

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S55°19'48"E	20.26
L2	N44°37'39"E	10.17
L3	S25°38'53"W	155.80
L4	S25°38'53"W	149.59
L5	N19°21'07"W	25.55
L6	N19°21'07"W	16.92
L7	N09°47'14"W	13.71
L8	N44°36'28"W	168.37
L9	N54°27'10"W	56.58
L10	N31°51'03"W	1.49
L11	N09°47'14"W	36.37
L12	N31°51'03"W	74.54
L13	N16°10'07"E	20.00
L14	S18°19'44"W	20.00
L15	S14°31'50"W	20.00
L16	N04°40'40"W	20.00
L17	N04°52'12"E	0.08
L18	N14°04'27"E	45.21

**CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00	104.35	59°47'26"	N74°31'22"E	99.68
C2	2697.00	911.26	19°21'33"	S65°54'09"E	906.93
C3	1100.00	175.61	9°08'50"	N40°03'14"E	175.43
C4	100.00	15.96	9°08'50"	N40°03'14"E	15.95
C5	20.00	28.22	80°51'10"	N04°56'46"W	25.94
C6	25.00	43.26	99°08'50"	S85°03'14"W	38.06
C7	10.00	15.65	89°40'45"	N00°31'59"W	14.10
C8	10.00	15.71	90°00'00"	N89°37'39"E	14.14
C9	10.00	15.71	90°00'00"	N00°22'21"W	14.14
C10	10.00	15.77	90°20'31"	S89°27'23"W	14.18
C11	10.00	11.72	67°09'03"	N78°56'53"W	11.06
C12	10.00	17.59	100°46'32"	N05°00'55"E	15.41
C13	30.00	29.19	55°44'52"	S73°14'47"E	28.05
C14	15.00	39.45	150°40'34"	N29°57'56"E	29.02
C15	10.00	15.63	89°33'34"	N62°17'56"E	14.09
C16	10.00	15.63	89°33'34"	S27°15'39"E	14.09
C17	10.00	15.63	89°33'34"	N77°43'05"E	14.09
C18	10.00	15.63	89°33'34"	S21°50'29"E	14.09
C19	10.00	15.63	89°33'34"	N17°30'18"E	14.09
C20	10.00	15.63	89°33'34"	S14°25'20"E	14.09
C21	10.00	17.59	100°47'09"	S14°54'46"E	15.41
C22	10.00	14.09	80°44'39"	N75°51'09"E	12.95
C23	10.00	17.02	97°30'55"	S13°16'38"E	15.04
C24	10.00	14.56	83°23'44"	N77°10'41"E	13.30
C25	25.00	40.37	92°30'55"	S10°46'38"E	36.12
C26	20.00	30.60	87°40'35"	N79°19'07"E	27.70
C27	2652.00	100.00	2°09'38"	N72°45'05"W	99.99
C28	2742.00	28.39	0°35'36"	S75°17'08"E	28.39
C29	145.00	48.33	19°05'44"	S85°07'48"E	48.10
C30	155.00	30.84	11°23'54"	N87°19'20"E	30.78
C31	55.00	30.84	32°07'45"	N20°56'05"E	30.44
C32	95.00	51.43	31°01'12"	N21°29'22"E	50.81
C33	105.00	14.83	8°05'41"	N11°01'36"E	14.82

**LEGEND**

- BOUNDARY CORNER AS NOTED
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SEWER EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT-OF-WAY
- CAB. CABINET
- SL. SLIDE
- VOL. VOLUME
- PG. PAGE
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS OF JOHNSON COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- BOUNDARY LINE
- - - ADJOINER LINE
- - - EASEMENT LINE

OWNER/DEVELOPER:  
**RA. DEVELOPMENT, LTD**  
 234 E. ELLISON STREET  
 BURLESON, TX 76028

PREPARED BY:  
**GOODWIN AND MARSHALL**  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
 (817) 329-4373  
 TBPE REGISTRATION # F-2844  
 TBPLS # 10021700

**FINAL PLAT**  
 OF  
**TRAILSIDE AT REED PARKE**  
 BEING  
 12.709 ACRES  
 SITUATED IN THE  
 B.B.B. & C.R.R. SURVEY, ABSTRACT No. 98  
 CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
 73 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS  
 Date: May 2020

**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.  
 Issued for review 5/29/2020 7:32 AM

**OWNER'S DEDICATION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 98, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 12,709 ACRE TRACT DESCRIBED IN A DEED TO R. A. DEVELOPMENT, LTD., RECORDED IN INSTRUMENT NO. 2018-18343 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE COMPLETELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ARNOLD AVENUE (VARIABLE R-O-W) FOR THE MOST EASTERLY CORNER OF LOT 1, BLOCK 7R, REED PARKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 183, P.R.J.C.T. AND THE MOST NORTHEASTERLY CORNER OF SAID LOT 1R-1, BLOCK 6R;

THENCE S 55°19'48" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID LOT 1R-1, A DISTANCE OF 20.26 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "RPLS 5544";

THENCE S 45°24'49" E CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LINE, A DISTANCE OF 121.34 FEET TO A 1/2" IRON ROD SET FOR THE MOST NORTHERLY CORNER OF SAID LOT 1R-1, BLOCK 6R AND THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 5;

THENCE S 45°22'21" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 5, A DISTANCE OF 1086.68 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 1, BLOCK 5, AND THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN INSTRUMENT NO 2013-27117, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 49°58'24" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 5, AND ALONG THE NORTHWESTERLY LINE OF SAID CITY OF BURLESON TRACT, A DISTANCE OF 73.97 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2889.76 FEET, WHOSE LONG CHORD BEARS N 70°00'51" W, 1410.21 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BLOCK 5, ALSO BEING THE NORTHEASTERLY LINE OF LOT 1, BLOCK 4, REED PARKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 122, P.R.J.C.T., AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1R-1, BLOCK 6R, WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 28°14'44", AN ARC LENGTH OF 1424.59 FEET TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544";

THENCE N 35°28'49" E LEAVING SAID SOUTHWESTERLY LINE OF SAID LOT 1R-1, BLOCK 6R, A DISTANCE OF 323.07 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF LOT 1R-2, BLOCK 6R, REED PARKE, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 848, P.R.J.C.T.;

THENCE N 35°28'49" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1R-2, BLOCK 6R, A DISTANCE OF 116.39 FEET TO A "X" CUT FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 1R-2, BLOCK 6R IN THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 7R, REED PARKE, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 183, P.R.J.C.T.;

THENCE S 54°27'10" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BLOCK 7R, A DISTANCE OF 163.20 FEET TO AN "X" CUT FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 7R;

THENCE N 35°30'18" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 7R, A DISTANCE OF 201.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,709 ACRES OF LAND, MORE OR LESS.

Witness our hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

R. A. Development, LTD., a Texas limited partnership

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF JOHNSON:

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ of R. A. Development, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public, State of Texas

My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Matt Powell, do hereby certify that I made an actual on the ground survey of the land platted hereon by John N. Rogers, and that the boundary corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas. The Monuments set or found are sufficient to enable retracement.

\_\_\_\_\_  
Matt Powell  
Registered Professional Land Surveyor No. 5544  
1108 South Dobson Street  
Burleson, Texas 76028  
(817) 447-4122

I, John N. Rogers, do hereby certify that I prepared this plat from an actual on the ground survey of the land by Matt Powell, and that the internal easements, right-of-way and other calculations other than the property boundary were prepared by me in accordance with the platting rules and regulations of the City of Burleson, Texas.

\_\_\_\_\_  
John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Surveyed on the ground 11/21/2017  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373

**APPROVED BY CITY COUNCIL**

Approved by the City Council of Burleson, Texas  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Mayor

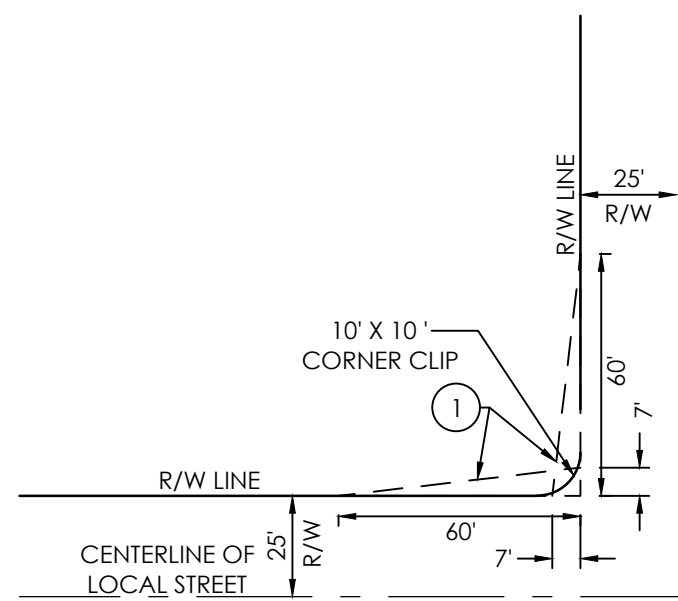
By: \_\_\_\_\_  
City Secretary

<b>JOHNSON COUNTY RECORDING</b>	
FILED FOR RECORD _____,	20__
PLAT RECORDED IN VOLUME _____,	PAGE ____ SLIDE _____
_____ COUNTY CLERK, JOHNSON COUNTY, TEXAS	

**NOTES**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) panel 48251C0065J, effective December 04, 2012, This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain, Zone "AE", being defined as base flood elevations determined, and Zone "X" (shaded), areas of 500-year flood; Areas of 100-year flood with average depths of less 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- All Common Areas shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- All street connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at each road intersection.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- 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.
- No fences or other structures will be allowed within the drainage easement.
- No direct residential access to Arnold Avenue will be permitted.
- Elevation certificates shall be required for the homes on Lots 5, 6, 7, 8, 10, 11, 12, 13, 20, 21, 28, 29, and 36 of Block 3.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of 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 Trilside at Reed Parke Open Space Lots, 19X-21X, Block 1, 20X-21X, Block 2, and Lots 37X-40X, Block 3, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The City of Burleson is not responsible for the design, construction, operation, maintenance, or use of any natural creek and associated drainage easements, hereinafter referred to as "feature." Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation maintenance, condition or use of the feature including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the feature. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Trilside at Reed Parke Open Space Lots, 19X-21X, Block 1, 20X-21X, Block 2, and Lots 37X-40X, Block 3, adjacent or served by the feature the full obligation and responsibility of maintaining and operating said feature.
- Parking will not be allowed in the alleys.
- Non-Residential Lots ("X-LOTS") are for the specific uses as identified on the Non-Residential Summary Table. Uses listed therein may not be the entire X-LOT. Refer to plat sheets for exact location of each use/easement within the X-LOT. Said X-LOTS, shall be owned and maintained by the H.O.A.

SITE DATA TABLE		
	SQ. FT.	ACRES
GROSS AREA	553,607	12.709
PUBLIC RIGHT-OF-WAY	119,181	2.736
NET AREA	434,426	9.973
AREA OF OPEN SPACE ("X LOTS")	131,638	3.022
AREA OF RESIDENTIAL LOTS	302,788	6.951
TOTAL RESIDENTIAL LOTS		73
TOTAL NON-RESIDENTIAL LOTS ("X LOTS")		9
TOTAL NUMBER OF LOTS		82



NOTE:  
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS

① - 60' X 7' SIGHT VISIBILITY TRIANGLE

**TYPICAL STREET INTERSECTION**  
N.T.S.

LOT AREA TABLE		
LOT	BLOCK	SQ. FT.
1	1	4482
2	1	4003
3	1	4003
4	1	4002
5	1	4001
6	1	4331
7	1	4166
8	1	4058
9	1	4007
10	1	5223
11	1	5016
12	1	4000
13	1	4000
14	1	4000
15	1	4000
16	1	4000
17	1	4000
18	1	4000

LOT AREA TABLE		
LOT	BLOCK	SQ. FT.
1	2	4003
2	2	4003
3	2	4003
4	2	4003
5	2	4003
6	2	4003
7	2	4003
8	2	4003
9	2	4003
10	2	4003
11	2	4003
12	2	4482
13	2	4772
14	2	4000
15	2	4000
16	2	4000
17	2	4000
18	2	4000
19	2	4000

LOT AREA TABLE		
LOT	BLOCK	SQ. FT.
1	3	4527
2	3	4003
3	3	4003
4	3	4003
5	3	4003
6	3	4000
7	3	4000
8	3	4000
9	3	4625
10	3	4000
11	3	4000
12	3	4134
13	3	4134
14	3	4000
15	3	4000
16	3	4625
17	3	4625
18	3	4000
19	3	4000
20	3	4134

LOT AREA TABLE		
LOT	BLOCK	SQ. FT.
21	3	4134
22	3	4000
23	3	4000
24	3	4625
25	3	4625
26	3	4000
27	3	4000
28	3	4134
29	3	4134
30	3	4000
31	3	4000
32	3	4625
33	3	4789
34	3	4099
35	3	4099
36	3	4128

NON-RESIDENTIAL SUMMARY TABLE ("X LOTS")					
X LOT	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	USAGE	MAINTENANCE RESPONSIBILITY
19X	1	21,096	0.484	DRAINAGE, SEWER, SHARED DRIVE, UTILITY EASEMENT, LANDSCAPING, ON-SITE PARKING	H.O.A.
20X	1	3,859	0.089	UTILITY EASEMENT, LANDSCAPING, ON-SITE PARKING	H.O.A.
20X	2	26,615	0.611	UTILITY EASEMENT, LANDSCAPING, ON-SITE PARKING	H.O.A.
21X	2	1,617	0.037	UTILITY EASEMENT, LANDSCAPING	H.O.A.
21X	1	2,969	0.068	DRAINAGE, SEWER, SHARED DRIVE, UTILITY EASEMENT, LANDSCAPING	H.O.A.
37X	3	7,401	0.170	UTILITY EASEMENT, LANDSCAPING	H.O.A.
38X	3	7,270	0.167	DRAINAGE, UTILITY EASEMENT, LANDSCAPING	H.O.A.
39X	3	7,270	0.167	UTILITY EASEMENT, LANDSCAPING	H.O.A.
40X	3	53,541	1.229	DRAINAGE & UTILITY EASEMENT, LANDSCAPING, ON-SITE PARKING	H.O.A.

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R/W (ACRES)
N-S	REED PARKE ROAD	50' R/W	0.398
E-W	TRAILSIDE DRIVE	50' R/W	1.233
E-W	ALLEY A	22' R/W	0.483
N-S	ALLEY B	22' R/W	0.142
N-S	ALLEY C	22' R/W	0.086
N-S	ALLEY D	22' R/W	0.086
N-S	ALLEY E	22' R/W	0.086
N-S	ALLEY F	22' R/W	0.222
<b>TOTAL R/W DEDICATION</b>			<b>2.736</b>

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

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Issued for review 5/29/2020 7:33 AM

**FINAL PLAT**  
OF  
**TRAILSIDE AT REED PARKE**

BEING  
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SITUATED IN THE  
B.B.B. & C.R.R. SURVEY, ABSTRACT No. 98  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
73 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS

Date: May 2020

OWNER/DEVELOPER:  
**R.A. DEVELOPMENT, LTD**  
236 E. ELLISON STREET  
BURLESON, TX 76028

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
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CASE NO. 20-028