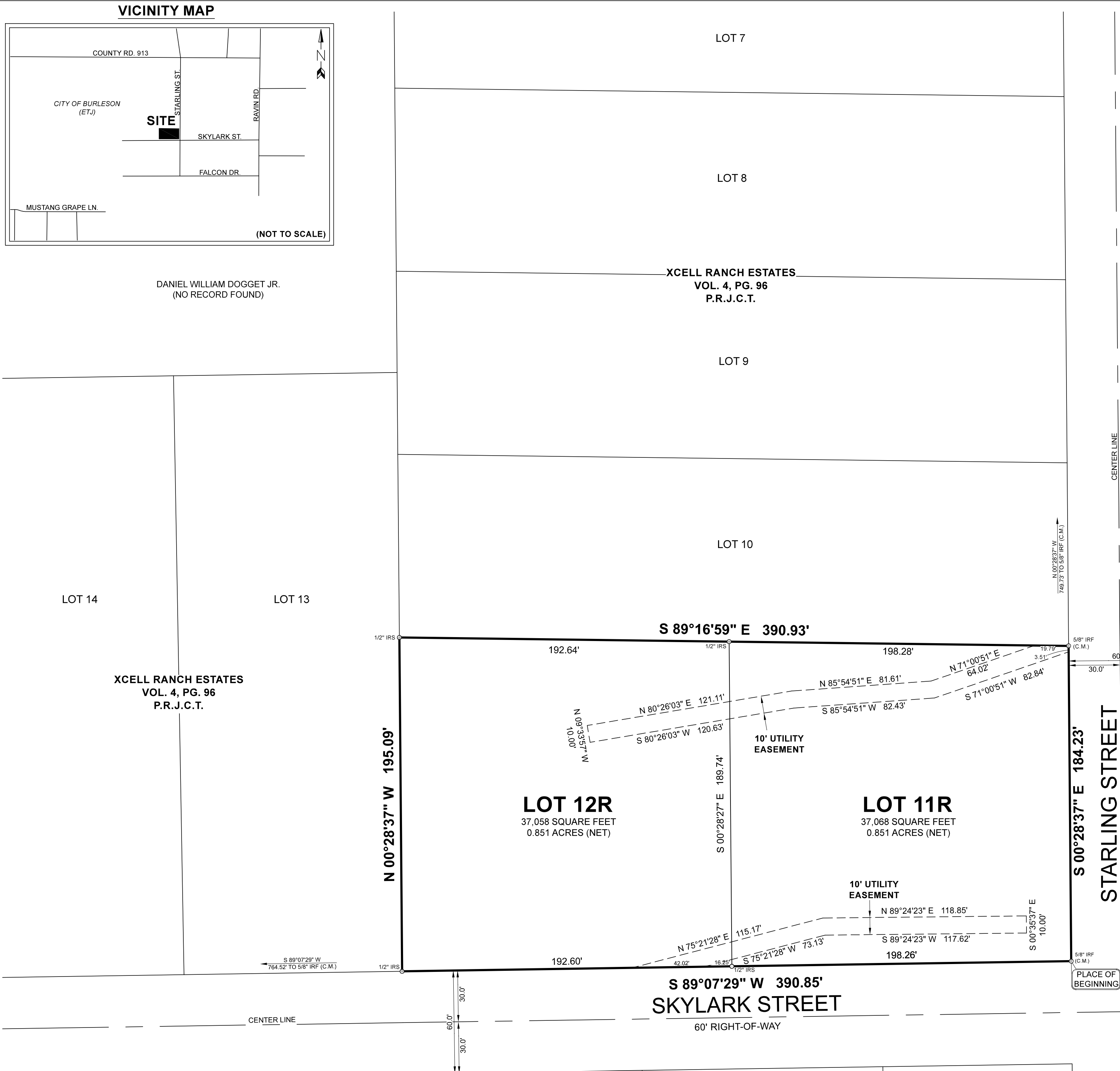


DANIEL WILLIAM DOGGET JR.
(NO RECORD FOUND)

XCELL RANCH ESTATES
VOL. 4, PG. 96
P.R.J.C.T.



SURVEYOR'S NOTES

- ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM TWO (2) EXISTING PLATTED LOTS.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48251C0175K DATED 09/21/2013, THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING ZONES: **ZONE "A"**.
- THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
- ELECTRIC PROVIDER: UNITED COOPERATIVE SERVICES (PH: 817-447-9292)
- WATER PROVIDER: TEXAS WATER UTILITIES (PH: 866-654-7992)
- SEWER PROVIDER: ON-SITE SEWAGE FACILITY
- ALL BUILDING SETBACKS ARE SUBJECT TO JOHNSON COUNTY DEVELOPMENT REGULATIONS.

XCELL RANCH ESTATES
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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**
WHEREAS Jose Montoya and Armando Castillo, are the sole owners of a tract of land located in the A. C. JOHNSON SURVEY, Abstract No. 452, City of Burleson (E.T.J.), Johnson County, Texas, being Lots 11 and 12, of Xcell Ranch Estates, an addition to Johnson County, Texas, according to the map or plat thereof recorded in Volume 4, Page 96, Plat Records, Johnson County, Texas, and being the same tract of land described in deed to Jose Montoya and Armando Castillo, recorded in Instrument No. 2024-22181, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of Skyhawk Street, a 60 foot right-of-way, with the West line of Starlight Street, a 60 foot right-of-way, and being the Southeast corner of said Lot 12;

THENCE South 89 deg 07 min. 29 sec West, with said North line, a distance of 390.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of Lot 13, of said Xcell Ranch Estates, and being the Southwest corner of said Lot 12;

THENCE North 00 deg. 28 min. 37 sec. West, a distance of 195.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northwest corner of said Lot 11;

THENCE South 89 deg. 16 min. 59 sec. East, a distance of 390.93 feet to a 5/8 inch iron rod found in the said West line of Starlight Street, at the Southeast corner of said Lot 10, and being the Northeast corner of said Lot 11;

THENCE South 00 deg. 28 min. 37 sec. East, with said West line, a distance of 184.23 feet to the PLACE OF BEGINNING and containing 74,126 square feet or 1.702 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Ismael Ponce and Gina Ponce, do hereby certify and adopt this plat designating the hereinbefore described property as **XCELL RANCH ESTATES**, an Addition to 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.

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

Witness my hand at _____, Texas, This _____ day of _____, 20__

Name: Jose Montoya
Title: Owner

Name: Armando Castillo
Title: Owner

**STATE OF TEXAS
COUNTY OF JOHNSON**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jose Montoya, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

**STATE OF TEXAS
COUNTY OF JOHNSON**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Armando Castillo, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land 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.

Dated this the _____ day of _____, 20__.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF ROCKWALL**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

30' BUILDING LINE
VOL. 6, PG. 146
P.R.J.C.T.

LOT 99N

XCELL RANCH ESTATES
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P.R.J.C.T.

LOT 100S

LEGEND	
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

PROPERTY ADDRESS: 7105 STARLING STREET, JOSHUA, TX 76058
OWNER: Jose Montoya and Armando Castillo
ADDRESS: PO BOX 33995, FORT WORTH, TX 76162
PHONE: 817-825-3126



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
JOB NO.: 202406759 DATE: 09/05/2024 DRAWN BY: TD

CITY OF BURLESON NOTES

- 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 roadway 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 government 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-plating may be required.
- Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- All building setbacks are subject to current Johnson County development regulations.
- 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.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

15. 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.

16. 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.

17. 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.

18. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

19. 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.

20. 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.

21. The requirement of public infrastructure was based on the utility exhibit that was submitted for review with this plat on October 08, 2024 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. Please contact the City of Burleson's Development Services department prior to any development permit being issued.

22. No permanent structures shall be constructed within the area indicated as reserved for future right-of-way.

23. The fire lane shall be 24 feet in width with 30' inside radii and 54' outside radii. 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.

24. Fire hydrant is required within 500 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.

25. 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.

26. Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersection.

27. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0175K dated 09/21/2013 the subject property is located within the following zones: Zone A - No base flood elevations determined.

CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas
This the _____ day of _____, 20__.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

**REPLAT
XCELL RANCH ESTATES
LOTS 11R & 12R**

BEING A REPLAT OF LOTS 11 AND 12, OF XCELL RANCH ESTATES, RECORDED IN VOLUME 4, PAGE 96 P.R.J.C.T. AND BEING LOCATED IN THE A. C. JOHNSON SURVEY, ABSTRACT NO. 452, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BURLESON JOHNSON COUNTY, TEXAS