



VICINITY MAP
NOT TO SCALE

WINONA C DOWNING
VOL. 2764, PG. 280
D.R.J.C.T.

SPRING VALLEY
VOL. 4, PG. 47
D.R.J.C.T.

Plat Filed _____, 2023.

Slide _____, Vol. _____, Pg. _____.

Johnson County Plat Records

By: _____
County Clerk



SCALE 1" = 100 FEET

PROPERTY ADDRESSES:

5625 SPRING STREET
ALVARADO TX, 76009

LEGEND

- © FOUND 1/2" IRON ROD
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT / SETBACK LINE
- R.O.W. RIGHT-OF-WAY

SURVEYOR'S NOTES

- The purpose of this plat is to create two (2) lots of record from 3.123 acres.
- Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.
- Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 5/8" iron rod unless noted otherwise.
- No existing residential structures on Lot 28.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground of the land and that corner monuments shown hereon were properly placed or found under my supervision, in accordance with the rules for land subdivision by the City council of the City of Burleson. I further certify that the tract of land herein platted is within the jurisdiction of the City of Burleson, Johnson County, Texas.

PRELIMINARY ONLY

WESLEY R. QUINN
REGISTRATION NO. 6625

DATE

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

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

THAT WE, ROBERTO GOMEZ AND SILVIA GOMEZ, BEING THE OWNERS OF THAT CERTAIN TRACT OF LAND HEREINAFTER DESCRIBED AS FOLLOWS:

BEING A 3.123 ACRE TRACT OF LAND OUT OF I SAUNDERS SURVEY, ABSTRACT NO. 800, JOHNSON COUNTY, TEXAS, SAME BEING LOT 28, SPRING VALLEY ADDITION AN ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, SAID LOT 28 BEING DESCRIBED IN WARRANTY DEED DATED APRIL 11, 2022, FROM FERNANDO JUAREZ – GONZALEZ TO SILVIA GOMEZ AND ROBERT GOMEZ, RECORDED IN INSTRUMENT NO. 2022–12582, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 3.123 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTHWEST LINE OF SPRING STREET (A 60' R.O.W.) BEING A NORTH CORNER OF LOT 30, SAID SPRING VALLEY ADDITION, AND THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 61°49'38" WEST WITH THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 677.80 FEET TO A 3/8" IRON ROD FOUND AT A WEST CORNER OF SAID LOT 30, IN THE EAST LINE OF A TRACT OF LAND AS DESCRIBED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 18, 2002, FROM RICHARD EDWARD DENEFE AND KIMBERLY DAWN MINAR DENEFE TO WINONA C. DOWNING, RECORDED IN VOLUME 2764, PAGE 280, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 30°54'22" WEST A DISTANCE OF 200.50 FEET WITH THE COMMON LINE OF SAID DOWNING TRACT TO THE SOUTH CORNER OF LOT 26B, SAID SPRING VALLEY ADDITION, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 61°49'38" EAST A DISTANCE OF 680.80 FEET WITH THE COMMON LINE OF SAID LOT 26B TO ITS EAST CORNER, NORTH CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 30°01'22" EAST A DISTANCE OF 200.50 FEET WITH THE COMMON LINE OF SAID SPRING STREET TO THE POINT OF BEGINNING CONTAINING 3.123 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

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.

All building setbacks are subject to current Johnson County development regulations.

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on January 9, 2023 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we Roberto Gomez and Silvia Gomez, are the owners of the property described in this plat, do hereby adopt this plat, designating the hereinbefore described property as SPRING VALLEY ADDITION, an addition to Johnson County, Texas, and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purpose indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the for the purpose dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

WITNESS, my hand at Burleson, Texas, this the _____ day of _____, 2023.

By:

AUTHORIZED PROPERTY OWNER'S SIGNATURE

BY:

AUTHORIZED PROPERTY OWNER'S SIGNATURE

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, that the undersigned authority, on this day personally appeared Roberto Gomez, 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 and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 2023.

By:

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, that the undersigned authority, on this day personally appeared Silvia Gomez, 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 and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 2023.

By:

Notary Public in and for the State of Texas

My commission expires: _____

RE-PLAT

LOT 28A AND LOT 28B

SPRING VALLEY ADDITION

Being 3.123 acres tract of land located in the ETJ of The City of Burleson, out of I Saunders Survey, Abstract No. 800, known as Lot 28, Spring Valley Addition, an addition to the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 4, Page 47, Deed Records, Johnson County, Texas. Said Lot 28, described in Warranty Deed, Dated April 11, 2022, from Fernando Juarez - Gonzalez to Silvia Gomez and Robert Gomez, recorded in Instrument No. 2022-12582, Real Property Records, Johnson County, Texas.

Date of Preparation: January 2023

OWNER:

Roberto Gomez & Silvia Gomez
10437 Brangus Dr,
Crowley TX 76036

SURVEYOR:

MQI Land Surveying
P.O. Box 3506
San Angelo, Texas 76902
info@mqitx.com

CASE NUMBER: 23-002

FIRM No. 10194241



SHEET 1 OF 1
Job No. 22100072
Copyright 2023 All Rights Reserved