

STANDARD 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 ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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-PLATING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED NOVEMBER 20, 2023 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.
11. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
13. THE SOLE PURPOSE OF THIS REPLAT IS TO CHANGE THE LOT LINE BETWEEN LOTS 1 AND 2.
14. WATER PROVIDER - BETHESDA WATER SUPPLY CORPORATION (817) 295-2131
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8900
15. 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.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
17. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
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 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.
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 3,000 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 3,000 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 IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
23. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: ZONE "X" - AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
24. 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.
25. 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.
26. WHILE THE CITY OF BURLESON MAY REVIEW AND APPROVE THE PLAT, THIS DOES NOT GUARANTEE JOHNSON COUNTY WILL ISSUE PERMITS FOR ANY PROPOSED DEVELOPMENT OF THIS PROPERTY.
27. A FIRE HYDRANT IS REQUIRED WITHIN 300 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.
28. 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.
29. 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 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.
30. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADIUS AND 54' OUTSIDE RADIUS. 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS CHRISTOPHER MARK NELON AND KRISTEN SCHADE NELON, ARE THE SOLE OWNERS OF 9.837 ACRE TRACT OF LAND SITUATED IN THE M.S. HOFFMAN SURVEY, ABSTRACT NUMBER 359, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHRISTOPHER MARK NELON AND KRISTEN SCHADE NELON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-37399, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 AND 2, BLOCK 1, NELON ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-20, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 10.0 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF LOT 30R, FOREST MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 34, SAME BEING THE WESTERNMOST CORNER OF LOT 29R-1, BLOCK 1, FOREST MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-23, AND BEING THE NORTHERNMOST CORNER OF LOT 6R, MEADOW HILL ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 102, PLAT RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY;

THENCE SOUTH 59 DEGREES 06 MINUTES 27 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 10.0 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID MEADOW HILL ADDITION, AT A DISTANCE OF 168.48 FEET, PASSING A 1/2" IRON ROD FOUND (LEFT 0.58" PERPENDICULAR) AND CONTINUING IN ALL 326.19 FEET, TO A 3" STEEL FENCE CORNER POST FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 10.0 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO AARON SPAIGHT AND STEPHANIE SPAIGHT, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-1169, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 29 DEGREES 40 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 10.0 ACRE TRACT, BEING PARTIALLY COMMON WITH THE NORTHEAST LINE OF SAID CALLED 5.00 ACRE TRACT, AT A DISTANCE OF 1312.78 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 5.00 ACRE TRACT, AND CONTINUING IN ALL 1318.74 FEET, TO THE WESTERNMOST CORNER OF SAID CALLED 10.0 ACRE TRACT, BEING ON THE APPARENT SOUTHEAST LINE OF COUNTY ROAD 603, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 59 DEGREES 35 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 10.0 ACRE TRACT, AND WITH THE APPARENT SOUTHEAST LINE OF SAID COUNTY ROAD 603, A DISTANCE OF 324.41 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID CALLED 10.0 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID LOT 30R, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID FOREST MEADOWS (11-34) BEARS NORTH 59 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 450.19 FEET;

THENCE SOUTH 29 DEGREES 44 MINUTES 34 SECONDS EAST, DEPARTING SAID NORTHWEST LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 30R, A DISTANCE OF 1316.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 9.837 ACRES OR 428,482 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT CHRISTOPHER MARK NELON AND KRISTEN SCHADE NELON, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1R AND 2R, BLOCK 1, NELON ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS 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 PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

CHRISTOPHER MARK NELON

DATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER MARK NELON, 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 5TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

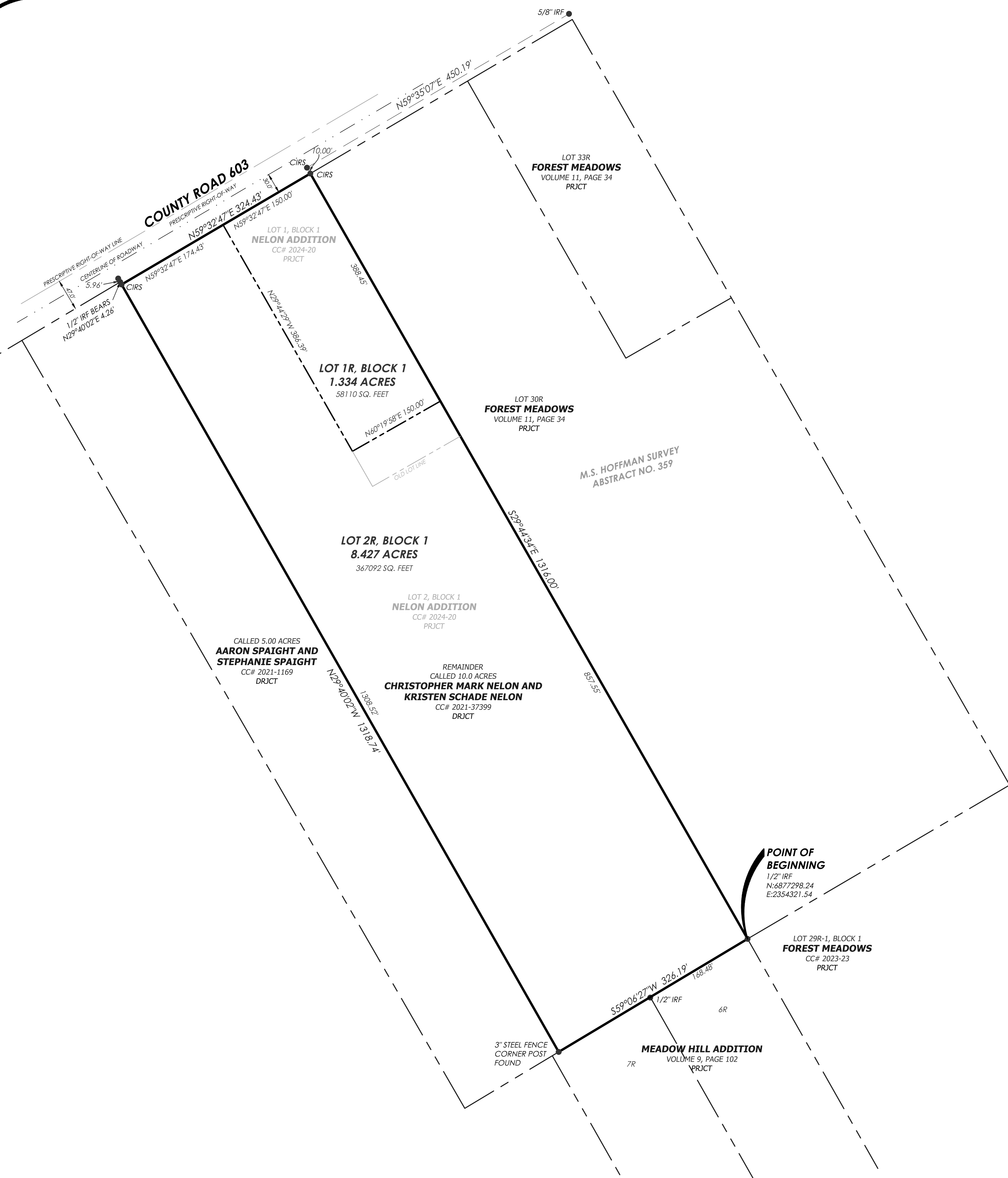
KRISTEN SCHADE NELON

DATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KRISTEN SCHADE NELON, 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 5TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER(S)
CHRISTOPHER AND KRISTEN NELON
902 S. JENNINGS AVENUE
FORT WORTH, TX 76104

LEGEND
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLAT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, 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 5th DAY OF FEBRUARY, 2024.

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.



MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 230835 DATE: FEBRUARY 5, 2024

REVISION NOTES:

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0070J, DATED DECEMBER 4, 2012, AND PANEL NUMBER 48251C0090K, DATED SEPTEMBER 21, 2023, 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 MARCH BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS.

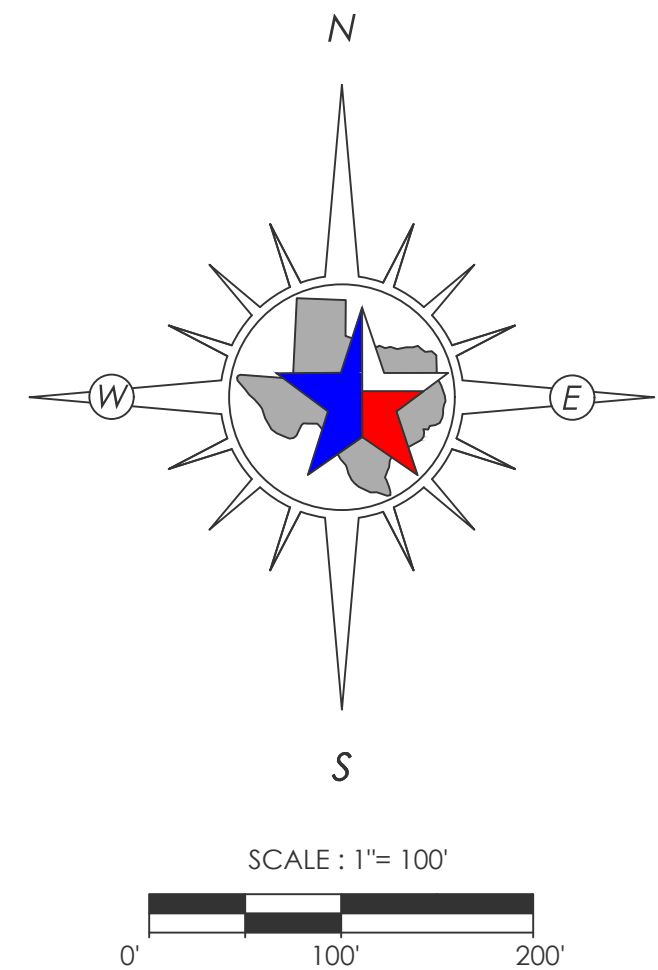
THIS THE ___ DAY OF ___, 2024.

BY:
CHAIR OF PLANNING AND ZONING COMMISSION

BY:
CITY SECRETARY

FILING BLOCK

PLAT FILED ___ / ___ / ___
INSTRUMENT #: 2024 - ___
DRAWER ___ SLIDE ___
BY:
JOHNSON COUNTY CLERK
BY:
DEPUTY CLERK



REPLAT
LOTS 1R AND 2R, BLOCK 1
NELON ADDITION
BEING 9.762 ACRES OF LAND SITUATED IN THE M.S. HOFFMAN SURVEY, ABSTRACT NO. 359, JOHNSON COUNTY, TEXAS
PREPARED: FEBRUARY, 2024
2 LOT LOCATED WITHIN THE ETJ OF BURLESON, TEXAS.
CASE: XX-XXXX
-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM