

STANDARD NOTES:

- 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 City of Burleson or Johnson County for Private Sewage Facilities are complied with.
- Inspections and/or acceptance of a private sewage facility by the City of Burleson or Johnson County 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, installed in suitable soil, can malfunction if the amount of water that 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 the City of Burleson or 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 the City of Burleson and 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.
- 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.
- All building setbacks are subject a current Johnson County development regulations.

NOTES:

- The purpose of this replat is to divide Tract F into 2 lots.
- The intended use of these lots is for residential use.
- All set monuments are 1/2-inch iron rods with orange plastic cap stamped "R. W. COOMBS RPLS 5294" unless otherwise noted.
- All bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Texas Zone, 4202 (NAD 83). All distances and areas shown are surface.
- According to Community Panel No. 48251C0160 J, effective date December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "A" which is a Special Flood Hazard Area and Zone "X", which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, the 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 may be increased by man made or natural causes. This statement shall not create liability on the part of the surveyor.
- This plot does not alter or remove existing deed restrictions or covenants, if any, on this property.
- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within the 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.
- 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.
- 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 the time of construction.
- The fire lane shall be 24 feet in width with a 30 feet inside radii and 54 foot 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.
- For all single-family detached and duplex residences, excluding townhouses and and apartments, fire hydrants shall be space to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measure by laying of the 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.
- For commercial buildings, fire hydrants shall be placed to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of the 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.
- 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.
- All fire hydrants must provide a minimum of 35-psi static pressure and 20-psi residual pressure.
- No fences or other structures will be allowed within drainage easement.
- The City of Burleson will not be responsible for the construction or maintenance of any non-drainage related improvements within the drainage easement, including but not limited to, paving and fences.

- 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.
- The fire marshal may waive the requirement for the lay of hose distance or the installation of a hydrant for subdivisions of 2 lots or less when the existing water supply in the area will not support a hydrant. Appeals to the fire marshal's decision shall be made to the Planning and Zoning Commission and City Council. If the development is within 100 feet of an 8-inch water main, the owner must extend the main to and though the development and provide a fire hydrant.
- A fire hydrant shall be installed at the end of mains on cul-de-sacs. Other fire hydrants shall be located at street intersections and shall align with common lot lines. Additional fire hydrants may be required between intersections to meet the minimum spacing requirements.
- When the street is designated on the Master Thoroughfare Map as an arterial or larger, fire hydrants shall be required on the same side of the street the building is to be constructed. All streets with medians shall have a fire hydrant on the same side of the street that the building is to be constructed.
- Fire hydrants shall be located in accessible, protected areas. They shall be located a minimum of 3 feet and no more than 8 feet behind the back of curb. They shall not be located in the sidewalk.
- Fire hydrants shall be located outside curb returns and at least 8 feet from a drive.
- A clear space of three feet shall be maintained around all fire hydrants.
- Fire hydrant mains shall be placed within 4 feet and 6 feet in depth. Offsets or bends shall be used to bring the fire hydrant up to allowable depths.
- Private fire protection systems and private fire hydrant locations shall be approved by the fire marshal prior to construction. A fire hydrant shall be installed no more than 150 feet from the fire department connection for an automatic sprinkler system.
- Johnson County Special Utility District and Monarch Utilities do not have infrastructure in place for fire hydrants on County Road 1014A.
- Property is subject to West Prairie Water Supply Corporation easement recorded in Vol. 532, Pg. 444, D.R.J.C.T. Document states that the easement granted shall not exceed 20' in width, the course of said easement shall be designated by the grantor. Surveyor has no knowledge as to the location of a water line upon or across the subject property.
- Property is subject to Johnson County Special Utility District easement recorded in CC# 2022-24092, D.R.J.C.T. Document states that the easement granted shall be 20' in width, centered on the water line as installed. Surveyor has no knowledge as to the exact location of said water line upon or across the subject property..

Water provider: Johnson County Special Utility District -- 817-760-5200

Electric provider: United Cooperative Services -- 817-556-4000

Sewer -- On site septic facility

Fire -- City of Burleson Fire -- 817-426-9174

