



- Notes**
- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
  - Property is located within the Extra-Territorial Jurisdiction (ETJ) of City of Burleson.
  - 15' Johnson County Rural Water Supply Corp. Right-of-Way Easement, recorded in Volume 904, Page 543, Deed Records, Johnson County, Texas affects the subject property, but does not have a plottable description.
  - 10' Utility Easement, recorded in Volume 847, Page 156, Deed Records, Johnson County, Texas affects the subject property and is shown hereon.
  - 20' Johnson County Rural Water Supply Corp. Right-of-Way Easement, recorded in Volume 778, Page 108, Deed Records, Johnson County, Texas affects the subject property, but does not have a plottable description.
  - 15' Johnson County Rural Water Supply Corp. Right-of-Way Easement, recorded in Volume 798, Page 161, Deed Records, Johnson County, Texas affects the subject property, but does not have a plottable description.
  - 20' West Prairie Water Supply Corporation Right-of-Way Easement, recorded in Volume 532, Page 434, Deed Records, Johnson County, Texas affects the subject property, but does not have a plottable description.

**Flood Statement**

According to Community Panel Number 48251C0050J, dated December 04, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

**Standard Notes**

- A floodplain development permit will not be required.
- 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.
- 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.
- All building setbacks are subject to current City of Burleson development regulations.
- The requirement of public infrastructure was based on the Utility Exhibit dated April 13, 2025 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's Development Services department prior to any development permit issued.
- Water Provider - Johnson County Special Utility District - (817) 760-5200
- 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 the most current adopted International Fire Code.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0050J dated December 04, 2012 the subject property is located within the following zones:  
•Zone X - Areas determined to be outside the 500-year floodplain
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot(s) 1 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- 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 85,000 lbs shall be required on site at time of construction.
- 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.
- 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 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.
- 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)
- All building setbacks are subject to current Johnson County development regulations.

**Filing Block**

Plat Filed \_\_\_\_\_, Year \_\_\_\_\_  
Slide \_\_\_\_\_, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_  
Johnson County Plat Records  
\_\_\_\_\_  
County Clerk, Johnson County, Texas

Approved by the Planning and Zoning Commission of Burleson, Texas  
This the \_\_\_\_ Day of \_\_\_\_\_, 2025.  
By: \_\_\_\_\_  
Chair of Planning and Zoning Commission  
By: \_\_\_\_\_  
City Secretary

Project Number: 250046 Date: April 13, 2025  
Revised Date:  
Revision Notes:

**LEGAL DESCRIPTION**

BEING a 4.906 acre tract of land situated in the J.S. Foster Survey, Abstract Number 276, Johnson County, Texas and being all of Lot 1, Whispering Meadows, Section One, an addition to Johnson County, Texas according to the plat thereof, recorded in Volume 6, Page 48, Plat Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the easternmost corner said Lot 1, said iron rod also being the northernmost corner of Lot 87, Emerald Forest Estates, an addition to Johnson County, Texas according to the plat thereof, recorded in Volume 1, Page 298, Plat Records, Johnson County, Texas and being in the southwest line of County Road 914A (60' Road Easement);

THENCE South 45 degrees 11 minutes 02 seconds West, along the southeast line of said Lot 1 an the northwest line of said Lot 87 and the northwest line of Lot 86 of said Emerald Forest Estates and the northwest line of Lot 85 of said Emerald Forest Estates, at 515.73 feet pass a 5/8 inch iron rod found at the westernmost corner of said Lot 87, said iron rod also being the northernmost corner of said Lot 86, at 740.55 feet pass a 1/2 inch iron rod found at the westernmost corner of said Lot 86, said iron rod also being the northernmost corner of said Lot 85, in all 854.84 feet to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the southernmost corner of said Lot 1, said iron rod also being the easternmost corner of Lot 8 of said Whispering Meadows;

THENCE North 44 degrees 48 minutes 58 seconds West, 250.00 feet along the southwest line of said Lot 1 and the northeast line of said Lot 8 to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the westernmost corner of said Lot 1, said iron rod also being the southernmost corner of Lot 2 of said Whispering Meadows;

THENCE North 45 degrees 11 minutes 02 seconds East, 854.84 feet along the northwest line of said Lot 1 and the southeast line of said Lot 2 to a power pole found at the northernmost corner of said Lot 1, said pole also being the easternmost corner of said Lot 2 and being in said southwest right-of-way line of County Road 914A;

THENCE South 44 degrees 48 minutes 58 seconds East, 250.00 feet along said northeast line of Lot 1 and said southwest line of County Road 914A to the POINT OF BEGINNING and containing 213,709 square feet or 4.906 acres of land, more or less.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

That Jaime Estrada and Maria Estrada, Owners, do hereby adopt this plat designating the herein before described property as **LOTS 1R & 2, WHISPERING MEADOWS, SECTION ONE**, 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 which 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 platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Jaime Estrada

Date \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared THOMAS W. HOWE, JR., 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Maria Estrada

Date \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared THOMAS W. HOWE, JR., 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**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 2025.

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

**REPLAT  
LOTS 1R & 2  
WHISPERING MEADOWS  
SECTION ONE**

*BEING 4.906 acres of land situated in the J.S. Foster Survey, Abstract Number 276, Johnson County, Texas*

*Prepared: April 13, 2025  
2 Lots located within the ETJ of the City of Burleson, Texas  
Case: RP25-130*

**JEREMY DEAL, RPLS, PE**

6974 FM 911 S, Avery, Texas 75554  
Ph. 682-378-7520, jdeal@survey-company.com  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

**LEGEND**  
D.R.J.C.T. = Deed Records, Johnson County, Texas  
P.R.J.C.T. = Plat Records, Johnson County, Texas  
CCF# = County Clerk's File Number  
IRF = Iron Rod Found  
IRS = 5/8" Capped Iron Rod Set Stamped "RPLS 5696"  
OHE = Overhead Electric

**Owner(s)**  
Jaime & Marie Estrada  
1701 County Road 914A  
Burleson, Texas 76028

Pre Direction	Street Name	Street Type/Suffix	ROW (Acres)
N/A	County Road 914A	N/A	0.000 Acres

The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.