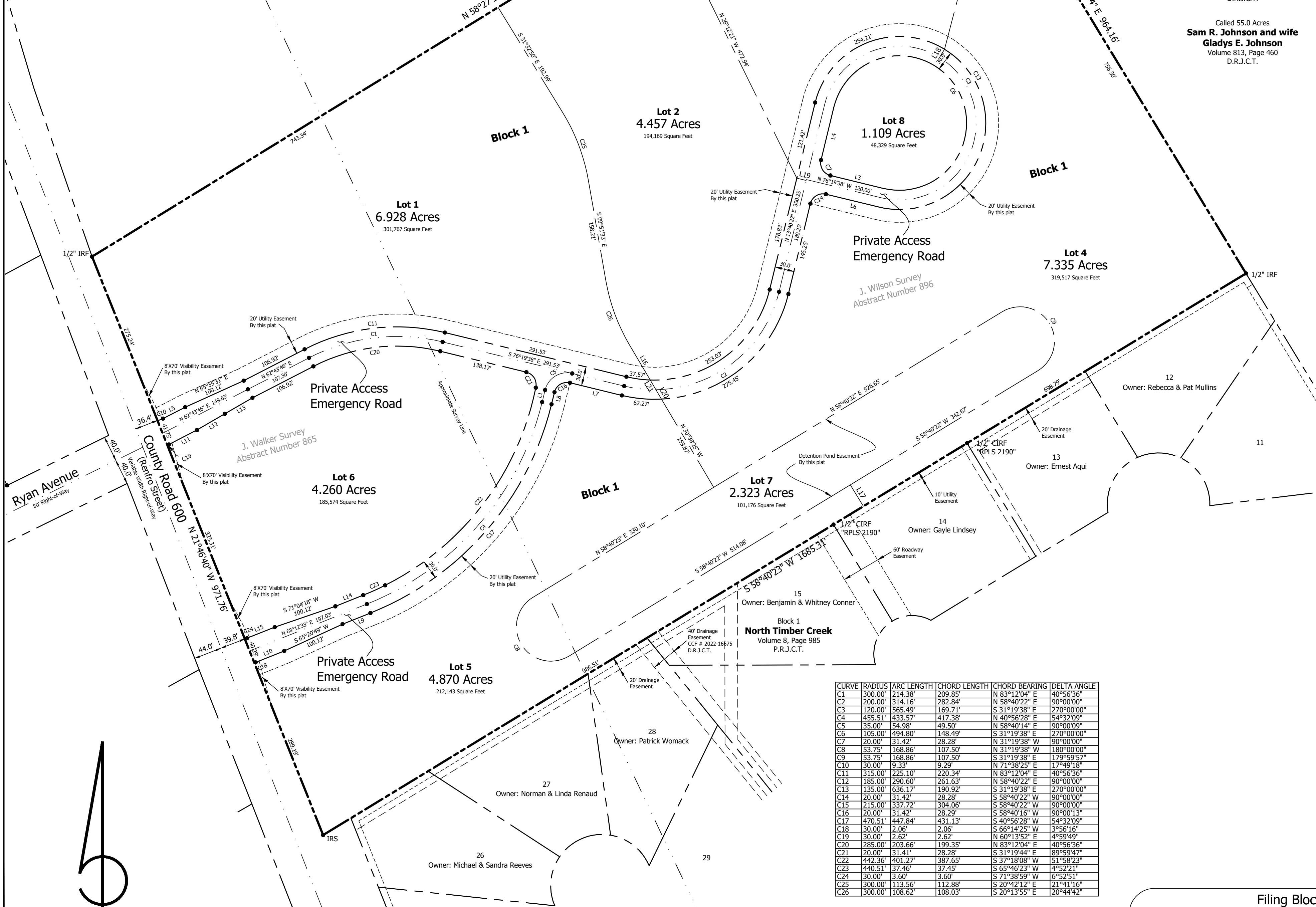


Owner/Developer:
 East Park Estates of Burleson, LLC
 1845 Precinct Line Road
 Suite 106
 Hurst, Texas 76054

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°40'22" E	85.00
L4	N 62°43'46" E	88.96
L5	N 76°19'38" W	85.00
L6	N 76°19'38" W	85.00
L7	N 76°19'38" W	85.37
L8	S 15°40'09" W	19.37
L9	S 68°17'33" W	46.88
L10	S 68°17'33" W	46.88
L11	S 68°17'33" W	49.32
L12	N 59°52'01" E	50.06
L13	N 59°52'01" E	50.06
L14	S 68°17'33" W	46.88
L15	S 68°17'33" W	46.55
L16	S 30°29'17" E	62.86
L17	S 31°19'36" E	39.16
L18	N 31°33'44" E	15.00
L19	N 30°26'16" W	15.00
L20	N 30°26'16" W	17.09
L21	S 30°26'16" E	17.52



**Karen Lanell Spears
 Phillip Rann Johnson
 Gary Hayden Johnson**
 CCF# 2014-15247
 D.R.J.C.T.

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

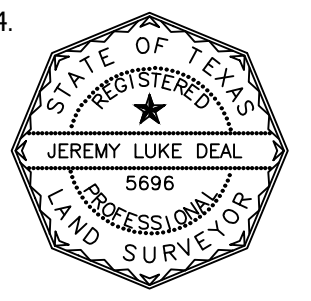
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	214.38	209.85	N 83°12'04" E	40°56'36"
C2	200.00	314.16	282.84	N 58°40'22" E	90°00'00"
C3	120.00	565.49	169.71	S 31°19'38" E	270°00'00"
C4	455.51	433.57	447.38	N 40°56'28" E	54°32'09"
C5	35.00	54.88	49.50	N 58°40'14" E	90°00'00"
C6	105.00	494.80	148.49	S 31°19'38" E	270°00'00"
C7	20.00	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	53.75	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	270°00'00"
C14	20.00	31.42	28.28	S 58°40'22" W	90°00'00"
C15	215.00	157.72	304.86	S 58°40'22" W	90°00'00"
C16	20.00	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°46'23" W	35°51'16"
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	28.28	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 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 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 Aerobic Systems (1 system per lot)

Electric Provider - United Cooperative Services - (817) 447-9292

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.

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 Table B105.1 of the most current adopted International Fire Code.

All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi 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.

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 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).

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 hydrant(s) 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, 48251C02001, 48251C02053 and 48251C01003 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
- Routine Police Patrols
- Enforcement of Traffic and Parking Ordinance
- Preparation of Accident Reports
- Solid Waste Pickup

Filing Block

Plat recorded in Instrument # _____, Year _____

Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy _____

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: _____

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 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 platting ordinances, rules, regulations and resolutions of the City of Burleson, Texas or Johnson County.

East Park Estates of Burleson, LLC

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 _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

Notes

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

**FINAL PLAT OF
 LOTS 1 THRU 8, BLOCK 1
 EAST PARK ADDITION**
BEING 35.407 acres of land situated in the J. Wilson Survey, Abstract Number 896 and the J. Walker 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: FP-24-088

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