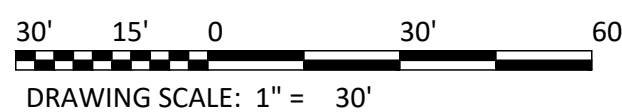
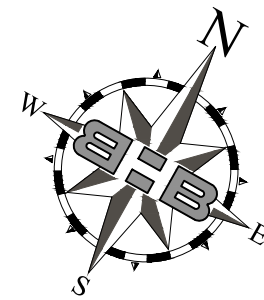


Vicinity Map - Not to Scale



LEGEND

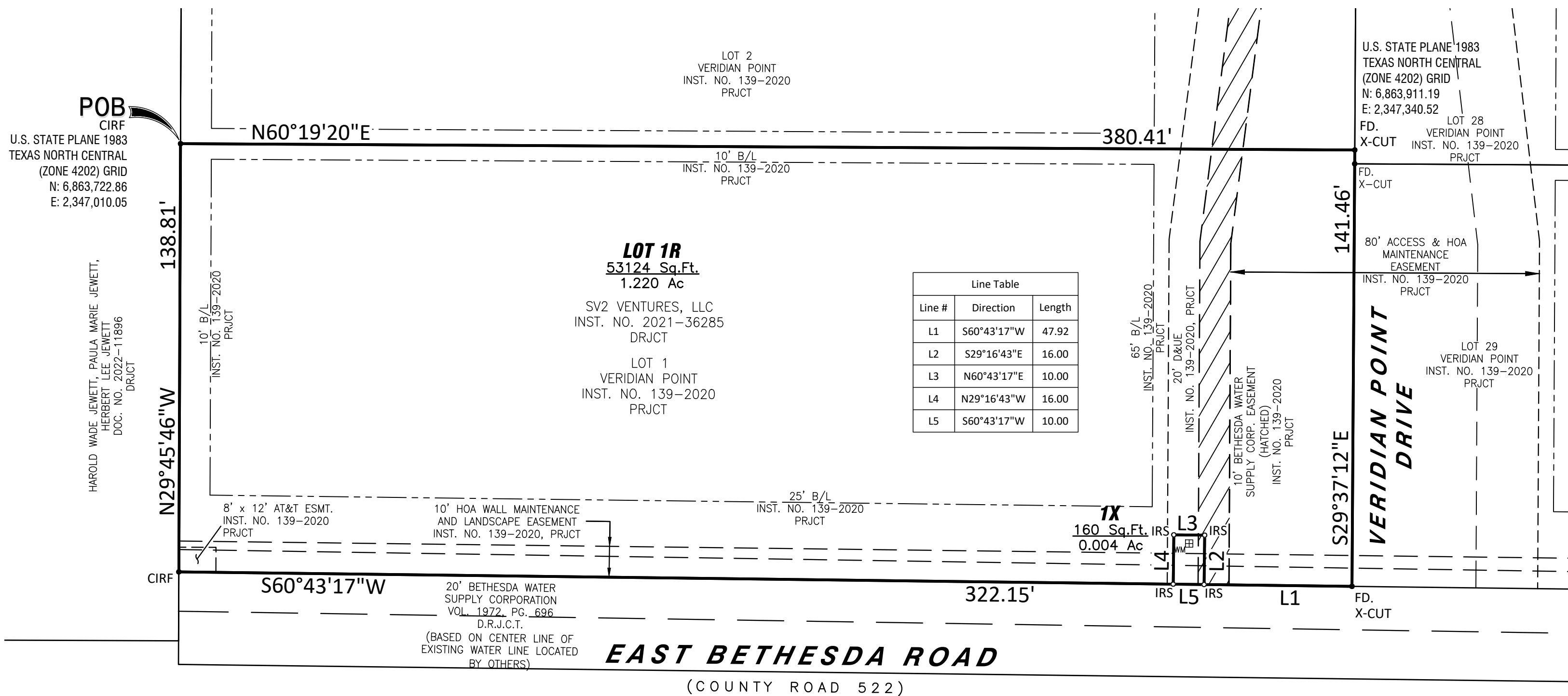
- B/L.....Building Line
- D.R.J.C.T.....Deed Records, Johnson County, Texas
- DE.....Drainage Easement
- D & UE.....Drainage and Utility Easement
- IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
- POB.....Point Of Beginning
- P.R.J.C.T.....Plat Records, Johnson County, Texas
- WM.....Water Meter

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
6. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
7. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Johnson County Clerk's Office.
8. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Johnson County Clerk's Office.
9. The above subdivision lies within the ETJ of City of Burleson.
10. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
11. Lot 1X is not to be developed as a residential Lot. It's sole purpose is for the water meter shown.
12. 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.
13. No fences or other structures will be allowed within the drainage easement.
14. 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.
15. 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 or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access.
16. 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
17. No direct residential access to Bethesda Road will be permitted.
18. 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 herein after 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 any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
19. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
20. 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.
21. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
22. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

POB
CIRF
U.S. STATE PLANE 1983
TEXAS NORTH CENTRAL
(ZONE 4202) GRID
N: 6,863,722.86
E: 2,347,010.05

HAROLD WADE JEWETT, PAULA MARIE JEWETT,
HERBERT LEE JEWETT
DOC. NO. 2022-11896
DRJCT



OWNER:
SV2 VENTURES, LLC
1900 Country Club Dr., Suite 150
Mansfield, Texas
76063



FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48251C0200J, map date December 4, 2012, all of this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

Approved by the Planning and Zoning Commission
of Burleson, Texas

This the ___ day of ___, 2024.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

The purpose of this Replat is to create a second lot called 1X for the existing water meter. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

LEGAL DESCRIPTION

BEING a tract of land situated within the Vincent Hamilton Survey, Abstract Number 330, Johnson County, Texas, same being all of Lot 1, Veridian Point, an addition to Johnson County as shown on plat recorded in Instrument Number 139-2020, Plat Records, Johnson County, Texas (PRJCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the northwest corner of said Lot 1, same being the southwest corner of Lot 2 of the said Veridian Point and being in the east line of a tract of land as described by deed to Harold Wade Jewett, Paula Marie Jewett, Herbert Lee Jewett as recorded in Document Number 2022-11896, Deed Records, Johnson County, Texas (DRJCT);

THENCE North 60°19'20" East, with the common line between said Lots 1 and 2, a distance of 380.41 feet to a found X-cut in concrete for the northeast corner of said Lot 1, same being the southeast corner of said Lot 2 and being in the west line of Lot 28 of the said Veridian Point;

THENCE South 29°37'12" East, with the common line between said Lots 1 and 28, passing at a distance of 4.49 feet a found X-cut in concrete for the southwest corner of said Lot 28, same being the northwest corner of Lot 29 of the said Veridian Point and now continuing with the common line between said Lots 1 and 29, in all for a total distance of 141.46 feet to a found X-cut in concrete for the southeast corner of said Lot 1, same being the southwest corner of said Lot 29 and being in the north right-of-way line of East Bethesda Road (County Road 522);

THENCE South 60°43'17" West, with the common line between said Lot 1 and the said north right-of-way line, a distance of 380.07 feet to a CIRF for the southwest corner of said Lot 1 and being the aforementioned east line;

THENCE North 29°45'46" West, with the common line between said Lot 1 and the said east line, a distance of 138.81 feet to the **POINT OF BEGINNING** and containing 53,284 square feet or 1.23 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS §

THAT, SV2 Ventures, LLC, Owners, do hereby adopt this plat designating the hereinbefore described property as **LOT 1R & LOT 1X, VERIDIAN POINT**, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets right-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 construction, 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.

Authorized Agent
SV2 Ventures, LLC

STATE OF TEXAS §
COUNTY OF JOHNSON §

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 person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 2024.

Notary Public in and for
the State of Texas My commission expires

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the 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.

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.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 03-15-2024

John G. Margotta Date 03-15-2024
State of Texas Registered Professional Land Surveyor No. 5956

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, John G. Margotta, 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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 2024.

Notary Public in and for
the State of Texas My commission expires

REPLAT
LOT 1R & LOT 1X
VERIDIAN POINT
BEING 1.223 ACRES OF LAND SITUATED WITHIN
THE VINCENT HAMILTON SURVEY, ABSTRACT NO. 330,
BEING A A REPLAT OF LOT 1, VERIDIAN POINT
JOHNSON COUNTY, TEXAS
MARCH 2024 CASE RP23-037