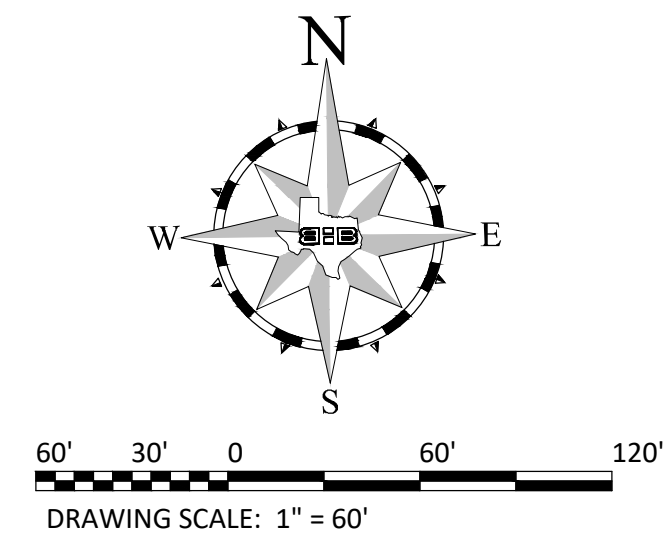


LEGEND

BHB...5/8" Capped Iron Rod Set "BHB INC"
 CM...Controlling Monument
 PDE...Private Drainage Easement
 UE...Utility Easement

RIGHT-OF-WAY Dedication
 Private Access Easement
 Private Detention Easement
 Utility and/or Private Drainage Easement



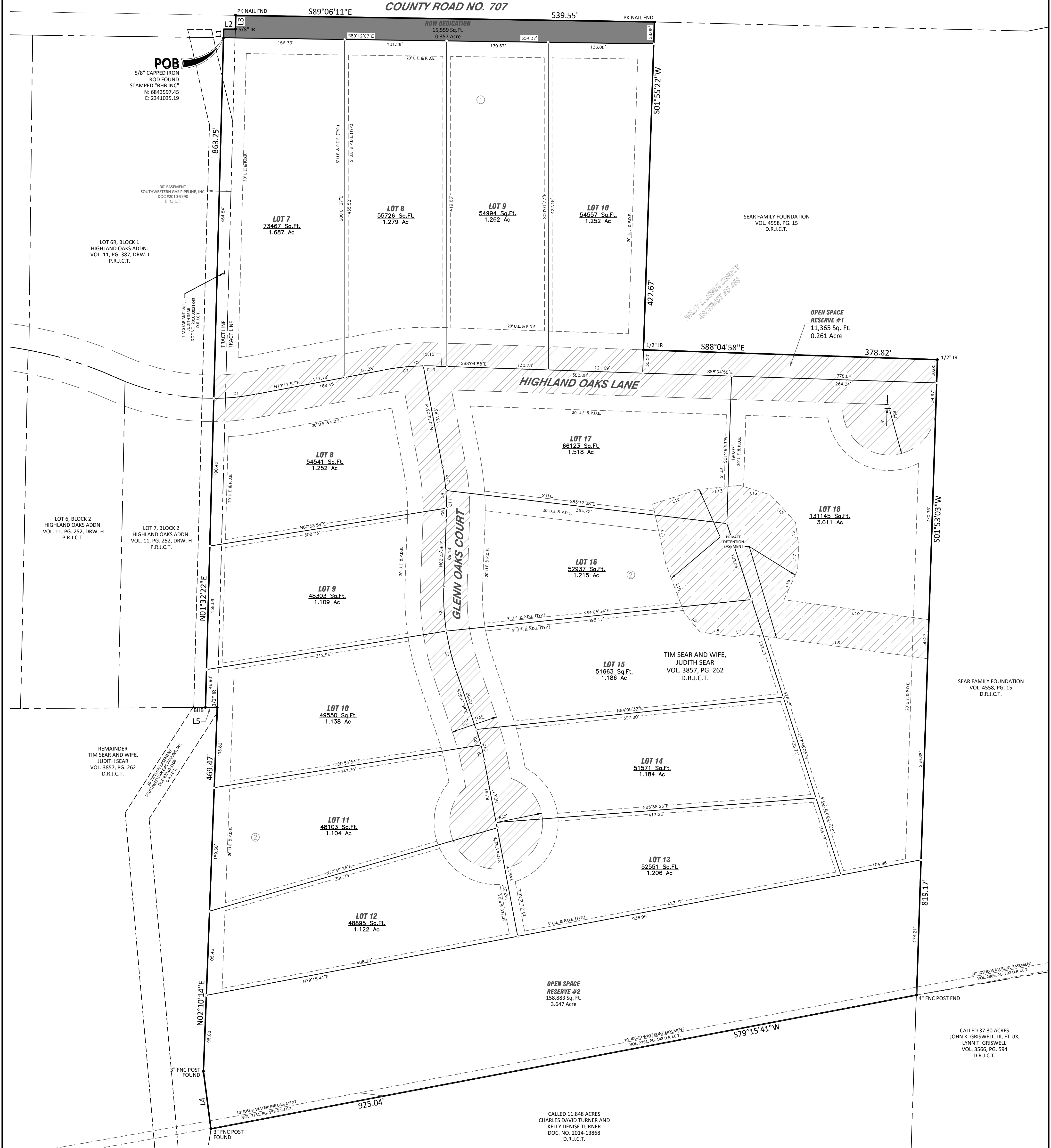
LINE DATA TABLE

NO.	BEARING	DIST
L1	N1°32'22"E	10.92'
L2	N89°58'22"E	15.04'
L3	N1°24'58"E	17.87'
L4	N7°28'58"W	74.51'
L5	S89°40'17"W	15.19'
L6	N82°10'35"W	235.52'
L7	S77°24'14"W	18.01'
L8	N81°17'38"W	43.09'
L9	N39°18'28"W	31.38'
L10	N20°43'13"W	67.24'
L11	N12°19'56"W	79.25'
L12	N72°12'31"E	60.50'
L13	N83°54'18"E	54.29'
L14	S72°46'12"E	41.93'
L15	S42°40'17"E	47.64'
L16	S75°11'27"E	31.51'
L17	S2°56'55"W	30.00'
L18	S24°11'52"W	42.75'
L19	S82°10'35"E	188.34'

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	10°21'01"	300.00'	54.19'	N84°28'28"E	54.12'
C2	12°37'05"	300.00'	66.07'	N85°36'29"E	65.93'
C3	9°44'08"	300.00'	50.98'	S84°10'01"W	50.91'
C4	10°18'25"	300.00'	53.97'	N5°32'50"W	53.90'
C5	2°27'13"	300.00'	12.85'	N0°49'59"E	12.85'
C6	10°48'25"	300.00'	56.59'	N3°20'37"W	56.50'
C7	10°02'48"	300.00'	52.60'	N13°46'14"W	52.54'
C8	4°00'13"	300.00'	20.96'	N16°47'31"W	20.96'
C9	4°02'53"	300.00'	21.20'	N12°45'58"W	21.19'
C10	8°03'06"	300.00'	42.16'	S14°46'05"E	42.12'
C11	6°49'51"	300.00'	35.77'	S1°21'20"E	35.75'
C12	5°55'47"	300.00'	31.05'	S7°44'09"E	31.03'
C13	2°52'56"	300.00'	15.09'	N89°31'27"W	15.09'

TIMOTHY R. G. SEAR AND WIFE,
 JUDITH SEAR
 VOL. 1166, PG. 207
 D.R.J.C.T.



**CASE #18-078
 FINAL PLAT**

**LOTS 7-10, BLOCK 1, LOTS 8-18, BLOCK 2
 15 RESIDENTIAL LOTS + 2 OPEN SPACE LOTS
 HIGHLAND OAKS ADDITION
 PHASE 2**

**BEING A 24.792 ACRE TRACT OF LAND IN THE WILEY E. JONES SURVEY,
 ABSTRACT NO. 450, JOHNSON COUNTY, TEXAS
 SUBJECT PLAT IS LOCATED IN THE CITY OF BURLISON ETJ**

DECEMBER 2021

SHEET 1 OF 2

Surveyor:
BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying
 949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhbc.com • 817.596.7575 • bhbc.com
 TBPELS Firm #44, #10011300, #10011302, #10194146

Owner:
 Tim and Judith Sear
 4136 County Road 707
 Cleburne, TX 76031

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW: DECEMBER 9, 2021

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

WHEREAS Tim Sear and wife, Judith Sear, are the owners of the following tract of land situated in the Wiley E. Jones Survey, Abstract No. 450, Johnson County, Texas, and being a portion of a called 20.0 acre tract of land described in the Warranty Deed to Tim Sear and Judith Sear, as recorded in Document No. 201000021343, Deed Records, Johnson County, Texas (D.R.J.C.T.), also being a portion of the remainder of a called 71.62 acre tract of land described in the Warranty Deed to Time Sear and wife, Judith Sear, as recorded in Volume 3857, Page 262, D.R.J.C.T., and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2010.00. All distances are at ground.)

BEGINNING at a 5/8 inch capped iron rod stamped "BHB INC" found for the northeast corner of Lot 6R, Block 1, Highland Oaks Addition, a subdivision in Johnson County, Texas, according to the replat recorded in Volume 11, Page 387, Drawer 1, Plat Records, Johnson County, Texas (P.R.J.C.T.), and on the south right-of-way line of County Road No. 707, said point having a Northing of 6,843,597.45 feet and an Easting of 2,341,035.19 feet, Texas State Plane Grid - Texas North Central Zone 4202, NAD83;

THENCE North 01°32'22" East, a distance of 10.92 feet to a point for corner on the north line of said Sear tract (201000021343);

THENCE North 89°58'22" East, with the north line of said Sear tract (201000021343), a distance of 15.04 feet to a 5/8 inch iron rod found at the northeast corner of Sear tract (201000021343) and on the west line of said Sear tract (Volume 3857, Page 262);

THENCE North 01°24'58" East, with the west line of said Sear tract (Volume 3857, Page 262), a distance of 17.87 feet to a PK Nail found for the northwest corner of said Sear tract (Volume 3857, Page 262) and on the approximate centerline of said County Road No. 707;

THENCE South 89°06'11" East, with north line of said Sear tract (Volume 3857, Page 262) and the approximate centerline of said County Road No. 707, a distance of 539.55 feet to a PK Nail found at the northeast corner of said Sear tract (Volume 3857, Page 262) and the northwest corner of a tract of land described in the General Warranty Deed to the Sear Family Foundation as recorded in Volume 4558, Page 15, D.R.J.C.T.;

THENCE with the common line of said Sear tract (Volume 3857, Page 262) and said Sear Family Foundation tract, the following courses and distances:

South 01°55'22" West, a distance of 422.67 feet to a 1/2 inch iron rod found for a common ell corner;

South 88°04'58" East, a distance of 378.82 feet to a 1/2 inch iron rod found for a common ell corner;

South 01°53'03" West, a distance of 819.17 feet to a 4 inch fence corner post found for the southeast corner of said Sear tract (Volume 3857, Page 262), the southwest corner of said Sear Family Foundation tract, the northwest corner of a called 37.30 acre tract of land described in the General Warranty Deed to John K. Griswell III, et ux, Lynn T. Griswell as recorded in Volume 3566, Page 594, D.R.J.C.T., and the northeast corner of a called 11.848 acre tract of land described in the General Warranty Deed to Charles David Turner and Kelly Denise Turner as recorded in Document Number 2014-13868, D.R.J.C.T.;

THENCE South 79°15'41" West, with the common line of said Sear tract (Volume 3857, Page 262) and said Turner tract, a distance of 925.04 feet to a 3 inch fence corner post found for the northwest corner of said Turner tract;

THENCE North 07°28'58" West, over and across said Sear tract (Volume 3857, Page 262), a distance of 74.51 feet to a 3 inch fence corner post found;

THENCE North 02°10'14" East, continuing over and across said Sear tract (Volume 3857, Page 262), a distance of 469.47 feet to a 1/2 inch iron rod found for the southeast corner of said Sear tract (201000021343);

THENCE South 89°40'17" West, with the south line of said Sear tract (201000021343), a distance of 15.19 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the southeast corner of Highland Oaks Addition, a subdivision in Johnson County, Texas, according to the plat recorded in Volume 11, Page 252, Drawer H, P.R.J.C.T.;

THENCE North 01°32'22" East, with the east line of said Highland Oaks Addition, a distance of 863.25 feet to the **POINT OF BEGINNING** and containing 1,079,933 Square Feet or 24.792 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Tim Sear and Judith Sear, Owners, do hereby adopt this plat designating the hereinbefore described property as **LOTS 7 - 10, BLOCK 1, LOTS 8 - 18, BLOCK 2, OPEN SPACE RESERVE #1 AND #2, BLOCK 2, HIGHLAND OAKS ADDITION PHASE 2**, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This property is located within the Extraterritorial Jurisdiction of the City of Burleson, Johnson County, Texas.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.

Executed this _____ Day of _____, 2021

Tim Sear, Owner

Judith Sear, Owner

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tim Sear, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This the _____ day of _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

General Notes:

1. No direct residential access to CR 707 will be permitted.

2. Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersection.

3. 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.

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

5. 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.

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

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

8. 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.

9. 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.

10. 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.

11. All building setbacks are subject to the current Johnson County subdivision regulations Section IV.C.13.

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

13. The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48251C02001, Map Revised December 4, 2012.

14. All property corner are set 5/8 inch capped iron rod's stamped "BHB INC" unless otherwise noted.

15. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2010.00.

16. All distances shown are at ground.

17. The streets have not been dedicated to the public, for public access nor have they been accepted by the City of Burleson or Johnson County as public improvements. The easement provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection, code enforcement and postal service. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access. The City of Burleson and Johnson County is not responsible for the design, construction, operation, maintenance, or use of any private streets, drainage facility or detention pond and associated 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 and Johnson County, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any nonperformance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon all lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements

18. Fencing shall not obstruct the flow of water through either public or private drainage easements and no fencing shall be allowed within the detention easements.

19. 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.

20. The HOA will be responsible for maintenance of the private detention facilities as well as any open space designated on the plat.

21. 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 75,000 lbs shall be required on site at time of construction.

22. 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.

23. 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.

24. 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.

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

26. 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.

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Judith Sear, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This the _____ day of _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STREET NAME	STREET TYPE/SUFFIX	PRIVATE ACCESS ESMT (acres)
707	COUNTY ROAD	0.357

Approved by the City Council of Burleson, Texas

This the _____ day of _____, 2021

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

Plat Filed date _____, 2021

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

By: _____
County Clerk

SURVEYOR'S CERTIFICATE

I, Toby G. Stock, Registered Professional Land Surveyor No. 6412, 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 Subdivision Regulations of the City of Burleson, Johnson County, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Toby G. Stock, RPLS No. 6412
December 09, 2021

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This _____ day of _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Surveyor:

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhblnc.com • 817.596.7575 • bhblnc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

Owner:
Tim and Judith Sear
4136 County Road 707
Cleburne, TX 76031

CASE #18-078
FINAL PLAT
LOTS 7-10, BLOCK 1, LOTS 8-18, BLOCK 2
15 RESIDENTIAL LOTS + 2 OPEN SPACE LOTS
HIGHLAND OAKS ADDITION
PHASE 2
BEING A 24.792 ACRE TRACT OF LAND IN THE WILEY E. JONES SURVEY,
ABSTRACT NO. 450, JOHNSON COUNTY, TEXAS
SUBJECT PLAT IS LOCATED IN THE CITY OF BURLESON ETJ
DECEMBER 2021 **SHEET 2 OF 2**