

PROPERTY DESCRIPTION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT VALERIA GAY SIGLER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBYFORE DESCRIBED PROPERTY AS LOTS 7R AND 8R, BLOCK 3, SPACE ACRES, TO THE CITY OF BURLESON, 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 IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR 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 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.

VALERIA GAY SIGLER

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 VALERIA GAY SIGLER, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE____DAY OF____, 2022.

NOTARY PUBLIC

A 2.327 ACRE TRACT OF LAND, BEING LOT 7, IN BLOCK 3, OF SPACE ACRES, AN ADDITION TO THE EXTRA TERRITORIAL JURISDICTION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 65, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING LOT 8, IN BLOCK 3, OF SPACE ACRES, DISCLOSED IN A DEED, RECORDED IN INSTRUMENT NO. 2009-32342, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING LOT 8, IN BLOCK 3, OF SPACE ACRES, AN ADDITION TO THE EXTRA TERRITORIAL JURISDICTION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 65, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONVEYED TO VALERIE SIGLER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1081, PAGE 310, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.L.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LOT 7, AT THE SOUTHWEST CORNER OF LOT 6, IN BLOCK 3, OF SAID SPACE ACRES, CONVEYED TO CATHY WALLIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1668, PAGE 891, O.P.R.L.C.T., IN THE EAST LINE OF N. SUNDANCE DRIVE;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 7, AND WITH SAID LOT 6, N 89°36'15" E, A DISTANCE OF 200.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF SAID LOT 7, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO BLUE PALACE, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2010-20844, O.P.R.L.C.T.;

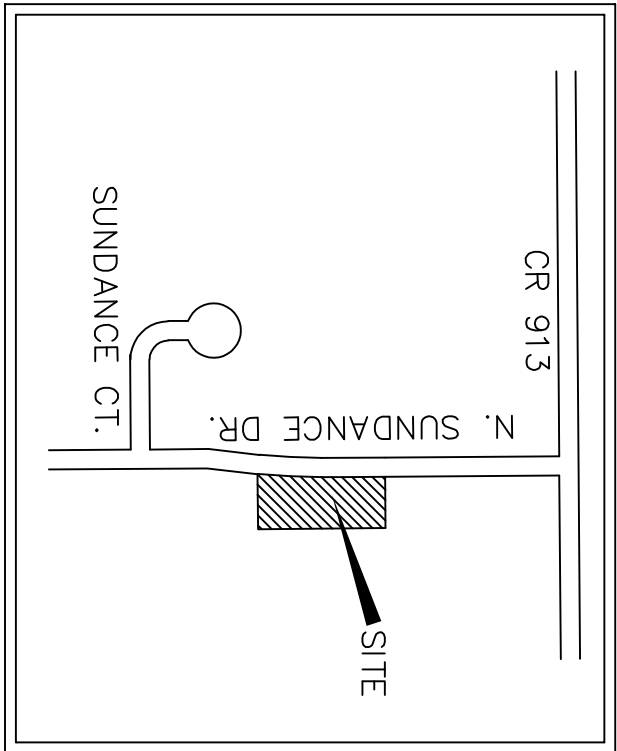
THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 7, AND WITH SAID BLUE PALACE TRACT, AND WITH THE COMMON LINE BETWEEN SAID LOT 8, AND WITH SAID BLUE PALACE TRACT, CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°23'45" E, A DISTANCE OF 250.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 00°29'12" E, A DISTANCE OF 248.11 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF LOT 9, IN BLOCK 3, OF SAID SPACE ACRES, CONVEYED TO JAMES R. HAYS.

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 8, AND WITH SAID LOT 9, S 89°150" W, A DISTANCE OF 215.08 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 8, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 3633.73 FEET;

THENCE, WITH THE EAST LINE OF N. SUNDANCE DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF: N 02°05'37" E, 338.05 FEET, AT AN ARC LENGTH OF 280.04 FEET, PASSING AN IRON ROD FOUND, IN ALL AN ARC LENGTH OF 38.17 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. N 00°23'45" W, A DISTANCE OF 161.70 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.327 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S., NO.6084, ON APRIL 29, 2022.



VICINITY MAP
(NOT TO SCALE)

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0160J DATED 12/4/2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: (CHOOSE AS APPROPRIATE)
ZONE A -- AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN
ZONE X -- AREAS OF 500-YEAR FLOOD

PLAT RECORDED IN
VOLUME____, PAGE____, SLIDE____,
DATE_____
LEGEND
IRF IRON ROD FOUND
C.M. CONTROLLING MONUMENT
POB POINT OF BEGINNING
CIRS CAPED IRON ROD SET
STAMPED "GSI SURVEYING"
UE UTILITY EASEMENT
BL BUILDING LINE
() DENOTES RECORD DATA

BY:_____, CITY SECRETARY
BY:_____, CHAIR OF PLANNING AND ZONING COMMISSION
APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE____DAY OF____, 2022.
CITY OF BURLESON
JOHNSON COUNTY, TEXAS
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY_____
OWNER: VALERIA GAY SIGLER
7204/7212 N. SUNDANCE DR.
JOSHUA, TEXAS 76058

FIRE FLOW NOTES:
[] FOR ALL SINGLE 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.
[] 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 B103.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
[] ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20PSI RESIDUAL PRESSURE.
FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 500 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 500 FEET TO THE FRONT ELEVATION OF THE BUILDING, WHICH YIELDS RESULTS IN THE LOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT FIRE CODE.
[] THE MINIMUM FIRE FLOW AND FLOW DURATION FOR THE BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

LOT 6, BLOCK 3
SPACE ACRES
O.P.R.L.C.T.
CATHY WALLIS
VOLUME 1668, PAGE 891
O.P.R.L.C.T.
(088580002)
N89°36'15"E 200.00'
C.M.
E 229°17'04.35"
N 5860164.37
E 229°17'04.35"

1.000 Acres
LOT 7R, BLOCK 3
MIN. FT=971.0'
A PORTION OF LOT 7, BLOCK 3
VOLUME 1, PAGE 65
O.P.R.L.C.T.
VALERIA GAY SIGLER
INSTRUMENT NO. 2009-32342
O.P.R.L.C.T.
APPROXIMATE LIMITS 100 YR.
FLOOD HAZARD AREA
FIRM PANEL NO. 48251C0160J
(REVISED DECEMBER 4, 2012)
N00°23'45"W 161.70'
CIRS
S11°15'05"E 55.63'
S11°56'05"E 589°39'18"W 78.08'
CIRS
S00°02'00"E 250.00'
S00°23'45"E 250.00'
CIRS
S00°29'12"E 248.11'
CIRS
S89°15'07"W 215.08'
S89°36'00"W 215.50'
CIRS
N 5860164.37
E 229°17'04.35"

1.327 Acres
LOT 8R, BLOCK 3
MIN. FT=970.125'
A PORTION OF LOT 7 AND ALL OF LOT 8, BLOCK 3
SPACE ACRES
VOLUME 1, PAGE 65
O.P.R.L.C.T.
VALERIE SIGLER
VOLUME 1081, PAGE 310
O.P.R.L.C.T.
CIRS
S00°02'00"E 250.00'
S00°23'45"E 250.00'
CIRS
S00°29'12"E 248.11'
CIRS
S89°15'07"W 215.08'
S89°36'00"W 215.50'
CIRS
N 5860164.37
E 229°17'04.35"

APPROXIMATE LIMITS 100 YR.
FLOOD HAZARD AREA
FIRM PANEL NO. 48251C0160J
(REVISED DECEMBER 4, 2012)
CIRS
S00°02'00"E 250.00'
S00°23'45"E 250.00'
CIRS
S00°29'12"E 248.11'
CIRS
S89°15'07"W 215.08'
S89°36'00"W 215.50'
CIRS
N 5860164.37
E 229°17'04.35"

SURVEYOR'S CERTIFICATION
I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 29, 2022 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

JOHNSON COUNTY 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 FILING 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 LOT.
[] 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 UPDARED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSTRUCTABLE DOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
[] A PROPERTY 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, REPLATTING MAY BE REQUIRED.
[] ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.

CITY OF BURLESON NOTES:

1. 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.
2. ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT AT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OF FIRE LANE. IF THE 150 CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 85,000 LBS. SHALL BE REQUIRED ON SITE AT THE TIME OF CONSTRUCTION.
3. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROSS OR IMPROVEMENTS WHICH IN ANY WAY IN DANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THESE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITIES, 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 ANYTIME OF PROCURING THE PERMISSION OF ANYONE.
4. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 2, 2022 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.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
6. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION MAINTENANCE, CONDITION OR USE OF THE FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE.
7. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
NAD83 (NA 2011)
8. BLANKET EASEMENT FILED UNDER INSTRUMENT NO. 11198-2012.
9. EXISTING AND PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
10. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN THE LOTS TO PROVIDE BETTER ACCESS TO THE CREEK BETWEEN THE LOTS.



REPLAT SHOWING

LOTS 7R AND 8R, BLOCK 3, SPACE ACRES, BEING LOTS 7 AND 8, IN BLOCK 3, OF SPACE ACRES, AN ADDITION TO THE EXTRA TERRITORIAL JURISDICTION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 65, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
PELS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=60'
Drawn: OF
Checked: SJH
Job: 2022-041

