

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS, **BARNEY BASDEN AND TERESA BASDEN**, ARE THE SOLE OWNER(S) OF A 6.927 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 463, PAGE 727, AND ALL LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-144, PLAT RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 714-A, A 60' RIGHT-OF-WAY AND THE APPARENT NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 714, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 398.80 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15R-1;

THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 15R-1, A DISTANCE OF 199.41 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 15R-1, SAME BEING THE SOUTHWEST CORNER OF LOT 15-R, SAID BROAD VALLEY FARM (2022-144), FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 15R BEARS NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, A DISTANCE OF 198.96 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 09 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID LOT 15R-1, BEING COMMON WITH THE EAST LINE OF SAID LOT 15R, A DISTANCE OF 504.89 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE NORTHWEST CORNER OF SAID LOT 15R-1, SAME BEING THE NORTHEAST CORNER OF SAID LOT 15R, AND BEING ON THE SOUTH LINE OF LOT 16, SAID BROAD VALLEY FARM (463-727), FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 15R BEARS NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 199.34 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINES OF SAID LOT 15R-1 AND SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF LOT 13, SAID BROAD VALLEY FARM (463-727) AT A DISTANCE OF 199.12 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 16 AND CONTINUING IN ALL 596.95 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 13, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714-A;

THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714-A, A DISTANCE OF 505.09 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 6.927 ACRES OR 301,755 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT BARNEY BASDEN AND TERESA BASDEN, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 14R, LOT 14R-1, LOT 14R-2, 15R-1-R, BROAD VALLEY FARM**, 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 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.

BARNEY BASDEN

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

TERESA BASDEN

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

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 TRAVERING 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 SEPTEMBER 13, 2023, 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 - BETHESDA WATER SUPPLY CORP. - (817) 295-2131
8. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
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. ACCESS PROHIBITED: THE DRIVEWAY FOR LOT 14R-1 SHALL BE NO CLOSER THAN 250 FEET TO THE INTERSECTION OF CR 714 AND BROAD VALLEY COURT AS MEASURED FROM THE EXTENDED RIGHT-OF-WAY LINE TO THE CENTERLINE OF THE DRIVEWAY.

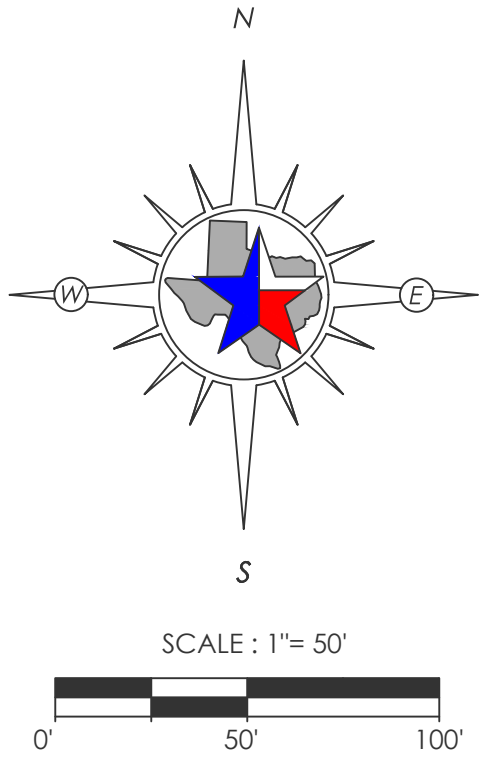
ACCESS FOR LOT 14R-2 SHALL BE PROHIBITED FROM CR 714 AND SHALL BE TAKEN FROM BROAD VALLEY COURT.

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. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
5. 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.
6. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 14 AND 15R INTO MULTIPLE LOTS FOR THE PURPOSES OF DEVELOPMENT.
7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANT, IF ANY, ON THIS PROPERTY

OWNER(S)
BARNEY & TERESA BASDEN
1560 BROAD VALLEY CT
BURLESON TX 76028

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



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: _____, 2023

PROJECT NUMBER: 230065 DATE: SEPTEMBER 13, 2023
REVISED DATE:
REVISION NOTES:



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

JOHNSON COUNTY APPROVAL BLOCK

PLAT FILED YEAR _____, INST # _____.

SLIDE _____, VOL. _____, PG. _____.

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

REPLAT
LOTS 14R, 14R-1, 14R-2, 15R-1-R
BROAD VALLEY FARM
BEING A REPLAT OF LOTS 14 AND LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, TEXAS.
PREPARED: SEPTEMBER, 2023
4 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE NO.: 23-288



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



-LONESTAR-
LAND SURVEYING, LLC

METES AND BOUNDS DESCRIPTION LOT 14, BROAD VALLEY FARM

BEING A 4.619 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 463, PAGE 727, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID 4.619 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

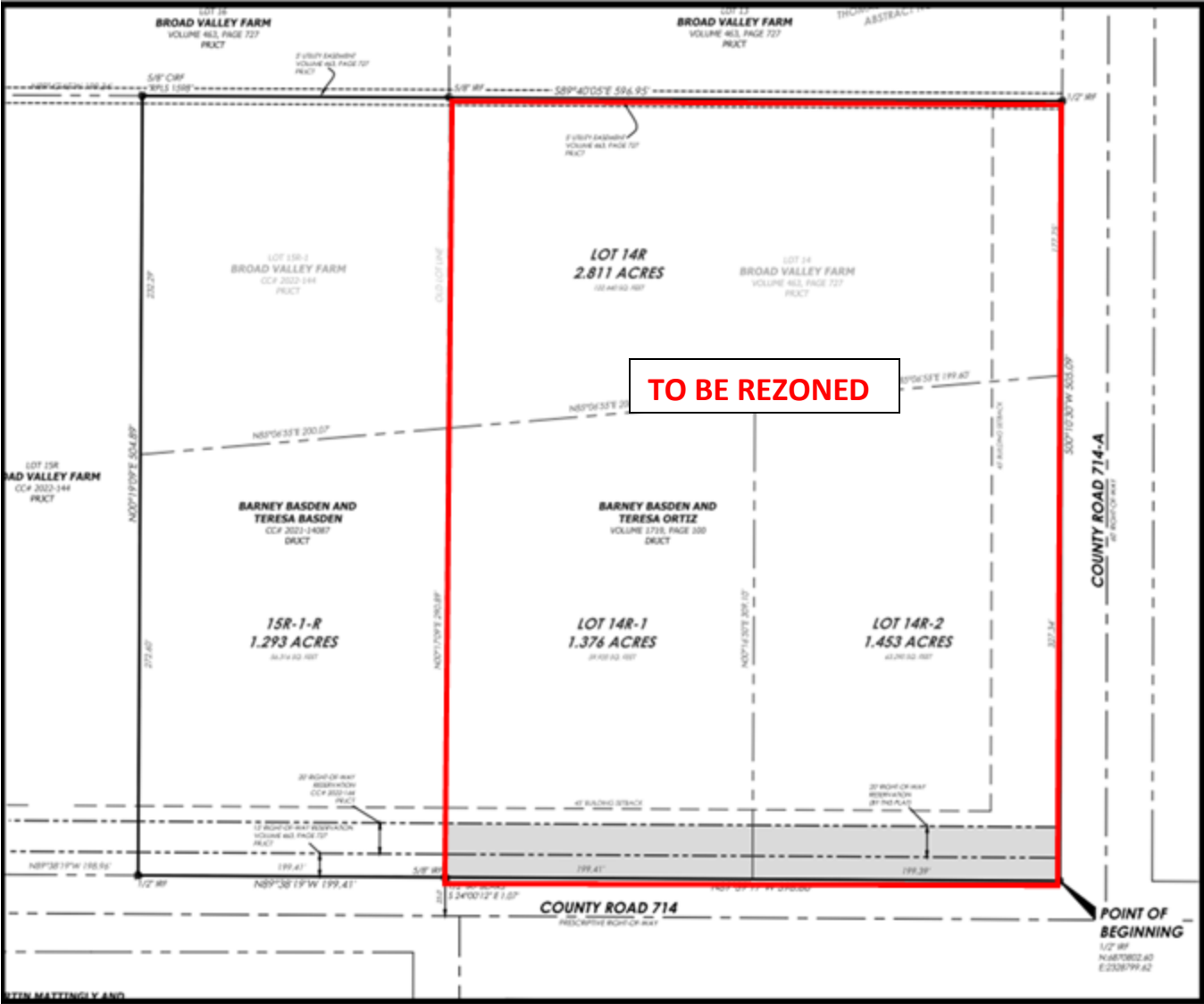
BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BROAD VALLEY COURT (COUNTY ROAD 714-A), A 60' RIGHT-OF-WAY AND THE APPARENT NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 398.80 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-144, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID LOT 15R-1, A DISTANCE OF 505.15 FEET, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHEAST CORNER OF SAID LOT 15R-1, AND BEING THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHEAST CORNER OF LOT 16, OF SAID BROAD VALLEY FARM (V. 463, P. 727);

THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 397.83 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID BROAD VALLEY COURT;

THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, BEING COMMON WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 505.09 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 4.619 ACRES (201,198 SQUARE FEET) OF LAND, MORE OR LESS.



Rezoning Request - Add'l Details

To provide more clarity when processing the application, I thought I would provide some details as to the intent of the property use.

In April of 2022, an application to replat and rezone Lot 15 was submitted and approved to change the zoning from SFR to SFE. The same request is now being made for Lot 14. The replating of Lot 14 is already in process and the approval is pending the zoning change. Regarding the intended use, at some point in the future, the owner would like the ability to sale the subdivided lots as shown on the preliminary plat. At this time, there are no contracts for sale or building plans for any of the tentative, subdivided lots within Lot 14.

If there are any questions or additional clarity needed, please don't hesitate to reach out.

Respectfully,

Samie Campbell (daughter of Barney and Teresa Basden)
817-988-6689
samie.realestate@gmail.com