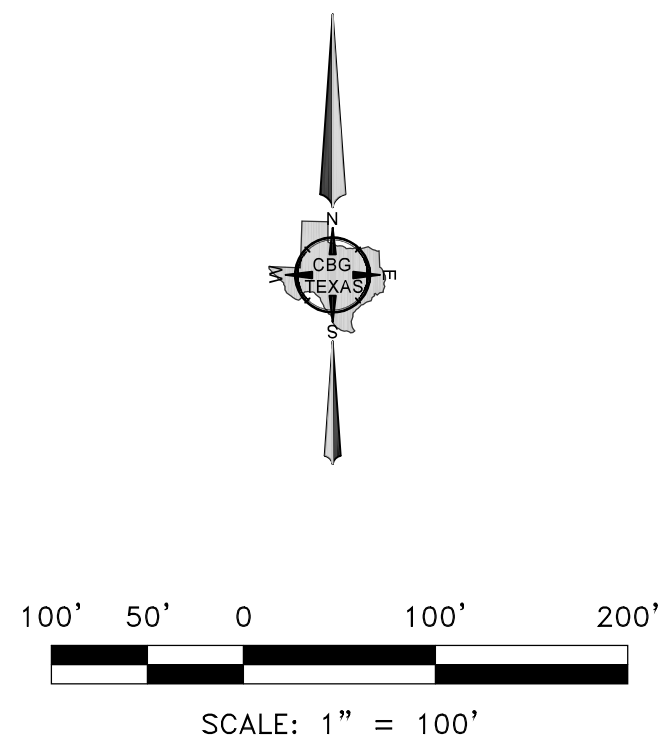


VICINITY MAP  
NOT TO SCALE

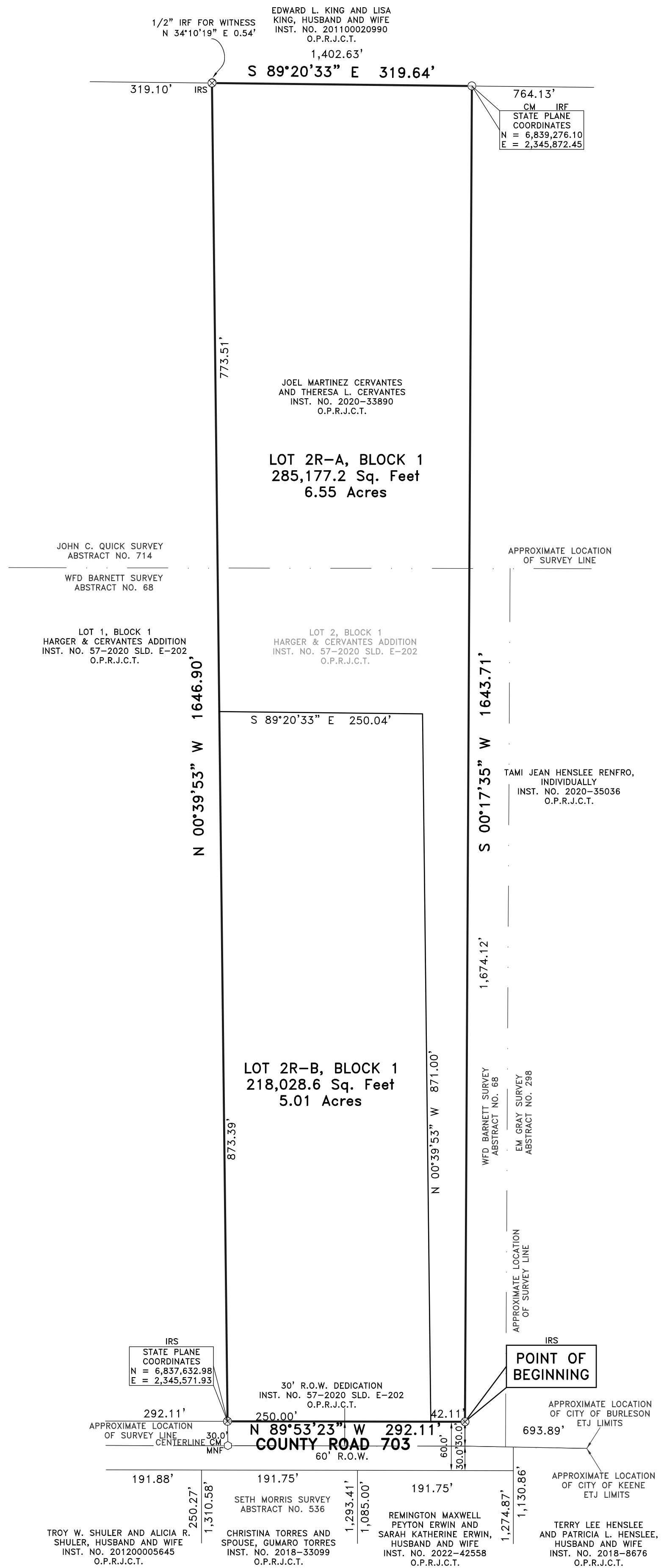


**GENERAL NOTES**

- THE BEARING BASIS AND COORDINATES FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF BURLESON HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF ONE LOT.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0440K, DATED 09/25/2009, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X - (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN).
- 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.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 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.
- THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADII AND 54 FOOT OUTSIDE RADII. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TESTING AND SHALL PROVIDE THE RESULTS TO CITY INSPECTORS.
- FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOMES 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 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.
- 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 THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 P.S.I. STATISTIC PRESSURE AND A 20 P.S.I. RESIDUAL PRESSURE.
- THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
- FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
- JOHNSON COUNTY SHALL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. IN THE EVENT THE PROPERTY IS EVER ANNEXED INTO THE CITY OF BURLESON, ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
- 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 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 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 OR 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 EFFICIENCY 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 OR 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 MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR AN ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). OF MORE THAN ONE STRUCTURE OS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
- ALL BUILDING SETBACK ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
- THE FIRE MARSHAL MAY WAIVE THE REQUIREMENT FOR THE LAY OF HOSE DISTANCE OR THE INSTALLATION OF A HYDRANT FOR SUBDIVISIONS OF 2 LOTS OR LESS WHEN THE EXISTING WATER SUPPLY IN THE AREA WILL NOT SUPPORT A HYDRANT. APPEALS TO THE FIRE MARSHAL'S DECISION SHALL BE MADE TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL. IF THE DEVELOPMENT IS WITHIN 100 FEET OF AN 8" WATER MAIN, THE OWNER MUST EXTEND THE MAIN TO AND THROUGH THE DEVELOPMENT AND PROVIDE A FIRE HYDRANT.
- THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT NO. 2020-6277, THE EASEMENT APPEARS TO BE BLANKET IN NATURE.

**LEGEND**  
 O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 SLD. = SLIDE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 IRF = 1/2 INCH IRON ROD FOUND  
 IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"  
 MNF = MAG NAIL FOUND

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF JOHNSON

WHEREAS Theresa L. Galindo is the owner of a 11.56 acre tract of land situated in the WFD Barnett Survey, Abstract No. 68 and the John C. Quick Survey, Abstract No. 714, Johnson County, Texas, same being Lot 2, Block 1, Harger & Cervantes Addition, an addition to the City of Burleson, Johnson County, Texas, thereof recorded in Instrument No. 57-2020, Slide E-202, Official Public Records, Johnson County, Texas, same being that tract of land conveyed to Joel Martinez Cervantes and Theresa L. Cervantes by deed recorded in Instrument No. 2020-33890, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West line of a tract of land conveyed to Tami Jean Henslee Renfro, individually, by deed recorded in Instrument No. 2020-35036, Official Public Records, Johnson County, Texas, same lying along the North Right-of-Way line of County Road 703 (a 60 foot Right-of-Way);

THENCE North 89 degrees 53 minutes 23 seconds West, along the North Right-of-Way line of said County Road 703, a distance of 292.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the North Right-of-Way line of said County Road 703, same being the Southeast corner of Lot 1, Block 1 of said Harger & Cervantes Addition;

THENCE North 00 degrees 39 minutes 53 seconds West, along the East line of Lot 1, Block 1, of said Harger & Cervantes Addition, a distance of 1,646.90 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 1, Block 1, of said Harger & Cervantes Addition, same lying along the South line of a tract of land conveyed to Edward L. King and Lisa King, husband and wife, by deed recorded in Instrument No. 201100020990, Official Public Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears North 34 degrees 10 minutes 19 seconds East, a distance of 0.54 feet for witness;

THENCE South 89 degrees 20 minutes 33 seconds East, along the South line of said King tract, a distance of 319.64 feet to a 1/2 inch iron rod found for corner, said corner lying along the South line of said King tract, same being the Northwest corner of said Renfro tract;

THENCE South 00 degrees 17 minutes 35 seconds West, along the West line of said Renfro tract, a distance of 1,643.71 feet to the POINT OF BEGINNING and containing 503,205.80 square feet or 11.56 acres of land.

**KNOW ALL MEN BY THESE PRESENTS**

That I, Theresa L. Galindo, Owner, does hereby adopt this plat designating the hereinbefore described property as **CERVANTES ADDITION**, 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 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.

Theresa L. Galindo (Owner)

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 Theresa L. Galindo, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

**RELEASED FOR PRELIMINARY REVIEW ON 01/28/2024. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

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

CASE NUMBER: RP24-005

REPLAT  
 LOTS 2R-A & 2R-B, BLOCK 1  
**CERVANTES ADDITION**  
 AN ADDITION TO THE CITY OF BURLESON-ETJ,  
 JOHNSON COUNTY, TEXAS  
 BEING 11.56 ACRES SITUATED IN  
 JOHN C. QUICK SURVEY, ABSTRACT NO. 714  
 AND  
 WFD BARNETT SURVEY, ABSTRACT NO. 68  
 JOHNSON COUNTY, TEXAS



OWNER: THERESA L. GALINDO  
 1124 SWEETWATER DRIVE  
 BURLESON, TEXAS, 76028

SCALE: 1"= 100' / DATE: 01/29/2024 / JOB NO. 2315181 / DRAWN BY: ANR

Document No. \_\_\_\_\_, Date \_\_\_\_\_