

GRAPHIC SCALE

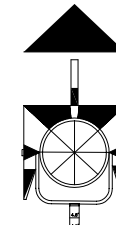


(IN FEET)
1 inch = 100 ft.

3.50 ACRE
HIGHLAND OAKS - RESERVE #2
CC FILE NO.2022-260, D.R.J.C.T.

(DEED:N77°30'29"E-925.50')
925.09'
N79°15'38"E

FENCE POST FOUND (CM)



SCALE: 1" = 100'

3.44 ACRE
CONVEYED TO J. GRISWELL
V.3566, P.594, D.R.J.C.T.

Owners Certificate

Whereas C. Turner is the owner of a tract or parcel of land situated in Johnson County, Texas, being the same 11.85 acre tract conveyed to C. Turner by deed recorded under County Clerks File No.2014-13869, Deed Records, Johnson County, Texas, and a 0.46 acre tract conveyed to C. Turner by deed recorded in Volume 4498, Page 901, Deed Records, Johnson County, Texas, and a 2.0 acre tract conveyed to C. Turner by deed recorded in Volume 1945, Page 305, Deed Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for corner in County Road No.704D, being the southwest corner of said 2.0 acre tract;
Thence North 01°04'45" East with said County Road No.704D a distance of 207.55 feet to a 1/2" iron rod found for corner, being the northwest corner of said 0.46 acre tract and the southwest corner of said 11.85 acre tract;
Thence North 03°35'49" East with the west line of said 11.85 acre tract a distance of 16.93 feet to a 1/2" iron rod found for corner, being a corner of said 11.85 acre tract;
Thence North 01°58'39" East with the west line of said 11.85 acre tract a distance of 191.25 feet to a fence post found for corner, being a corner of said 11.85 acre tract;
Thence North 02°34'52" East with the west line of said 11.85 acre tract a distance of 103.05 feet to a fence post found for corner, being a corner of said 11.85 acre tract;
Thence North 09°10'24" East with the west line of said 11.85 acre tract a distance of 153.53 feet to a fence post found for corner, being the northwest corner of said 11.85 acre tract;
Thence North 79°15'38" East with the north line of said 11.85 acre tract a distance of 925.09 feet to a fence post found for corner, being the northeast corner of said 11.85 acre tract;
Thence South 01°54'01" West with the east line of said 11.85 acre tract a distance of 662.74 feet to a 1/2" iron rod found for corner, being the southeast corner of said 11.85 acre tract;
Thence North 88°17'54" West with the south line of said 11.85 acre tract a distance of 409.39 feet to a 1/2" iron rod found for corner, being the northeast corner of said 2.0 acre tract;
Thence South 01°44'30" West with the east line of said 2.0 acre tract a distance of 208.67 feet to a 1/2" iron rod found for corner, being the southeast corner of said 2.0 acre tract;
Thence North 88°10'17" West with the south line of said 2.0 acre tract a distance of 512.31 feet to the POINT OF BEGINNING and containing 14.31 acres of land, more or less as surveyed on the ground March, 2024 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents:

That I, Charles Turner do hereby adopt this plat designating the hereinbefore described property as Lot 1 and Lot 2, Block 1, Turner Estates, an addition to Johnson County, Texas, and do hereby dedicate to the public's 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 improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or 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, Johnson County, Texas.

Witness My Hand This day of , 2024.

Charles Turner

State of Texas

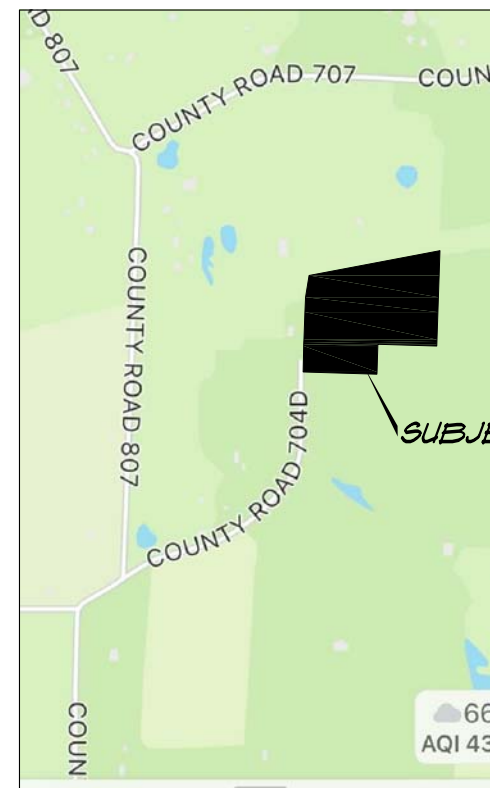
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Charles Turner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the day of , 2024.

NOTARY PUBLIC

PRE DIRECTION	STREET NAME	STREET TYPE	ROW (ACRES)
	CR 704D		0.07

"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."



VICINITY MAP (N.T.S.)

SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision, in March, 2024, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnis L. Tucker, RPLS No. 5144

TEXAS SURVEYORS
FIRM NO.10194218
"LAND SURVEYING"
(ANY WHERE IN TEXAS)
P.O. Box 1855
Burleson, Texas 76097
Ph: 817-295-2999
Fax: 817-295-3311
Job No. 202403001



OWNER:
Charles Turner
5400 CR 704D
Cleburne, Texas 76031
Phone: (817) 228-8889
willakheest.net

SURVEYOR:
Tucker Surveyors
Donnie L. Tucker
12350 Oak Grove Road S.
Burleson, Texas 76097
Phone: (817) 295-2999

Final Plat
Lot 1 & Lot 2, Block 1
Turner Estates

Being a of a 14.31 acre tract in the W. E. Jones Survey, Abstract No.450 recorded in Volume 480, Page 757, Deed Records, Johnson County, Texas. E.T.J. City of Burleson, Johnson County, Texas

Prepared March 1, 2024 CASE NO. MP24-089

W. E. JONES SURVEY
ABSTRACT NO.450

LOT 2
BLOCK 1
11.85 ACRES

LOT 1
2.38 ACRES

CITY OF BURLESON
JOHNSON COUNTY, TEXAS
Approved by the Planning and Zoning Commission
City of Burleson, Texas
This the day of , 2024.
BY: CHAIRMAN
BY: CITY SECRETARY

General Notes (Cont.)

- 35) NOTE: 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.
- 36) NOTE: Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system)
- 37) NOTE: 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 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.
- 38) NOTE: The fire lane shall be 24 feet in width with 30 foot inside radii and 54' 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 the city inspectors
- 39) NOTE: 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.
- 40) NOTE: 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

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and incorporated areas Community Panel No. 4825(C0200) effective dated December 4, 2012, this property is located in Zone X (Areas determined to be outside the 500-year floodplain - outside 2% chance floodplain)

LEGEND
PROPERTY LINE
EASEMENT LINE
BUILDING
ASPHALT
CONCRETE
FENCE LINE
POWER POLE
OVERHEAD POWER
CONTROLLING MONUMENT
DIRECTION OF DRAINAGE

General Notes

- 1) NOTE: Bearings based per GPS-NAD 83.
- 2) NOTE: The property is located in the E.T.J. of the City of Burleson.
- 3) NOTE: Electric - Utilized Cooperative Services
- 4) NOTE: Water provided by Private Well
- 5) NOTE: Sewer provided by private facility.
- 6) NOTE: All Building Setbacks are subject to current Johnson County Development Regulations.
- 8) NOTE: Purpose for this Plat to comply for Building Permit.
- 9) NOTE: Lot does not have a Zoning Designation.
- 10) NOTE: This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 11) NOTE: The City of Burleson reserves the right to require a minimum finish floor on any lot within this subdivision.
- 12) NOTE: No fences or other structures will be allowed within a Drainage Easement.
- 13) NOTE: 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.
- 14) NOTE: Blocking the flow of water or constructing improvements in the Drainage Easements is prohibited.
- 15) NOTE: On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of Johnson County Health Department for private sewage facilities are complied with.
- 16) NOTE: 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.
- 17) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 18) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 19) NOTE: 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.
- 20) NOTE: Any public utility, including City of Burleson, 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 efficiency of its respective systems in any of the easements shown on the plat and any public utility, including City of Burleson, 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.
- 21) NOTE: 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.
- 22) NOTE: 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.
- 23) NOTE: 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.
- 24) NOTE: All fire hydrants must provide a minimum of 35-psi static pressure and a 20-psi residual pressure.
- 25) NOTE: 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.
- 26) NOTE: 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.
- 27) NOTE: 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.
- 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 29) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 30) NOTE: Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 31) NOTE: Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 32) NOTE: 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.
- 33) NOTE: 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.
- 34) NOTE: 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 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 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.