

SURVEYOR'S CERTIFICATE

I, JOHN A. GRANT, III, 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 SUPERVISION.

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

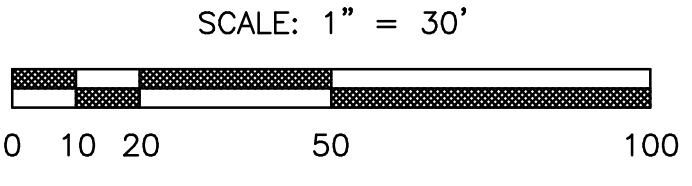
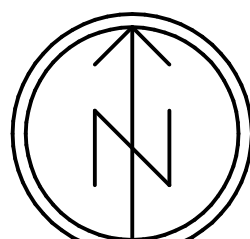
THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 9, PAGE 666, DRAWER C, PLAT RECORDS, JOHNSON COUNTY, TEXAS.
CONTROLLING MONUMENTS DENOTED CM.
PROPOSED USE IS COMMERCIAL.
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0065J, EFFECTIVE DATE DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: X (AREA OF MINIMAL FLOOD HAZARD).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP."
UTILITY EASEMENT:
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.

GENERAL PLAT NOTES

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. (ORD. 6.1.14)
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
DUTIES OF THE DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND FILING OF THIS PLAT BY THE CITY OF BURLESON DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
THE APPROVAL AND FILING OF THIS PLAT BY THE CITY OF BURLESON DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO THE CITY OF BURLESON, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF THE CITY OF BURLESON.
THE CITY OF BURLESON IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH THE CITY OF BURLESON CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
FILING A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR A REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

BURLESON FIRE MARSHAL NOTES

1. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACES 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.
2. 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 THE 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.
3. 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.
4. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
5. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
6. 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 POUNDS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
7. A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOUSES 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.
7. 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.



OWNER:
MARTHA SUE SISTRUNK IRREVOCABLE TRUST
GERALD H. PERRY, TRUSTEE
c/o: WENDELL HODGES
133 SCOTT STREET
BURLESON, TEXAS 76028
817-291-5614
jwh1332@aol.com

SURVEYOR:
GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrnt3@aol.com

PLAT FILED _____, 2023.
JOHNSON COUNTY PLAT RECORDING
YEAR _____ INSTRUMENT # _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____
DEPUTY COUNTY CLERK

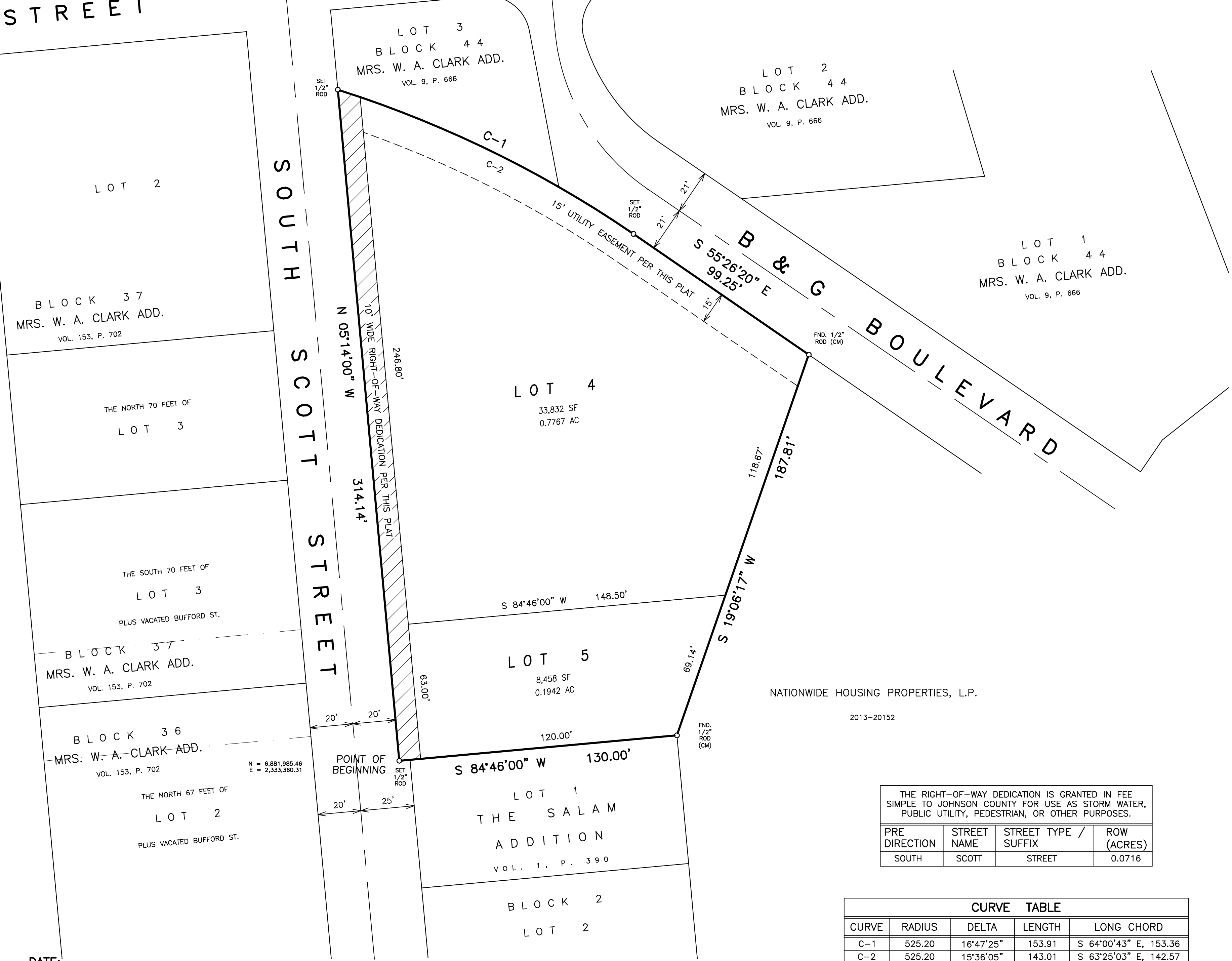
APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE _____ DAY OF _____, 2024
BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION
BY: _____
CITY SECRETARY

THIS PLAT RECORDED IN CABINET _____, SLIDE # _____, DATE: _____

ELLISON STREET

SOUTH SCOTT STREET

B & G BOULEVARD



THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PURPOSES.

PRE DIRECTION	STREET NAME	STREET TYPE / SUFFIX	ROW (ACRES)
SOUTH	SCOTT	STREET	0.0716

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C-1	525.20	16°47'25"	153.91	S 64°00'43" E, 153.36
C-2	525.20	15°36'05"	143.01	S 63°25'03" E, 142.57

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON
WHEREAS I, GERALD H. PERRY, ACTING ON BEHALF OF THE MARTHA SUE SISTRUNK IRREVOCABLE TRUST, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
A 1.0425 ACRE TRACT OUT OF THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, JOHNSON COUNTY, TEXAS, BEING A PORTION OF BLOCK 44, OF MRS. M. A. CLARK ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 153, PAGE 702, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FURTHER BEING ALL OF THAT TRACT CONVEYED TO THE MARTHA SUE SISTRUNK IRREVOCABLE TRUST BY SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 2022-37567, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A SET 1/2 INCH STEEL ROD IN THE WEST LINE OF SAID BLOCK 44, IN THE EAST RIGHT-OF-WAY LINE OF SOUTH SCOTT STREET, A PUBLIC STREET WITH A VARIABLE WIDTH, BEING 40 FEET WIDE AT THIS POINT, AND LYING SOUTH 84 DEGREES 46 MINUTES 00 SECONDS WEST, 5.00 FEET FROM A FOUND 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF THE SALAM ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 390, OF SAID PLAT RECORDS;
THENCE NORTH 05 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 44 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH SCOTT STREET, 314.14 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 44, OF MRS. M. A. CLARK ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 666, DRAWER C, OF SAID PLAT RECORDS, SAID POINT BEING IN A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 17 DEGREES 35 MINUTES 35 SECONDS WEST, 525.20 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 44 AND ALONG SAID CURVE TO THE RIGHT, PASSING AT AN ARC LENGTH OF 111.48 FEET A FOUND 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 44, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD ALVARADO ROAD, A PUBLIC STREET WITH A VARIABLE WIDTH BEING 42 FEET WIDE AT THIS POINT, AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE IN ALL, THROUGH A CENTRAL ANGLE OF 16 DEGREES 47 MINUTES 25 SECONDS, AN ARC LENGTH OF 153.91 FEET (LONG CHORD BEARS SOUTH 64 DEGREES 00 MINUTES 43 SECONDS EAST, 153.36 FEET) TO A SET 1/2 INCH STEEL ROD AT THE END OF THIS CURVE;
THENCE SOUTH 55 DEGREES 26 MINUTES 20 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD ALVARADO ROAD, 99.25 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO NATIONWIDE HOUSING PROPERTIES, L.P. BY SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 2013-20152, OF SAID REAL PROPERTY RECORDS;
THENCE SOUTH 19 DEGREES 06 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID NATIONWIDE HOUSING PROPERTIES TRACT, 187.81 FEET TO A FOUND 1/2 INCH STEEL ROD AT AN ANGLE POINT IN THE WEST LINE THEREOF, AND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, OF THE SALAM ADDITION;
THENCE SOUTH 84 DEGREES 46 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, 130.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.0425 ACRES (45,409 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS
THAT I, GERALD H. PERRY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBEFORE DESCRIBED PROPERTY AS LOTS 4 AND 5, BLOCK 44, MRS. M. A. CLARK ADDITION AN ADDITION TO THE CITY OF BURLESON JOHNSON COUNTY, TEXAS.

AND DO HEREBY DEDICATE TO THE PUBLIC 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 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 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.

GERALD H. PERRY, TRUSTEE
ACTING ON BEHALF OF
THE MARTHA SUE SISTRUNK IRREVOCABLE TRUST

ACKNOWLEDGMENT
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 GERALD H. PERRY, 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 ON THIS THE _____ DAY OF _____, 2024.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
STATE OF TEXAS

REPLAT
LOTS 4 AND 5, BLOCK 44
MRS. M. A. CLARK ADDITION
AN ADDITION TO THE
CITY OF BURLESON,
JOHNSON COUNTY, TEXAS
A REPLAT OF A PORTION OF BLOCK 44
MRS. M. A. CLARK ADDITION
AS RECORDED IN VOLUME 153, PAGE 702
PLAT RECORDS, JOHNSON COUNTY, TEXAS
BEING
A 1.0425 ACRE TRACT
OUT OF THE
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
JOHNSON COUNTY, TEXAS
AS RECORDED UNDER
INSTRUMENT NO. 2022-37567
REAL PROPERTY RECORDS
JOHNSON COUNTY, TEXAS

FEBRUARY, 2024
1.0425 ACRES
2 NON-RESIDENTIAL LOTS
CASE NO. RP24-004