



BURLESON E.T.J. GENERAL 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 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.

REPLAT OF
LOT 34R-1, LOT 34R-2,
LOT 34R-3, LOT 34R-4, BLOCK 1
SPACE ACRES NORTH ADDITION
AN ADDITION TO
JOHNSON COUNTY, TEXAS
CITY OF BURLESON E.T.J.
AS RECORDED IN
CABINET 1, SLIDE 77
PLAT RECORDS OF JOHNSON COUNTY, TEXAS



HTX DIRT, INC.
2314 ROYCE DRIVE
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GORRONDONA & ASSOCIATES, INC.
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FORT WORTH, TEXAS 76137
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GENERAL NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 34 INTO INTO 4 NEW LOTS.
2. THE INTENDED USE OF THESE LOTS ARE FOR RESIDENTIAL USE.
3. ALL SET MONUMENTS ARE 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "GORRONDONA & ASSOCIATES" UNLESS OTHERWISE NOTED.
4. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
5. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE DIGITAL FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 48251C0160J, EFFECTIVE DECEMBER 04, 2012.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
7. 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.
8. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE PER LOT 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 SHALL BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. 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.
11. THE FIRE LANE SHALL BE 24 FOOT 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.
12. 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.
13. 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.
14. 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 THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
15. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
16. 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.
17. 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.
18. 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.
19. 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 2003 INTERNATIONAL FIRE CODE.
20. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
21. 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.
22. WHEN THE 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.
23. 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.
24. FIRE HYDRANTS SHALL BE LOCATED OUTSIDE CURB RETURNS AND AT LEAST 4 FEET FROM A DRIVEWAY
25. A CLEAR SPACE OF THREE FEET SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
26. 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.
27. 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.
28. JOHNSON COUNTY SPECIAL UTILITY DISTRICT AND MONARCH UTILITIES DO NOT HAVE INFRASTRUCTURE IN PLACE FOR FIRE HYDRANTS ON COUNTY ROAD 1014A.
29. LETTERS OF NO OBJECTION HAVE BEEN RECEIVED FROM ONCOR AND ENLINK REGARDING EASEMENT CROSSINGS.
30. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS FUTURE RIGHT-OF-WAY.

OWNER/DEVELOPER
HTX DIRT, INC.
2314 ROYCE DRIVE
ARLINGTON, TEXAS 76016
CONTACT: MIKE WALKER
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SURVEYOR
GORRONDONA & ASSOCIATES, INC.
2800 N.E. LOOP 820, SUITE 660
FORT WORTH, TEXAS, 76137
CONTACT: JOSH BURGE
PHONE: (817) 496-1424

BURLESON FIRE MANUAL RECOMMENDS THE FOLLOWING:

1. 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.
2. 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.
3. FIRE LANES SHALL BE PROVIDED SO THAT 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 THE 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) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.

OWNERS DEDICATION:

WHEREAS, MIKE WALKER AND JOHN HART, WITH HTX DIRT, INC, ARE THE SOLE OWNERS OF A 5.92 ACRE TRACT OF LAND SITUATED IN THE M. PENDLETON SURVEY, ABSTRACT NO. 691, JOHNSON COUNTY, TEXAS, SAID 5.92 ACRE TRACT OF LAND BEING ALL OF LOT 34, BLOCK ONE, SPACE ACRES NORTH, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN CABINET 1, SLIDE 77 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, SAID LOT 34 BEING CONVEYED TO HTX DIRT, INC. AS RECORDED IN INSTRUMENT NUMBER 2022-40996 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, SAID LOT 34 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND (CONTROLLING MONUMENT) FOR THE SOUTHEAST CORNER OF SAID LOT 34, SAID 5/8 INCH IRON ROD FOUND BEING THE NORTHEAST CORNER OF LOT 56 OF SAID SPACE ACRES NORTH ADDITION, SAID 5/8 INCH IRON ROD FOUND BEING IN THE WEST LINE OF APOLLO ROAD WEST, A 60' RIGHT-OF-WAY, SAID 5/8 INCH IRON ROD FOUND HAVING A GRID COORDINATE OF N=6,863,226.216 AND E=2,298,131.086.

THENCE NORTH 89 DEGREES 23 SECONDS 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 34 AND WITH THE NORTH LINE OF SAID LOT 56 AND THE NORTH LINE OF LOT 35 OF SAID SPACE ACRES NORTH ADDITION, A DISTANCE OF 730.09 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR THE SOUTHWEST CORNER OF SAID LOT 34, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET BEING THE NORTHWEST CORNER OF SAID LOT 35, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET ALSO BEING IN THE EAST LINE OF COUNTY ROAD 1014A;

THENCE NORTH 00 DEGREES 37 MINUTES 30 EAST, WITH THE WEST LINE OF SAID LOT 34 AND WITH THE EAST LINE OF SAID COUNTY ROAD 1014A DISTANCE OF 359.38 FEET TO A 5/8 INCH IRON ROD FOUND (CONTROLLING MONUMENT) AT THE NORTHWEST CORNER OF SAID LOT 34, SAID 5/8 INCH IRON ROD FOUND BEING THE SOUTHWEST CORNER OF LOT 33 OF SAID SPACE ACRES NORTH ADDITION;

THENCE SOUTH 89 DEGREES 27 SECONDS 06 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 34 AND WITH THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 730.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF SAID LOT 34, SAID 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 33, SAID 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND ALSO BEING IN THE WEST LINE OF SAID APOLLO ROAD WEST;

THENCE SOUTH 00 DEGREES 36 SECONDS 52 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 34 AND WITH THE WEST LINE OF SAID APOLLO ROAD WEST, A DISTANCE OF 173.63 FEET TO A 1/2 INCH IRON ROD WITH FOUND (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF LOT 34A OF SAID SPACE ACRES NORTH ADDITION;

THENCE NORTH 89 DEGREES 23 SECONDS 08 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 34A, A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR CORNER;

THENCE SOUTH 00 DEGREES 36 SECONDS 52 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 34A, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR CORNER;

THENCE NORTH 89 DEGREES 23 SECONDS 08 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 34A, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR CORNER;

THENCE SOUTH 00 DEGREES 36 SECONDS 52 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 34A, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR CORNER;

THENCE SOUTH 89 DEGREES 23 SECONDS 08 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 34A, A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET FOR THE SOUTHEAST CORNER OF SAID LOT 34A, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET BEING IN THE EAST LINE OF SAID LOT 34, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" SET ALSO BEING IN THE WEST LINE OF SAID APOLLO ROAD WEST;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 WEST, WITH THE EAST LINE OF SAID LOT 34 AND WITH THE WEST LINE OF SAID APOLLO ROAD WEST, A DISTANCE OF 141.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 257,649 SQUARE FEET OR 5.92 ACRES OF LAND, MORE OR LESS.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE _____ DAY OF _____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MIKE WALKER AND JOHN HART WITH HTX DIRT, INC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 34R-1, LOT 34R-2, LOT 34R-3 AND LOT 34R-4, BLOCK ONE, SPACE ACRES NORTH, 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.

MIKE WALKER

JOHN HART

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 (OWNER), 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 _____, 2023 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

SURVEYOR'S CERTIFICATE

THAT I, RICHARD KENNEDY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5527 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE ACTUAL ON-THE-GROUND SURVEY UNDER MY SUPERVISION. THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

ORIGINAL DATE: NOVEMBER 10, 2022

<p>REPLAT OF LOT 34R-1, LOT 34R-2, LOT 34R-3, LOT 34R-4, BLOCK 1 SPACE ACRES NORTH ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS CITY OF BURLESON E.T.J. AS RECORDED IN CABINET 1, SLIDE 77 PLAT RECORDS OF JOHNSON COUNTY, TEXAS</p>			
		HTX DIRT, INC. 2314 ROYCE DRIVE ARLINGTON, TEXAS 76016 PHONE (817) 269-9451	
		GORRONDONA & ASSOCIATES, INC. 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TEXAS 76137 PHONE (817)496-1424 FAX (817)496-1768	
HTXD2205.00	DATE: 11/29/2022	CHK BY: RK	DWN BY: JBB