

VICINITY MAP (NOT TO SCALE)

LEGEND

- IRS IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND (C.M.)
(C.M.) CONTROLLING MONUMENT

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. () DENOTES RECORD DATA.

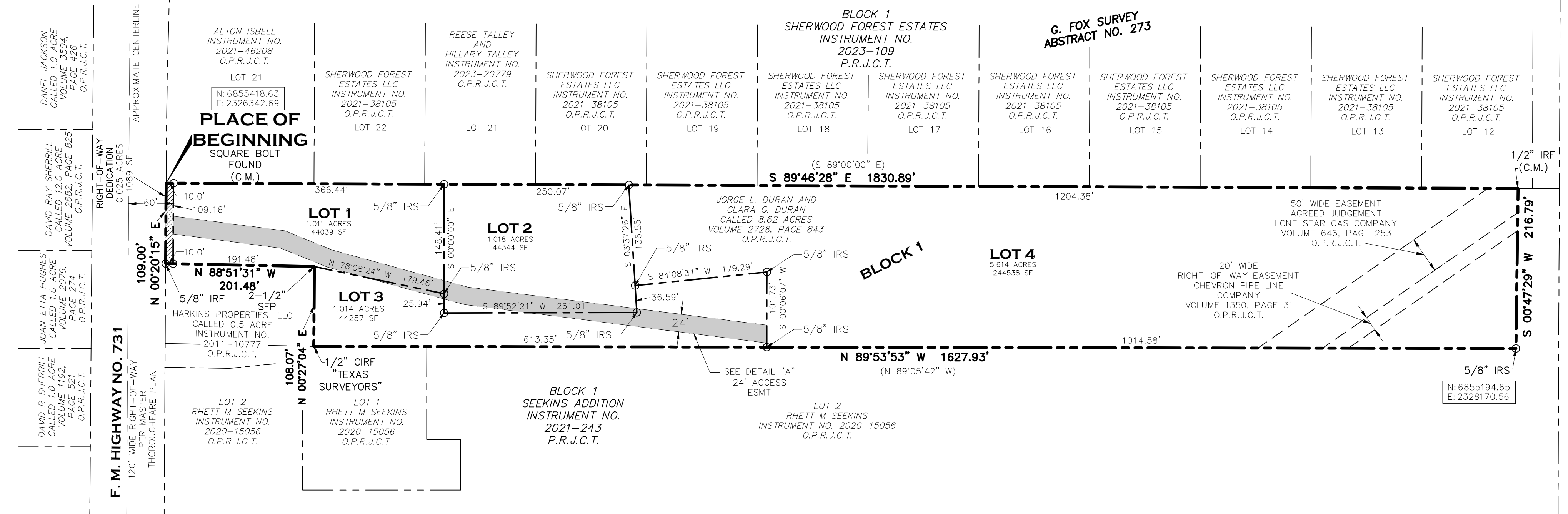
Table with 4 columns: PRE DIRECTION, STREET NAME, STREET TYPE, ROW (ACRES). Row 1: 731, F.M., 0.025

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE G. FOX SURVEY, ABSTRACT NO. 273, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 8.62 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2728, PAGE 843, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SQUARE BOLT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 731, FOR THE NORTHWEST CORNER OF SAID 8.62 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 1.19 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-46208, O.P.R.J.C.T.;
THENCE S 89°46'28" E, A DISTANCE OF 1830.89 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 9.451 ACRE TRACT OF LAND DESCRIBED AS "TRACT 3" IN A DEED RECORDED IN INSTRUMENT NO. 2021-38105, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 8.62 ACRE TRACT AND BEING THE EASTERNMOST NORTHWEST CORNER OF A CALLED 9.62 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-15056, O.P.R.J.C.T.;
THENCE, WITH THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND SAID 9.62 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
S 00°47'29" W, A DISTANCE OF 216.79 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 8.62 ACRE TRACT AND BEING AN ELL CORNER OF SAID 9.62 ACRE TRACT;
N 89°53'53" W, A DISTANCE OF 1627.93 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TEXAS SURVEYORS" FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 8.62 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 0.5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2011-10777, O.P.R.J.C.T.;
THENCE, WITH THE COMMON LINE BETWEEN SAID 8.62 ACRE TRACT AND SAID 0.5 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
N 00°27'04" E, A DISTANCE OF 108.07 FEET TO A 2-1/2" STEEL FENCE POST FOUND;
N 88°51'31" W, A DISTANCE OF 201.48 FEET TO A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY NO. 731, FOR A WESTERLY SOUTHWEST CORNER OF SAID 8.62 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 0.5 ACRE TRACT;
THENCE, N 00°20'15" E, WITH THE EAST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY NO. 731, A DISTANCE OF 109.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.682 ACRES OF LAND.

NOTES:

- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
5. 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.
6. 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. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATIONS AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
7. ANY STRUCTURE(S) LOCATED GREATER THAN 150 FEET FROM A PUBLIC ROADWAY OR FIRE LANE SHALL HAVE AN ALL-WEATHER SURFACE DRIVE THAT WILL SUPPORT 80,000 LBS FOR EMERGENCY VEHICLES TO ACCESS THE STRUCTURE(S).
8. 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 ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.
11. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED MARCH 28, 2024, SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON ENGINEERING SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
12. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY SUBDIVISION REGULATIONS.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4825C0180J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
14. THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO TXDOT FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
15. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
22. 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.
23. THE PURPOSE OF THE REPLAT IS FOR SINGLE FAMILY RESIDENTIAL.
24. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY BETHESDA WATER SUPPLY CORPORATION 817-295-2131.
ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY LLC. 888-313-4747
25. ALL LOTS WILL BE SERVED BY THE COMMON ACCESS EASEMENT.
26. A FIRE HYDRANT IS REQUIRED WITHIN 500 FT. 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.



KNOW ALL MEN BY THESE PRESENTS:

THAT JORGE L. DURAN AND CLARA G. DURAN DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, J & C DURAN ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, FOR EVER, 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 EFFICACY 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.

BY: JORGE L. DURAN
BY: CLARA G. DURAN

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 JORGE L. DURAN, KNOWN TO ME TO BE THE PERSONS 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 ___ DAY OF ___, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

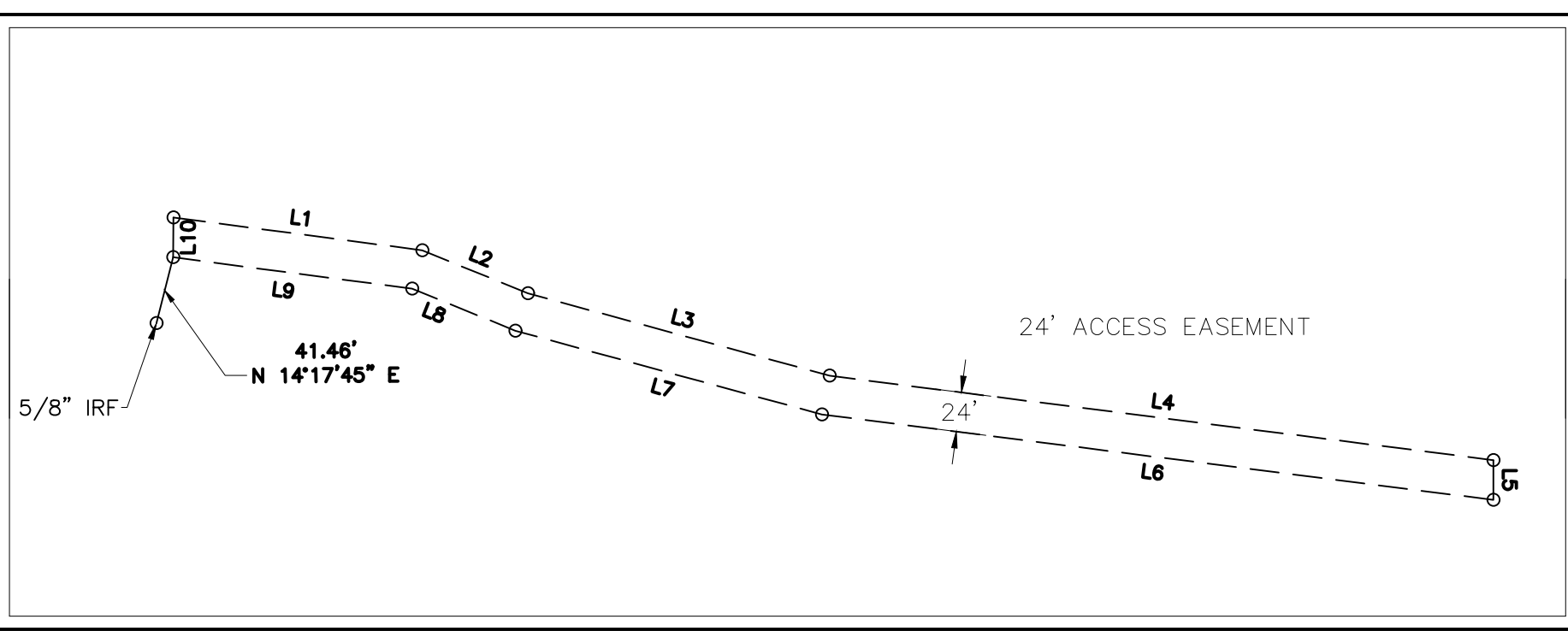
STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLARA G. DURAN, KNOWN TO ME TO BE THE PERSONS 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 ___ DAY OF ___, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L10 with their respective bearings and distances.



DETAIL "A" SCALE: 1"=100'

APPROVED BY THE DEVELOPMENT ASSISTANCE COMMITTEE, BURLESON, TEXAS

THIS THE ___ DAY OF ___, 20__
BY: DAC CHAIR
BY: CITY SECRETARY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 02, 2022 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF BURLESON.

PRELIMINARY FOR REVIEW PURPOSES ONLY. NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5400

CASE FP24-061 FEBRUARY 2024

FINAL PLAT SHOWING LOTS 1 - 4, BLOCK 1, J & C DURAN ADDITION AN ADDITION IN THE CURRENT E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS BEING 8.682 ACRES OF LAND LOCATED IN THE G. FOX SURVEY, ABSTRACT NO. 273, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING logo and contact information: 401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transtexasurveying.com

OWNERS: JORGE AND CLARA DURAN 3327 FM. 731, BURLESON, TX, 76028 PHONE: 817-925-9960

Table with 3 columns: Scale, Date, DWG, Drawn, Checked, Job. Scale: 1"=100', Date: 04/05/2024, DWG: 20220164-FINAL PLAT, Drawn: MLH, Checked: LGB, Job: 20220164