

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

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 MAY 2, 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 - BETHESDA WATER SUPPLY CORP. - (817) 295-2131

8. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292

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

- 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. 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.
- 5. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
- 6. 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.
- 7. THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 15 INTO 2 RESIDENTIAL LOTS, BEING LOTS 15R AND 15R1.

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

JOHNSON COUNTY APPROVAL BLOCK

THIS THE _____ DAY OF _____, 2022.

CHAIR OF PLANNING AND ZONING COMMISSION

CITY SECRETARY

COUNTY CLERK, JOHNSON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, BARNEY AND TERESA BASDEN, ARE THE SOLE OWNER(S) OF A 4.618 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 15, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 463, PAGE 727, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 15, SAME BEING THE SOUTHEAST CORNER OF LOT 18, SAID BROAD VALLEY FARM, AND BEING ON THE NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 15, BEING COMMON WITH THE EAST LINE OF SAID LOT 18, A DISTANCE OF 504.64 FEET, TOA 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 15, SAME BEING THE NORTHEAST CORNER OF SAID LOT 18, AND BEING THE SOUTHWEST CORNER OF LOT 16, SAID BROAD VALLEY FARM;

THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 15, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 16, AT A DISTANCE OF 199.34 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" FOR REFERENCE, AND CONTINUING IN ALL 398.46 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 15, SAME BEING THE SOUTHWEST CORNER OF LOT 13, SAID BROAD VALLEY FARM, AND BEING THE NORTHWEST CORNER OF LOT 14, SAID BROAD VALLEY FARM, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14 BEARS SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 397.83 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 09 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 15, BEING COMMON WITH THE WEST LINE OF SAID LOT 14, A DISTANCE OF 505.15 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 15, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 14, AND BEING ON THE NORTH LINE OF SAID COUNTY ROAD 714, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 24 DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 1.07 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14 BEARS SOUTH 89 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 398.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 15, AT A DISTANCE OF 199.41 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 398.37 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 4.618 ACRES OR 201,158 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

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 _____, 2022.

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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING APPEARED 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

REPLAT OF LOTS 15R AND 15R-1 **BROAD VALLEY FARM** BEING A REPLAT OF LOT 15, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, TEXAS. PREPARED: MAY, 2022 2 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS. CASE NO.: 22-065



PLAT FILED YEAR _____, INST # ____ SLIDE_____, VOL. _____, PG. _____

JOHNSON COUNTY PLAT RECORDS

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