



CALLLED 3.781 ACRES  
**COLBY GARZA**  
CC# 2020-1156  
DRJCT

LOT 6, BLOCK 15, SECTION 7  
**MEADOW CREST ESTATES**  
VOLUME 9, PAGE 239  
PRJCT

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	105.08'	100°20'25"	S30°37'48"W	92.15'
C2	60.00'	60.17'	57°27'17"	N70°28'21"W	57.68'
C3	60.00'	60.00'	57°17'45"	N13°05'50"W	57.53'
C4	60.00'	94.36'	90°06'18"	N60°36'11"E	84.93'

#### 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  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
STATE OF TEXAS

DATE: \_\_\_\_\_, 2022

PROJECT NUMBER: 220678  
DATE: OCTOBER, 2022  
REVISION NOTES:  
REVISION NOTES:

SHEET 1 OF 1

OWNER(S)  
COLBY GARZA  
910 WHITE MARLIN DR  
BURLESON TX 76028

#### LEGEND

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

#### OWNER'S CERTIFICATE

#### STATE OF TEXAS COUNTY OF JOHNSON

**WHEREAS, COLBY D. GARZA**, OWNER OF A 2.940 ACRE TRACT OF LAND SITUATED IN THE N. HUNT SURVEY, ABSTRACT NUMBER 383, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 1, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-103, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 4, SAME BEING THE EASTERNMOST CORNER OF LOT 3, BLOCK 2, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 997, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHWEST LINE OF LOT 3, BLOCK 8, TURKEY PEAK, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 32, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 46 DEGREES 56 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 116.29 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT A WEST CORNER OF SAID LOT 4, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 3, BLOCK 2, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WHITE MARLIN DRIVE, A 50' RIGHT-OF-WAY;

**THENCE** NORTH 42 DEGREES 43 MINUTES 08 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 90.07 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE EASTERNMOST CORNER OF SAID WHITE MARLIN DRIVE;

**THENCE** NORTH 47 DEGREES 01 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE NORTHEAST LINE OF SAID WHITE MARLIN DRIVE, A DISTANCE OF 50.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID WHITE MARLIN DRIVE, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 3, BLOCK 1;

**THENCE** SOUTH 42 DEGREES 43 MINUTES 08 SECONDS WEST, DEPARTING SAID NORTHEAST LINE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WHITE MARLIN DRIVE, A DISTANCE OF 90.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE EASTERNMOST CORNER OF LOT 1A, BLOCK 1, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 511, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 46 DEGREES 56 MINUTES 32 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 3, BLOCK 1, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 1A, A DISTANCE OF 121.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE WESTERNMOST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING A SOUTH CORNER OF SAID LOT 5, AND BEING THE NORTHERNMOST CORNER OF SAID LOT 1A, AND BEING THE EASTERNMOST CORNER OF LOT 5, BLOCK 15, SECTION 7, MEADOW CREST ESTATES, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 239, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 42 DEGREES 07 MINUTES 22 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 6, A DISTANCE OF 122.74 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 4, SAME BEING THE SOUTHERNMOST CORNER OF A CALLED 3.781 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLBY GARZA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-1156, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 42 DEGREES 40 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 3.781 ACRE TRACT, A DISTANCE OF 335.47 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 4, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 3.781 ACRE TRACT, AND BEING ON THE SOUTHWEST LINE OF A CALLED 10.34 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROSS THIEBAUD AND GINNIE LEE THIEBAUD, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-24055, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 41 DEGREES 32 MINUTES 14 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID LOT 4, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 10.34 ACRE TRACT, A DISTANCE OF 408.45 FEET, TO A 1/2" CAPPED IRON ROD AT THE EASTERNMOST CORNER OF SAID LOT 4, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 10.34 ACRE TRACT, AND BEING ON THE NORTHWEST LINE OF LOT 7, BLOCK 9, SAID TURKEY PEAK;

**THENCE** SOUTH 42 DEGREES 05 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHWEST LINE OF SAID BLOCK 9, AT A DISTANCE OF 195.79 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR" FOR REFERENCE, AT A DISTANCE OF 217.45 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" FOR REFERENCE AND CONTINUING IN ALL 307.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.940 ACRES OR 128,049 SQUARE FEET OF LAND, MORE OR LESS.

#### NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT COLBY D. GARZA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 3R, LOT 4R-1, 4R-2 AND 4R-3, GARZA 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 GROUNTS 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.

COLBY D. GARZA

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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER GARZA

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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
CITY SECRETARY

#### 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. 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 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.

5. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.

6. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED AUGUST 22, 2022, 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.

7. WATER PROVIDER - CITY OF BURLESON (817) 426-9601

8. ELECTRIC PROVIDER - ONCOR ELECTRIC DELIVERY COMPANY (888) 313-6862

9. 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.

10. 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.

11. 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.

12. 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.

13. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

14. 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.

#### NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 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.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
- 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.
- PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
- 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.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOTS 3 & 4 INTO 4 RESIDENTIAL LOTS, BEING LOTS 3R, 4R-1, 4R-2, AND 4R-3.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE SUBJECT PLAT IS LOCATED WITHIN THE 5F-7 (SINGLE FAMILY DWELLING DISTRICT 7) ZONING DISTRICT.

#### REPLAT OF LOTS 3R, 4R-1, 4R-2, AND 4R-3, BLOCK 1 GARZA ADDITION

BEING A REPLAT OF LOTS 3 & 4, GARZA ADDITION, AN  
ADDITION TO THE CITY OF BURLESON, TEXAS.

PREPARED: OCTOBER, 2022

4 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.  
CASE NO.: 22-117



—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058

817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

#### JOHNSON COUNTY APPROVAL BLOCK

PLAT FILED YEAR \_\_\_\_\_, INST # \_\_\_\_\_

SLIDE \_\_\_\_\_, VOL. \_\_\_\_\_, PG. \_\_\_\_\_

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS