

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.D.CO.TX	PLAT RECORDS OF DENTON COUNTY, TEXAS
D.R.D.CO.TX	DEED RECORDS DENTON COUNTY, TEXAS
PG.	PAGE
()	PLAT RECORD CALLS
—	PROPERTY LINE
—	CENTER LINE
—	SURVEY LINE
—	SUBJECT PROPERTY
—	ADJACENT PROPERTY
—	EASEMENT
—	BUILDING LINE
—	CENTERLINE R.O.W.
—	SURVEY LINE

Water and Sewer Note:
 Private Water – Water to be served by Johnson County Special Utility District.
 Private Sewer – Sewer to be served by On-Site Sewage Facility.

The City of Burleson reserves the right to require minimum 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.

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48439C0430K dated September 25, 2009 the subject property is located within the following zone: ZONE X - Areas of 500 year flood.

Approved by the City Council of Burleson, Texas
 This the ___ day of _____, 2016.

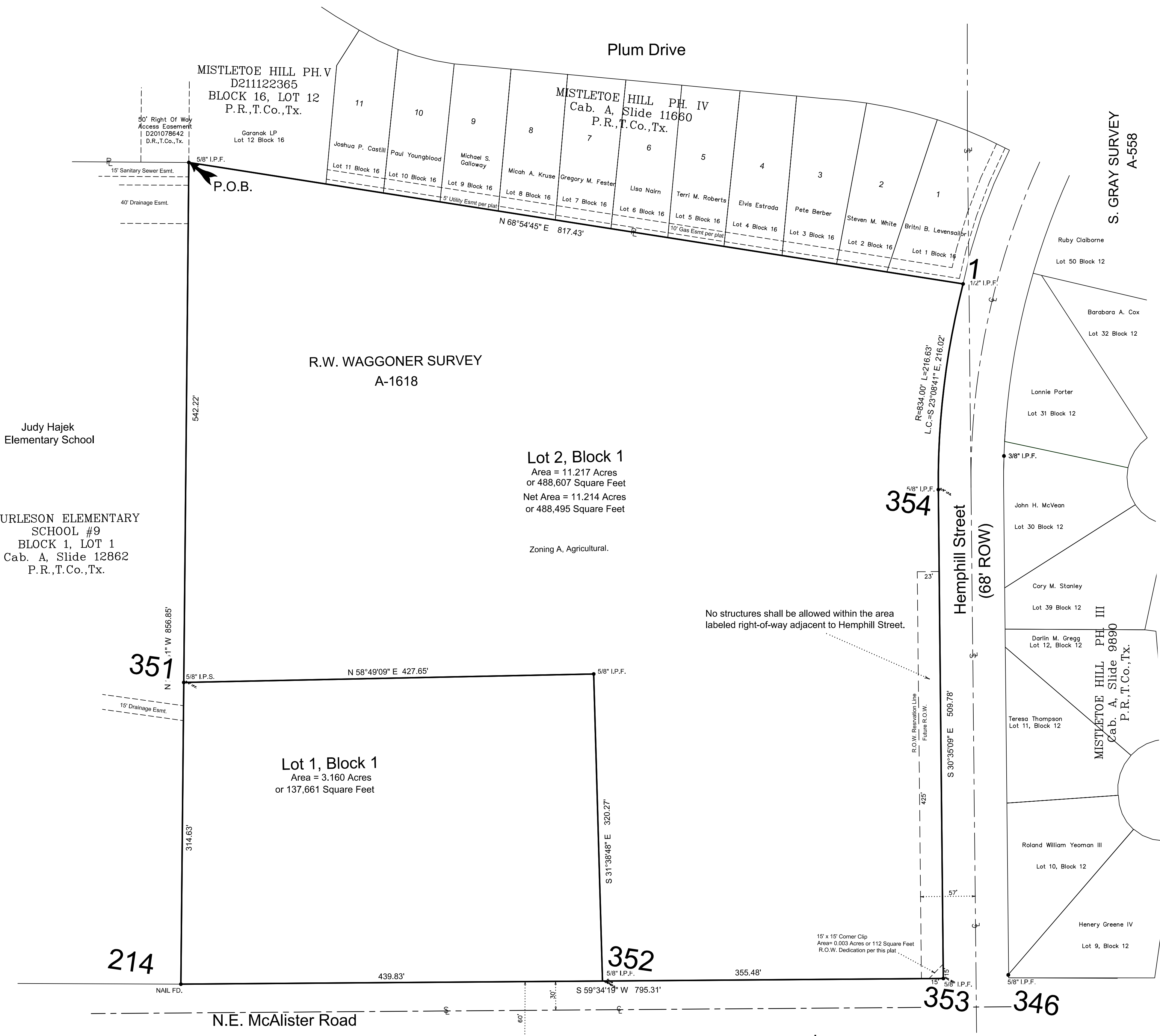
By: _____
 Mayor

By: _____
 Secretary

SURVEYOR:
 Sempco Surveying, Inc.
 3208 S. MAIN ST. FORT WORTH, TX 76110-4278
 TEL: (817) 926-7876 FAX: (817) 926-7878
 Fort Worth TX 76110
 Tel. 817-926-7876
 Fax 817-926-7878

Project No. 10413-FP

Sempco Surveying Inc.
 3208 S. MAIN ST. FORT WORTH, TX 76110-4278
 TEL: (817) 926-7876 FAX: (817) 926-7878
 GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
 Website: Sempcosurveying.com Firm Registration Number: 10064500 Copyright: 2016



First United Methodist Church of Burleson
 Lot 1, Block 1
 Cab. A, Slide 6716
 P.R., T.Co., Tx.

I & G N RR SURVEY
 A-831

Stephen M. Batson
 Lot 18, Block 12
 ALSBURY ADDITION
 Vol. 388-208, Pg. 52
 P.R., T.Co., Tx.

Rolling Meadow Dr.

Eastland Construction Inc.
 Lot 11, Block 17
 Vol. 10962, Pg. 2372
 D.R., T.Co., Tx.

Todd J. Steckton
 Lot 13, Block 1
 MISTLETOE HILL PH. II
 Cab. A, Slide 8672
 P.R., T.Co., Tx.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS Hurricane Hill, Ltd, a Texas limited partnership, is the sole owner of that certain 2.935 acre tract of land conveyed to Hurricane Hill, Ltd by the deeds recorded in D216019217, D216019218, D216019219, D216019220, D216019221 and D216019222 and the residue of that certain 172 acre tract recorded in Doc. 199281021 Deed Records, Tarrant County Texas (D.R., T.Co., Tx) both in the R.W. Waggoner Survey, Abstract 1618, Tarrant County Texas and hereby plat the property as follows:

All of those certain parcels of land in the R.W. WAGGONER SURVEY, ABSTRACT 1618, Tarrant County, Texas, being a portion of that certain tract of land conveyed to Hurricane Hill, Ltd by the deeds recorded in D216019217, D216019218, D216019219, D216019220, D216019221 and D216019222 and the residue of that certain 172 acre tract recorded in Doc. 199281021 Deed Records, Tarrant County Texas (D.R., T.Co., Tx) and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8 inch iron pin found at the most Northerly corner of Lot 1, Block 1, Burleson Elementary School #9 Addition to the City of Burleson as recorded in Cabinet A, Slide 12862, P.R., T.Co., Tx., said point being in the Southeast line of Lot 12, Block 16 Mistletoe Hill Phase V as recorded in Document D211122365, P.R., T.Co., Tx. and the Northwest corner of said 14.377 Acre residue;

THENCE North 68 degrees 54 minutes 45 seconds East, with the common Northerly line of said 14.377 Acre residue, the Southerly line of said Lot 16 and the Southerly line of Block 16 Mistletoe Hill Phase VI as recorded in Cabinet A, Slide 11660, P.R., T.Co., Tx. a distance of 817.43 feet to a 1/2 inch iron pin found at the Southeast corner of Lot 1 said Block 16, said point being in the curved Westerly Right of Way (ROW) of Hemphill Street, said curve having a radius of 834.00 feet and a Long Chord that bears South 23 degrees 08 minutes 41 seconds East a distance of 216.02 feet;

THENCE Southerly with the common Easterly line of said 14.377 acre residue and said Westerly ROW with said curve to the left an arc distance of 216.63 feet to 5/8 inch iron pin found;

THENCE continuing with said common line South 30 degrees 35 minutes 09 seconds East a distance of 509.78 feet to a 5/8 inch iron pin found in the Northerly ROW of N. E. McAlister Road;

THENCE with said Northerly ROW South 59 degrees 34 minutes 19 Seconds West, at a distance of 359.48 feet passing a 5/8 inch iron pin found for the east corner of said Toal Remainder Tract and continuing for a total distance of 795.31 feet to a nail found for the most Easterly corner of said Lot 1, Burleson Elementary School #9;

THENCE with the common fenced Easterly line of said Lot 1 and Westerly line of said 14.377 acre residue North 29 degrees 26 minutes 41 seconds West, at a distance of 314.63 feet passing a 5/8 inch iron pin set for the northwest corner of Lot 1 Block 1, and continuing for a total distance of 856.85 feet to the POINT OF BEGINNING containing in all some 14.377 acres or 626,268 square feet.

STATE OF TEXAS §
 COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:
 THAT WE, Hurricane Hill, Ltd, Owners, do here by adopt this plat designating the hereinbefore described property as HURRICANE HILL ADDITION, an addition to the City of Burleson, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, right-of-ways, 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 growth 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 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, resolutions of the City of Burleson, Texas.

Tina S. Maness, President of Toal, LLC, General Partner

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said Tarrant County, Texas, on this day personally appeared Tina S. Maness, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity indicated and for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2016

Notary Public in and for the State of Texas

CERTIFICATION:
 This is to certify that I, George R. Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

George R. Hill, R.P.L.S.
 Texas Registration No. 6022

Date

MINOR PLAT
LOTS 1 AND 2, BLOCK 1
HURRICANE HILL ADDITION
 R.W. WAGGONER SURVEY, A-1618
 TARRANT COUNTY, TEXAS
 February 10, 2016
 CASE No. 16-003