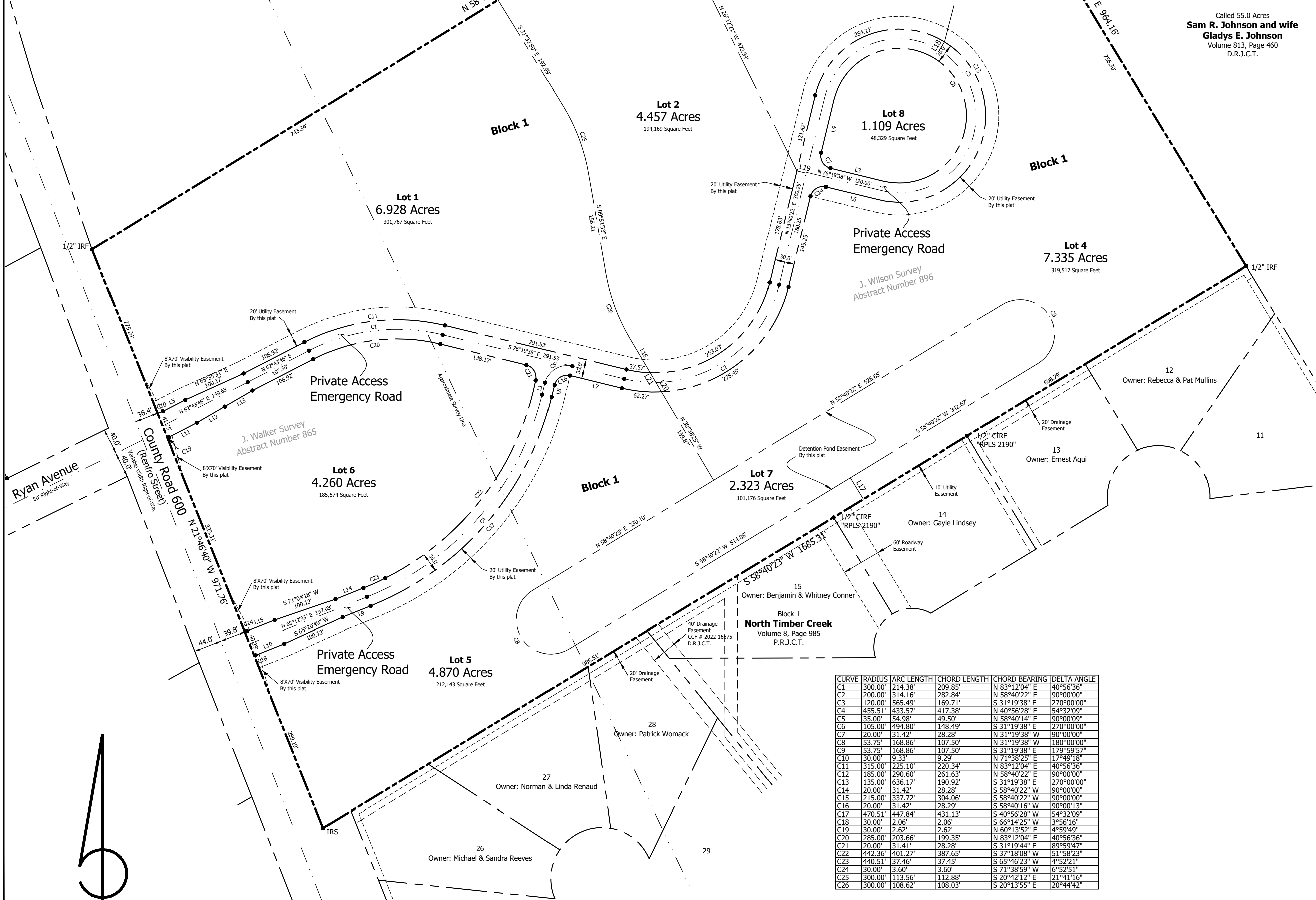


Owner/Developer:
 East Park Estates of Burleson, LLC
 1845 Precinct Line Road
 Suite 106
 Hurst, Texas 76054

Called 47 Acres
 Peggy Sue Wiese Strange
 Volume 4490, Page 456
 D.R.J.C.T.

LINE	BEARING	DISTANCE
L1	N 13°40'09" E	19.37
L2	N 76°19'38" W	85.00
L3	N 13°40'09" E	85.00
L4	N 76°19'38" W	85.00
L5	N 13°40'09" E	85.00
L6	N 76°19'38" W	85.00
L7	N 13°40'09" E	85.00
L8	N 76°19'38" W	85.00
L9	N 13°40'09" E	85.00
L10	N 76°19'38" W	85.00
L11	N 13°40'09" E	85.00
L12	N 76°19'38" W	85.00
L13	N 13°40'09" E	85.00
L14	N 76°19'38" W	85.00
L15	N 13°40'09" E	85.00
L16	N 76°19'38" W	85.00
L17	N 13°40'09" E	85.00
L18	N 76°19'38" W	85.00
L19	N 13°40'09" E	85.00
L20	N 76°19'38" W	85.00
L21	N 13°40'09" E	85.00

Called 55.0 Acres
 Sam R. Johnson and wife
 Gladys E. Johnson
 Volume 813, Page 460
 D.R.J.C.T.

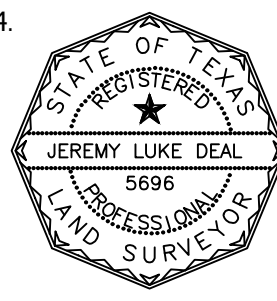


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	214.38	209.85	N 83°12'04" E	40°56'36"
C2	200.00	314.16	282.84	N 58°40'22" E	90°00'00"
C3	120.00	565.49	169.71	S 31°19'38" E	27°00'00"
C4	455.51	433.57	417.38	N 40°56'28" E	54°32'09"
C5	35.00	54.88	49.50	N 58°40'14" E	90°00'00"
C6	105.00	494.80	148.49	S 31°19'38" E	27°00'00"
C7	30.00	31.42	28.28	N 31°19'38" W	90°00'00"
C8	53.75	168.86	107.50	N 31°19'38" W	180°00'00"
C9	83.75	168.86	107.50	S 31°19'38" E	179°59'57"
C10	30.00	9.33	9.29	N 71°58'25" E	17°49'18"
C11	315.00	225.10	220.34	N 83°12'04" E	40°56'36"
C12	185.00	290.69	261.63	N 58°40'22" E	90°00'00"
C13	135.00	636.17	190.92	S 31°19'38" E	27°00'00"
C14	20.00	31.42	28.28	S 58°40'22" W	90°00'00"
C15	215.00	137.72	304.86	S 58°40'22" W	90°00'00"
C16	30.00	31.42	28.29	S 58°40'16" W	90°00'13"
C17	470.51	447.84	431.13	S 40°56'28" W	54°32'09"
C18	30.00	12.66	12.66	S 65°14'25" W	3°56'16"
C19	30.00	2.82	2.82	N 60°13'52" E	4°59'49"
C20	285.00	203.66	199.35	N 83°12'04" E	40°56'36"
C21	30.00	31.41	28.36	S 31°19'44" E	89°59'47"
C22	442.36	401.27	387.65	S 37°18'08" W	51°58'23"
C23	440.51	37.46	37.45	S 65°46'23" W	4°52'21"
C24	30.00	13.60	13.60	S 71°38'59" W	6°52'51"
C25	300.00	113.56	112.88	S 20°42'12" E	21°41'16"
C26	300.00	108.62	108.03	S 20°13'55" E	20°44'42"

Surveyor's Certification
 I, Jeremy Luke Deal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Burleson, Texas.

Executed this the ____ day of _____, in the year of our Lord 2024.

Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



Pre Direction	Street Name	Street Type/Suffix	ROW (Acres)
N/A	County Road 600 Renfro Street	N/A	0.000 Acres

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.

Standard Notes

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway 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 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.

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 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.

All building setbacks are subject to current Johnson County development regulations.

All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of the Private Access Emergency Road. If the 150 feet cannot be reached from the Private Access Emergency Road, a fire lane capable of supporting 80,000 lbs shall be required on site at time of construction.

Water Provider - Bethesda Water Supply Corporation - (817) 295-2131
 Sewer Provider - On-Site Aseptic Systems (1 system per lot)
 Electric Provider - United Cooperative Services - (817) 447-9292

Fire Hydrants:
 A. 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.
 B. 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.
 C. 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.
 D. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
 E. A fire hydrant shall be installed at the end of mains on cul-de-sacs. Other fire hydrants shall be located at street intersections and shall align with common lot lines. Additional fire hydrants may be required between intersections to meet the minimum spacing requirements.
 F. When a street is designated on the Master Thoroughfare Map as an arterial or larger, fire hydrants shall be required on the same side of the street that the building is to be constructed. All streets with medians shall have a fire hydrant on the same side of the street that the building is to be constructed.
 G. Fire hydrants shall be located in accessible protected areas. They shall be located a minimum of 3 feet and no more than 8 feet behind the back of curb. They shall not be located in the sidewalk.
 H. Fire hydrants shall be located outside curb returns and at least 4 feet from a driveway.
 I. A clear space of three feet shall be maintained around all fire hydrants.
 J. Fire hydrant mains shall be placed between 4 feet and 6 feet in depth. Offsets or bends shall be used to bring the fire hydrant up to allowable depths.
 K. Private fire protection systems and private fire hydrant locations shall be approved by the Fire Marshal prior to construction. A fire hydrant shall be installed no more than 150 feet from the fire department connection for an automatic sprinkler system.

Fire Access Requirements:
 A. Construction Requirements
 a. To provide adequate emergency vehicle access, all required fire lanes and public streets shall be installed and accepted before any construction occurs above the slab.
 B. Hose Lay Distance
 a. 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. The 150 feet is measured by an approved route around the exterior of the building or facility. If the 150 feet cannot be reached from a public street, a fire lane will be required on site. This distance may be extended to 200 feet for single family dwellings with approval of the Fire Marshal. Except for single or two-family residences, the path of measurement shall be along a minimum of a ten (10) foot wide unobstructed pathway around the exterior walls of the structure.
 C. Unusual Conditions
 a. When fire lanes cannot be installed due to topography, waterways, non-negotiable grades or other similar conditions, the Fire Marshal may require additional fire protection systems.
 D. Surface
 a. Fire lanes shall be constructed of a 6" reinforced concrete to provide all-weather driving capabilities, meeting the requirements of the standards contained within this manual and the adopted Fire Code.
 E. Vertical Clearance
 a. All fire lanes shall have a minimum vertical clearance of 14 feet to allow a fire truck to pass under.
 F. Width
 a. The minimum unobstructed width of a fire lane shall be 24 feet to allow two fire trucks to pass in case of an emergency. For one single-family dwelling, this width may be reduced with approval of the Fire Marshal.
 G. Turning Radius
 a. All fire lanes shall have a minimum inside turning radius of 30 feet and an outside turning radius of 54 feet.
 H. Grade
 a. The maximum grade for a fire lane or street when serving a building not protected throughout by an automatic sprinkler system is 10 percent.
 I. Bridges
 a. When a bridge is required to be used as access, it shall be constructed and maintained to carry a load of 75,000 pounds.
 J. Gates
 a. All gates across streets or fire lanes must be approved by the Fire Marshal and DPW. Plans shall be submitted to the Fire Marshal and DPW and approved prior to a permit being issued. All gates across fire lanes shall be equipped with a Knox entry system. A call box shall be required for all gates.
 K. Turn-Around Areas
 a. Dead-end fire lanes shall not exceed 150 feet in length without an approved turn around. Illustrations of approved turn-around arrangements are as follows:
 L. Obstruction
 a. The required fire lane width shall not be obstructed by parked vehicles or other obstructions. Speed bumps or similar obstacles that have the effect of slowing or impeding the response or fire apparatus shall be approved by the Fire Marshal prior to installation.
 M. Striping
 a. In general, residential streets constructed to the standards contained herein are not required to be striped as fire lanes. However, there may be certain instances where narrow roads are constructed or there is a concern with excessive parking on the street, where the Fire Marshal may require fire lane striping. If fire lane striping is required, the fire lane shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE - Tow Away Zone" or "FIRE LANE NO PARKING - Tow Away Zone" shall appear in 6" white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
 N. Signs
 a. Signs may be substituted for fire lane striping in residential areas with approval of the Fire Marshal. If signs are required, they shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be twelve (12) inches wide and eighteen (18) high. Signs shall be painted on a white background with letters and borders in red, using not less than two (2) inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six (6) feet, six (6) inches above finished grade. A companion "Tow-Away Zone" sign shall be placed directly under this sign. The sign shall read "Tow-Away Zone" and shall be twelve (12) inches wide and six (6) inches high. Signs shall be painted on a white background with letters and borders in red, using not less than two (2) inch lettering. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls as approved by the Fire Marshal.
 O. Maintenance
 a. All designated fire lanes shall be maintained by the owner or the homeowners association at all times.

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.

No improvements greater than 2 feet in height will be allowed within the visibility easements, including, but not limited to fences, walls, landscaping, signs, etc.

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 subdivision, re-plotting may be required. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on March 25, 2024 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrants to be installed for fire protection. Please contact the City of Burleson's Development Services department prior to any development permit being issued.

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C00701, 48251C02000, 48251C02053 and 48251C01000 dated December 4, 2012 the subject property is located within the following zones:
 *Zone X - Areas determined to be outside the 500-year floodplain

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.

The following public services are not provided within this subdivision:
 *Street Maintenance
 *Hunting Police Patrols
 *Enforcement of Traffic and Parking Ordinance
 *Preparation of Accident Reports
 *Solid Waste Pickup

OWNER'S CERTIFICATION

WHEREAS East Park Estates of Burleson, LLC is the sole owner of a 35.407 acre tract of land situated in the J. Walker Survey, Abstract Number 865 and the J. Wilson Survey, Abstract Number 896, Johnson County, Texas, and being all of a called 35.414 acre tract of land described by deed to R.A. Development, Ltd., recorded in County Clerk's File Number 2018-26931, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;
 BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southernmost corner of said called 35.414 acre tract, same being the westernmost corner of a right-of-way dedication as shown on North Timber Creek, an addition to Johnson County, Texas, according to the plat recorded in Volume 8, Page 985, Plat Records, Johnson County, Texas, and being on the East line of Renfro Street (County Road 600) a variable width right-of-way;
 THENCE North 21 Degrees 46 Minutes 40 Seconds West, along the West line of said called 35.414 acre tract, a distance of 971.76 feet, to a 1/2" IRON ROD FOUND at the westernmost corner of said called 35.414 acre tract, same being the southernmost corner of a called 47 acre tract of land described by deed to Peggy Sue Wiese Strange, recorded in Volume 4490, Page 456, Deed Records, Johnson County, Texas;
 THENCE North 58 Degrees 27 Minutes 10 Seconds East, departing said West line and along the northwest line of said called 35.414 acre tract, being common with the southeast line of said called 47 acre tract, a distance of 1524.31 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northernmost corner of said called 35.414 acre tract, same being the westernmost corner of a called 55.0 acre tract of land described by deed to Sam R. Johnson and wife, Gladys E. Johnson, recorded Volume 813, Page 460, Deed Records, Johnson County, Texas;
 THENCE South 31 Degrees 18 Minutes 54 Seconds East, departing said common line and along the northeast line of said called 35.414 acre tract, being common with the southwest line of said called 55.0 acre tract, a distance of 964.16 feet, to a 1/2" IRON ROD FOUND at the easternmost corner of said called 35.414 acre tract, same being the northernmost corner of Lot 12, Block 1, said North Timber Creek;
 THENCE South 58 Degrees 40 Minutes 23 Seconds West, departing said common line and along the southeast line of said called 35.414 acre tract, being common with the northwest line of said Block 1, a distance of 1685.31 feet, to the POINT OF BEGINNING, and containing 35.407 acres or 1,542,349 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:
 That We, East Park Estates of Burleson, LLC, Owners, do hereby adopt this plat designating the hereinbefore described property as LOTS 1 THRU 8, BLOCK 1, EAST PARK ADDITION, 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 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 plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Burleson, Texas or Johnson County.

East Park Estates of Burleson, LLC
 Name:
 Title:
 Date: ____/____/____

STATE OF TEXAS
 COUNTY OF _____

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 considerations therein.

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

NOTARY PUBLIC, STATE OF TEXAS

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- The subject property lies within the Extra-Territorial Jurisdiction (ETJ) of the City of Burleson.
- The interior "Private Access Emergency Road" will be maintained by the Property Owner's Association.
- The detention pond will be maintained by the property owner.
- All lots extend to the center line of the "Private Access Emergency Road".
- Adjoining ownership information is based on current Johnson County Appraisal District records.
- The private road and common area lots will be maintained by the Property Owner's Association.

Approved by the Planning and Zoning Commission,
 Burleson, Texas,
 This the ____ Day of _____, 2024.
 By: _____
 Chair of Planning and Zoning Commission
 By: _____
 City Secretary

Project Number: 190181 Date: March 25, 2024
 Revised Date:
 Revision Notes:
 Sheet 1 of 1

**PRELIMINARY PLAT OF
 LOTS 1 THRU 8, BLOCK 1
 EAST PARK ADDITION**
 BEING 35.407 acres of land situated in the J. Walker Survey, Abstract Number 896 and the J. Wilson Survey, Abstract Number 865, Johnson County, Texas.
 Prepared: March 25, 2024
 8 Total Lots located within the ETJ of the City of Burleson, Texas.
 Case: PP-24-087

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 This shall not remove thy neighbor's landmark Deut. 19:14
 TBLS Firm Registration # 10158200
 TBLS Firm Registration # 17968