





LEGAL DESCRIPTION

WHEREAS AMERICAN COMPLETION TOOLS, INC., IS THE SOLE OWNER OF A 3.016 ACRE TRACT OF LAND SITUATED IN THE H. LEWIS SURVEY, ABSTRACT NUMBER 517, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, ALLEN ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 65, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.8506 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMERICAN COMPLETION TOOLS, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-4019, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.8506 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF A CALLED 0.988 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARK SCOTT CRUTCHFIELD AND TIA LOUANN CRUTCHFIELD, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-9700, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH BURLESON BOULEVARD (INTERSTATE HIGHWAY NO. 35), A 350' RIGHT-OF-WAY;

THENCE SOUTH 31 DEGREES 22 MINUTES 46 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 188.66 FEET, TO A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.8506 ACRE TRACT, SAME BEING THE LOWER NORTH CORNER OF SAID LOT 1;

THENCE SOUTH 31 DEGREES 38 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 79.87 FEET, TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 1, SAME BEING THE NORTHERNMOST CORNER OF A CALLED 2.30 ACRE TRACT OF LAND DESCRIBED BY DEED TO BURLESON HIGHPOINT INVESTMENTS, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-28234, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "JDZ" AT THE EASTERNMOST CORNER OF SAID CALLED 2.30 ACRE TRACT BEARS SOUTH 31 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 199.87 FEET;

THENCE SOUTH 59 DEGREES 08 MINUTES 01 SECONDS WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHEAST LINE OF SAID LOT 1, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 2.30 ACRE TRACT, A DISTANCE OF 503.69 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "JDZ" AT THE SOUTHERNMOST CORNER OF SAID LOT 1, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 2.30 ACRE TRACT, AND BEING ON THE NORTHEAST LINE OF A CALLED 68.368 ACRE TRACT OF LAND DESCRIBED BY DEED TO BURLESON HIGHPOINT INVESTMENTS, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-9867, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "JDZ" AT THE SOUTHERNMOST CORNER OF SAID CALLED 2.30 ACRE TRACT BEARS SOUTH 30 DEGREES 35 MINUTES 22 SECONDS EAST, A DISTANCE OF 196.14 FEET;

THENCE NORTH 30 DEGREES 37 MINUTES 39 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, BEING COMMON WITH THE NORTHEAST LINE OF SAID CALLED 68.368 ACRE TRACT, A DISTANCE OF 120.55 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 30 DEGREES 50 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 143.20 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "JDZ" AT THE WESTERNMOST CORNER OF SAID LOT 1, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.988 ACRE TRACT;

THENCE NORTH 63 DEGREES 26 MINUTES 09 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 0.988 ACRE TRACT, A DISTANCE OF 304.23 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID LOT 1, SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID CALLED 0.988 ACRE TRACT, AND BEING ON THE SOUTHWEST LINE OF SAID CALLED 0.8506 ACRE TRACT;

THENCE NORTH 31 DEGREES 05 MINUTES 03 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 0.8506 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 0.988 ACRE TRACT, A DISTANCE OF 43.30 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 0.8506 ACRE TRACT, SAME BEING AN ELL CORNER IN SAID SOUTHWEST LINE;

THENCE NORTH 63 DEGREES 41 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 197.78 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 3.016 ACRES OR 131,377 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT AMERICAN COMPLETION TOOLS, INC., OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 1R, BLOCK 1, ALLEN 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, 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.

AMERICAN COMPLETION TOOLS, INC. NAME: TITLE:

DATE: / /

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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF LOT 1R, BLOCK 1 ALLEN ADDITION BEING A REPLAT OF LOT 1, BLOCK 1, ALLEN ADDITION, AN ADDITION TO THE CITY OF BURLESON, TEXAS. PREPARED: JUNE, 2023 1 LOT LOCATED WITHIN THE CITY OF BURLESON, TEXAS. CASE NO.: 23-XXX



- LONESTAR - LAND SURVEYING, LLC TBPELS FIRM# 10194707 3521 SW WILSHIRE BLVD., JOSHUA, TX 76058 817-935-8701 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

NOTES

- 1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
4. 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.
5. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON AND IS NOT CURRENTLY ZONED. THE CURRENT AND PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.
7. THE PURPOSE OF THIS REPLAT IS TO ADD A 0.8506 ACRE TRACT TO LOT 1, BLOCK 1, ALLEN ADDITION, FOR A SINGLE LOT FOR COMMERCIAL DEVELOPMENT.
8. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
9. THE SUBJECT PLAT IS LOCATED WITHIN THE ZONING DISTRICT.

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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
3. CITY OF BURLESON 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 CITY OF BURLESON, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
5. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON 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 ODOORS, 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 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.
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-PLATTING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED OCTOBER 4, 2021 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. WATER PROVIDER - BETHESDA WATER SUPPLY CORP. - (817) 295-2131
12. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
18. 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.

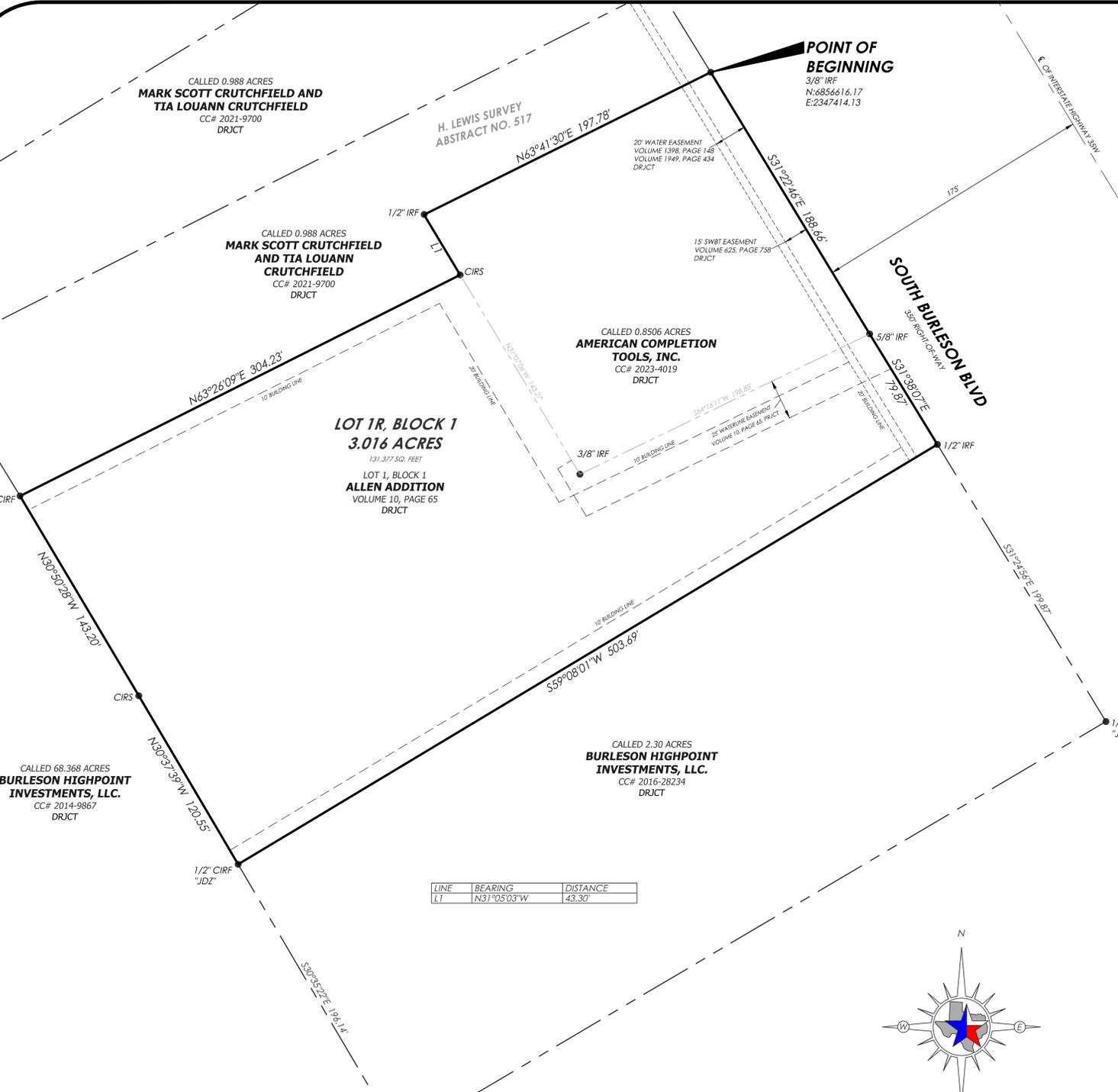
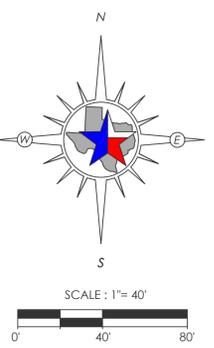


Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, N31°05'03\"/>



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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 DATE: JUNE 5, 2023 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6882 STATE OF TEXAS

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

FILING BLOCK

PLAT FILED, YEAR, SLIDE, VOL., PG., JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

PROJECT NUMBER: 230396 DATE: JUNE 5, 2023 REVISION NOTES:

