
L102	S 43°09'31" W	14.67'
L103	S 28°46'27" W	19.00'
L104	S 17°49'50" W	16.71'
L105	S 14°43'12" W	26.34'
L106	S 14°35'56" W	12.79'
L107	S 22°57'06" W	9.63'
L108	S 33°12'06" W	11.23'
L109	S 52°00'42" W	16.70'
L110	S 71°17'19" W	17.73'
L111	N 85°36'42" W	12.12'
L112	N 60°45'17" W	17.52'
L113	N 46°23'58" W	50.40'
L114	N 57°23'28" W	16.04'
L115	N 72°28'59" W	14.37'
L116	N 86°48'14" W	13.29'
L117	S 78°13'36" W	17.96'
L118	S 67°38'56" W	23.78'
L119	S 58°32'34" W	55.81'
L120	S 89°39'48" W	10.48'
L121	N 57°37'56" W	14.58'
L122	N 40°42'01" W	42.34'
L123	N 51°32'44" W	16.57'
L124	N 56°42'23" W	21.01'
L125	N 33°33'20" W	12.04'
L126	N 22°58'14" W	13.17'
L127	N 17°03'50" W	41.43'
L128	N 29°39'02" W	14.73'
L129	N 45°44'47" W	14.58'

SURVEYOR:



LINE TABLE		
LINE	BEARING	DISTANCE
L130	N 59°05'50" W	24.75'
L131	N 71°09'48" W	28.35'
L132	N 80°40'56" W	33.31'
L133	S 89°35'55" W	14.62'
L134	S 61°38'53" W	9.71'
L135	S 36°59'50" W	14.79'
L136	S 19°33'16" W	22.33'
L137	S 01°20'16" E	32.29'
L138	S 40°14'43" W	29.11'
L139	S 01°28'19" W	13.73'
L140	S 27°04'13" E	16.92'
L141	S 48°12'53" E	25.58'
L142	S 04°47'52" W	10.67'
L143	S 30°18'08" W	19.81'
L144	N44°04'35" W	61.42'
L145	N44°37'13" W	76.28'
L146	N20°21'45"E	15.33'
L147	N68°03'57"E	88.68'
L148	N70°32'33" W	8.76'
L149	N44°18'35"E	49.15'
L150	N46°00'11" W	73.99'
L151	S44°18'59" W	13.70'
L152	N44°18'35"E	48.70'
L153	N58°59'58"E	31.93'
L154	N03°43'04" W	32.03'
L155	N39°37'48" W	25.00'
L156	N43°29'25" W	27.03'
L157	N17°20'58"E	54.03'
L158	N57°10'20" W	49.35'
L159	N46°59'30"E	3.29'
L160	N20°21'45"E	15.33'

SURVEYOR'S CERTIFICATE:
PREPARED BY ME OR UNDER MY DIRECTION.*Matt Powell*MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 07/08/22

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	41.15'	575.00'	4°06'00"	N42°15'32"E	41.14'
C2	20.75'	625.00'	1°54'09"	S47°43'08"E	20.75'
C3	35.86'	2000.00'	1°01'38"	S65°42'18"W	35.86'
C4	32.16'	2000.00'	0°55'17"	N65°39'07"E	32.16'

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174 (180' R-O-W) FOR THE WESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND FOR THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 35°07'03" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT, A DISTANCE OF 407.19 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND FOR WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN VOLUME 2129, PAGE 847, D.R.J.C.T.;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF S 42°24'02" E ALONG THE SOUTHWESTERLY LINE OF SAID CITY OF BURLESON TRACT AND THE NORTHERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT, A DISTANCE OF 411.92 FEET TO A 3" STEEL POST FOUND;

THENCE N 50°46'37" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 199.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 79°42'08" E, A DISTANCE OF 344.38 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 20°21'45" E, A DISTANCE OF 15.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 68°03'57" E, A DISTANCE OF 88.68 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND FOR THE WEST CORNER OF SAID TRACT 2;

THENCE LEAVING SAID NORTHERLY LINE AND SAID COMMON CORNER N 57°12'26" E ALONG THE NORTHWESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 380.94 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF SAID TRACT 2 IN THE SOUTH WESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD HOLYBEE AND KATHY JEAN HOLYBEE IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-31158, D.R.J.C.T.;

THENCE S 43°37'37" E ALONG THE COMMON LINE BETWEEN SAID TRACT 2 AND SAID HOLYBEE TRACT, A DISTANCE OF 185.42 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE AND THE NORTHEASTERLY LINE OF SAID TRACT 1 S 68°44'47" E, A DISTANCE OF 489.19 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER IN THE NORTHERLY LINE OF SAID TRACT 1 AND FOR THE MOST SOUTHERLY CORNER OF SAID HOLYBEE TRACT;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID HOLYBEE TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD J. PANCHASARP IN THAT DEED RECORDED IN VOLUME 1096, PAGE 130, D.R.J.C.T., N 44°19'45" E, A DISTANCE OF 1126.67 FEET TO A 1" IRON PIPE FOUND FOR THE MOST NORTHEASTERLY CORNER OF SAID TRACT 1 AND FOR THE EAST CORNER OF A TRACT OF LAND CONVEYED TO WELDON G. WADSWORTH IN THAT DEED RECORDED IN VOLUME 2317, PAGE 126, D.R.J.C.T.;

THENCE S 45°08'54" E ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1 AND THE SOUTHWESTERLY LINE OF SAID WADSWORTH TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO WENDELL ODELL PENDER AND WIFE, THELMA MAE PENDER, A DISTANCE OF 901.17 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID PENDER TRACT;

THENCE S 45°14'30" E ALONG THE NORTHERLY LINE OF SAID TRACT 1 AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD J. PANCHASARP IN THAT DEED RECORDED IN VOLUME 1096, PAGE 381, D.R.J.C.T., A DISTANCE 430.83 FEET TO A FENCE POST FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 1 AND FOR AN ELL CORNER IN THE WESTERLY LINE OF SAID PANCHASARP TRACT;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID PANCHASARP TRACT S 38°00'15" W, A DISTANCE OF 1331.52 FEET TO 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID PANCHASARP TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO LARRY L. ROBERTS AND WIFE, MELODY J. ROBERTS IN THAT DEED RECORDED IN VOLUME 3580, PAGE 177, D.R.J.C.T., S 45°27'37" E, A DISTANCE OF 1323.26 FEET TO A 1" PIPE FOUND FOR THE MOST EASTERLY CORNER OF SAID TRACT 1;

THENCE S 43°54'07" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 487.86 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHEASTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 1;

THENCE S 45°24'02" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE EAST CORNER OF SAID MATYASTIK CAPITAL LLC. TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T.;

THENCE S 44°55'53" W ALONG THE SOUTHEASTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., A DISTANCE OF 987.53 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE CENTERLINE OF A CREEK FOR THE MOST SOUTHEASTERLY CORNER OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T.;

THENCE ALONG THE MEANDERING CENTERLINE OF A CREEK THROUGH THE FOLLOWING 142 COURSES;

S 71°32'18" W, A DISTANCE OF 69.61 FEET TO A POINT;

S 61°07'14" W, A DISTANCE OF 39.31 FEET TO A POINT;

S 52°08'13" W, A DISTANCE OF 26.37 FEET TO A POINT;

S 44°11'50" W, A DISTANCE OF 43.70 FEET TO A POINT;

S 54°28'43" W, A DISTANCE OF 11.53 FEET TO A POINT;

S 66°52'19" W, A DISTANCE OF 14.75 FEET TO A POINT;

S 84°26'31" W, A DISTANCE OF 18.02 FEET TO A POINT;

N 85°48'07" W, A DISTANCE OF 22.23 FEET TO A POINT;

N 69°43'05" W, A DISTANCE OF 22.76 FEET TO A POINT;

N 48°42'07" W, A DISTANCE OF 15.02 FEET TO A POINT;

N 43°32'20" W, A DISTANCE OF 24.39 FEET TO A POINT;

N 58°59'47" W, A DISTANCE OF 7.83 FEET TO A POINT;

N 75°12'07" W, A DISTANCE OF 7.80 FEET TO A POINT;

N 89°49'14" W, A DISTANCE OF 10.06 FEET TO A POINT;

S 74°22'33" W, A DISTANCE OF 9.58 FEET TO A POINT;

S 62°34'18" W, A DISTANCE OF 28.55 FEET TO A POINT;

S 87°53'02" W, A DISTANCE OF 7.54 FEET TO A POINT;

N 46°43'26" W, A DISTANCE OF 12.29 FEET TO A POINT;

N 22°52'04" W, A DISTANCE OF 19.77 FEET TO A POINT;

N 13°12'31" W, A DISTANCE OF 26.78 FEET TO A POINT;

N 05°38'42" W, A DISTANCE OF 30.49 FEET TO A POINT;

N 00°24'24" W, A DISTANCE OF 48.46 FEET TO A POINT;

N 08°00'08" W, A DISTANCE OF 30.22 FEET TO A POINT;

N 17°34'21" W, A DISTANCE OF 23.41 FEET TO A POINT;

N 29°19'51" W, A DISTANCE OF 18.94 FEET TO A POINT;

N 42°35'38" W, A DISTANCE OF 22.77 FEET TO A POINT;

N 50°11'48" W, A DISTANCE OF 45.13 FEET TO A POINT;

N 63°35'03" W, A DISTANCE OF 16.44 FEET TO A POINT;

N 78°56'09" W, A DISTANCE OF 8.86 FEET TO A POINT;

S 80°18'37" W, A DISTANCE OF 9.90 FEET TO A POINT;

S 68°01'31" W, A DISTANCE OF 5.75 FEET TO A POINT;

S 52°31'07" W, A DISTANCE OF 13.07 FEET TO A POINT;

S 29°52'42" W, A DISTANCE OF 14.10 FEET TO A POINT;

S 23°45'28" W, A DISTANCE OF 19.78 FEET TO A POINT;

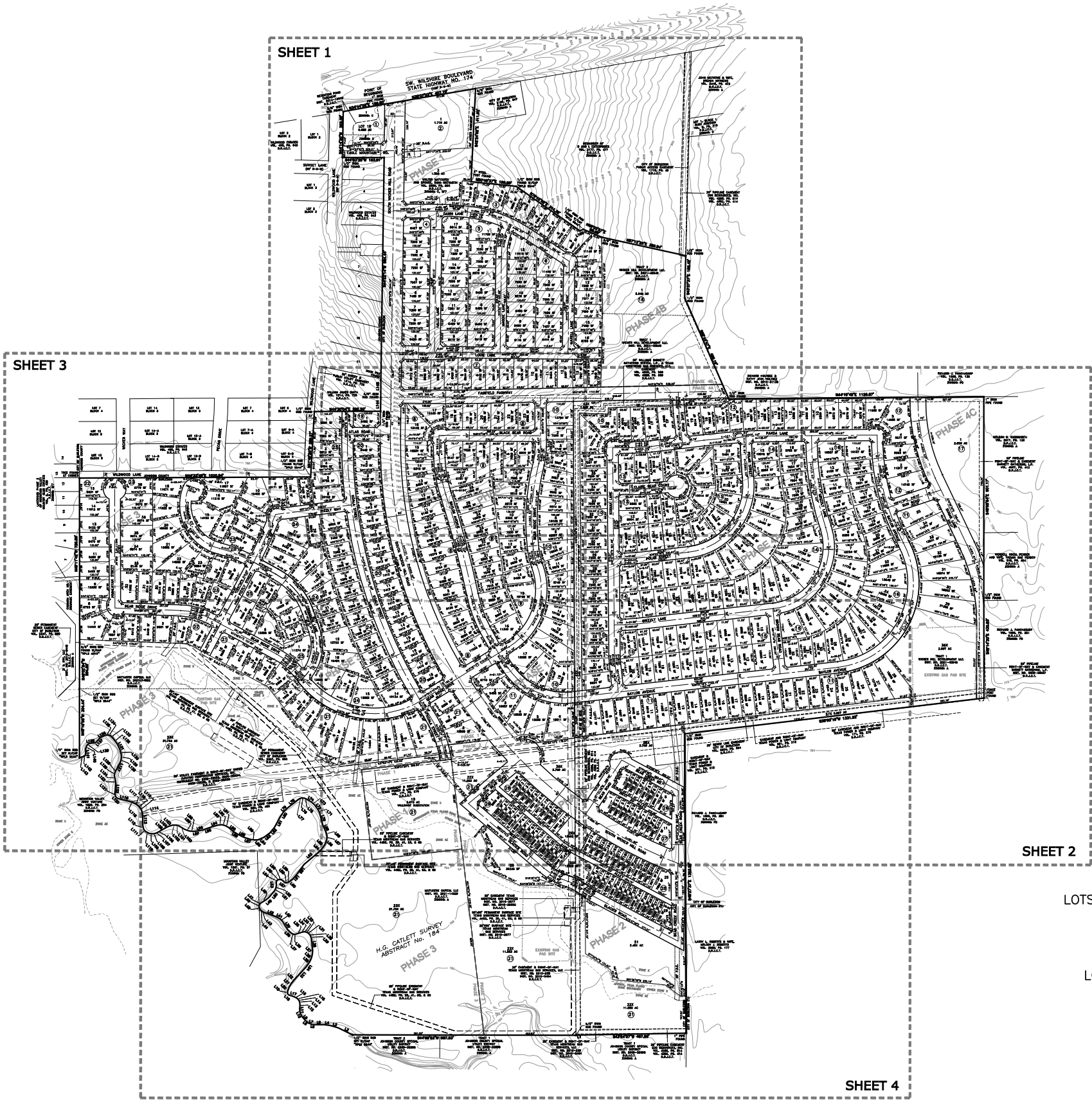
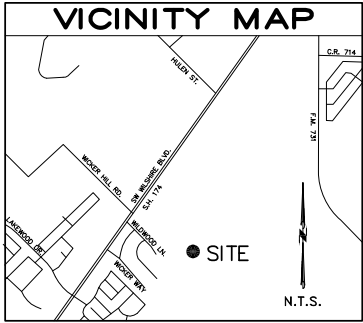
S 40°18'37" W, A DISTANCE OF 8.94 FEET TO A POINT;

S 67°49'05" W, A DISTANCE OF 12.49 FEET TO A POINT;

S 88°07'48" W, A DISTANCE OF 21.09 FEET TO A POINT;

N 77°38'54" W, A DISTANCE OF 45.52 FEET TO A POINT;

S 89°26'10" W, A DISTANCE OF 15.30 FEET TO A POINT;



PRELIMINARY PLAT OF
215.437 ACRES
LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-16 BLOCK 3, LOTS 1-9, BLOCK 4,
LOTS 1-17 BLOCK 5, LOTS 1-13 BLOCK 6
LOTS 1-14, BLOCK 7, LOTS 1-23 & 24X, BLOCK 8
LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10
LOTS 1-35 & 36X-40X, BLOCK 11, LOTS 1-19 & 20X, BLOCK 12
LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14,
LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16,
LOT 1, BLOCK 17, LOT 1, BLOCK 18,
LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20,
LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22,
LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24,
LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26,
LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28
1-29 & 30X, BLOCK 29
BEAR RIDGE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

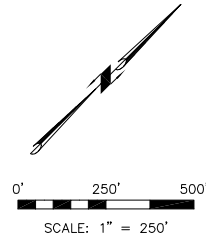
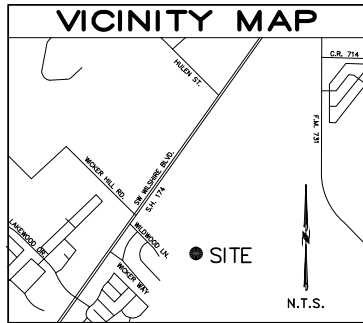
A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

07/08/22

CASE NO. 21-149
SHEET 6 OF 7

SURVEYOR:
DFW
Geodesy
1108 SOUTH DORSON STREET
BURLESON, TX 76028
817-447-4122

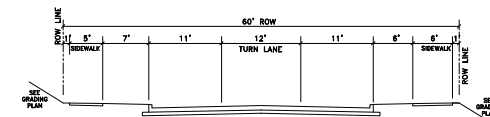
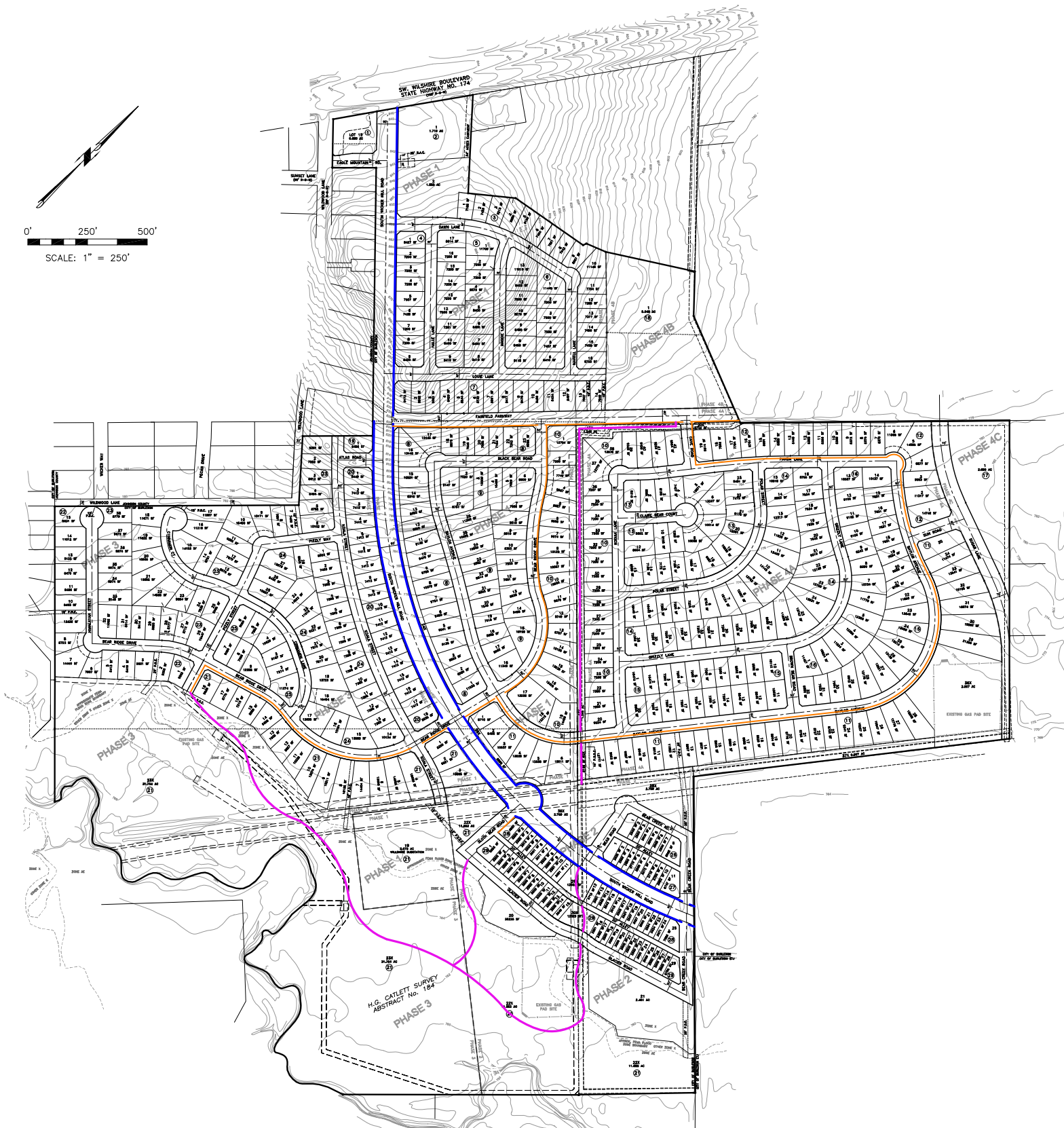
SHEET INDEX



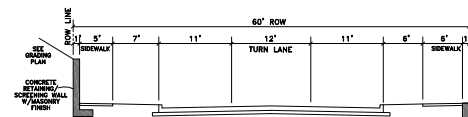
LEGEND

- 8' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 5' CRUSHED GRANITE HIKE PATH

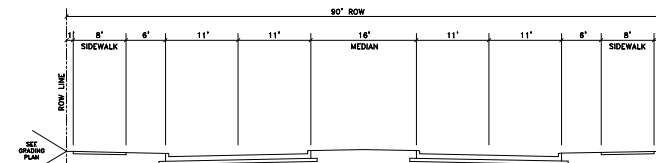
NOTE: ALL RESIDENTIAL LOTS AND OPEN SPACES WILL HAVE A 4' CONCRETE SIDEWALK UNLESS OTHERWISE NOTED.



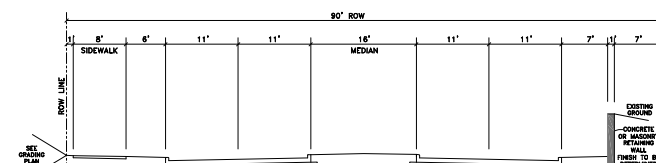
TYPICAL PAVING SECTION – FAIRFIELD PARKWAY



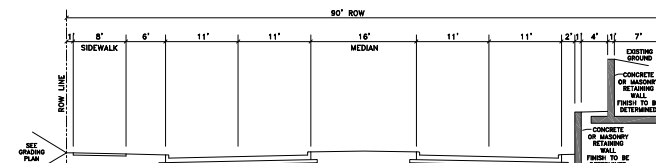
TYPICAL PAVING SECTION – FAIRFIELD PARKWAY



TYPICAL PAVING SECTION – SOUTH WICKER HILL



TYPICAL PAVING SECTION – SOUTH WICKER HILL W/RETAINING WALL



TYPICAL W/TIERED RETAINING WALL

PRELIMINARY PLAT OF
215.437 ACRES

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LOTS 1–16 BLOCK 3, LOTS 1–9, BLOCK 4,
LOTS 1–17 BLOCK 5, LOTS 1–13 BLOCK 6
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BEAR RIDGE

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

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SHEET 7 OF 7

CONNECTIVITY PLAN