SURVEYOR'S NOTES:

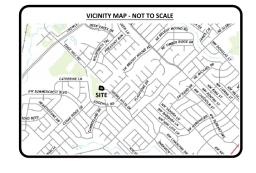
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- 2. Monuments are found unless specifically designated as set.

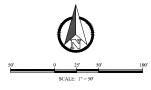
PLAT NOTES:

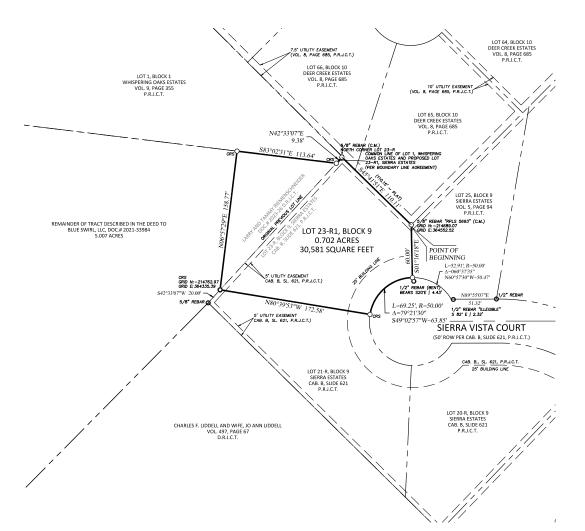
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- The purpose of this plat is to combine unplatted land with existing Lot 23-R under the same ownership.
- 4. The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on February 20, 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.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C00651 dated 12/04/2012 the subject property is located within the following zones: Zone X – Areas determined to be outside the 100-year floodplain
- No permanent structures will be allowed within the existing 5 foot utility easement without approval from City.

LEGEND OF ABBREVIATIONS

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 DOC # DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
 SQ. FT. SQUARE FEET
 SQUARE FEET
- ROW RIGHT OF WAY
 CRS CAPPED REBAR SET







COUNTY OF JOHNSON §

WHEREAS LARRY AND TAMMY RIEMENSCHNEIDER are the owners of a tract situated in the H.G. Cattett Survey Number 6, Abstract Number 181, Johnson County, Texas, being part of the tract described in the deed to BLUE SWIRL, LLC, recorded in document number 2021-33984, Deed Records, Johnson County, Texas (said part described in the deed to Larry and Tammy Riemenschneider, recorded in document number 2023-26, in said Deed Records), together with all of Lot 23-R, Block 9, Sierra Estates, an addition in the City of Burleson, Johnson County, Texas, according to the plat recorded in Cabinet B, Slide 621, Plat Records, Johnson County, Texas, the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas

North Central Zone (4202) North American Datum of 1983 (NAD '83)):

STATE OF TEXAS

BEGINNING at a 5/8 inch rebar with cap stamped "RPLS 5693" found at t easternmost corner of said Lot 23-R;

THENCE with the perimeter and to the corners of said Lot 23-R, the following

- 1.SOUTH 01 degree 16 minutes 18 seconds EAST, a distance of 60.00 feet to a point on the northwest right-of-way of Sierra Vista Court from which a bent 1/2 inch rebar found bears SOUTH 20 degrees EAST, 4.43', being the beginning of a non-tangent curve to the left, having a radius of 50.00 feet, central angle of 79 degrees 21 minutes 30 seconds, and a chord bearing and distance of SOUTH 49 degrees 02 minutes 57 seconds WEST, 63.85 feet;
- Along the arc of said curve, an arc distance of 69.25 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set");

3.NORTH 80 degrees 39 minutes 53 seconds WEST, a distance of 172.58 feet to a capped rebar set at the west corner of said Lot 23-R;

THENCE NORTH 06 degrees 57 minutes 29 seconds EAST, a distance of 158.77

THENCE WORTH OF degrees 57 minutes 29 seconds EAS1, a distance of 125.7 feet to a capped rebar set in the south line of Lot 1, Block 1, Whispering Oaks Estates, recorded in Volume 9, Page 355, Plat Records, Johnson County, Texas;

THENCE with the south line of said Lot 1, SOUTH 83 degrees 02 minutes 31

seconds EAST, a distance of 113.64 feet to a capped rebar set in the northwest line of said Lot 23-R; **THENCE** with the northwest line of said Lot 23-R, NORTH 42 degrees 33 minutes

07 seconds EAST, a distance of 9.38 feet to a 5/8 inch rebar found;

THENCE with the northeast line of said Lot 23-R, SOUTH 45 degrees 41 minutes

51 seconds EAST, a distance of 10.11 feet, returning to the **POINT OF BEGINNING** and enclosing 0.702 acres (30,581 square feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS

That LARRY AND TAMMY RIEMENSCHNEIDER, Owners, do hereby adopt this plat designating the hereinbefore described property as LOT 23-R1, BLOCK 9, SIERRA ESTATES, an Addition in 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 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 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,

LARRY RIEMENSCHNEIDER

TAMMY RIEMENSCHNEIDER						
STATE OF TEXAS	§					
COUNTY OF						

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated. Witness my hand and seal of office this the ______ day of _______.

the State of Texas

STATE OF TEXAS

\$

COUNTY OF ______ \$

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein

expressed, and in the capacity therein stated. Witness my hand and seal of office

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Larry and Tammy
Riemenschneider
1018 Sierra Vista Ct.
Burleson, TX 76028

SURVEYOR
BARTON CHAPA SURVEYING, LLC
John H. Barton III
5200 State Highway 121
Colleyville, TX 76034
817.864.1949
jack@bcsdfw.com

SURVEYOR'S CERTIFICATE

I, John H. Barton III do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.Date of Plat/Map: February 20, 2023

John H. Barton III,	RPLS# 6737			
STATE OF TEXAS	§			
COUNTY OF	§			
this day personally whose name is su that he executed	appeared oscribed to the for the same as fo he capacity therei	egoing instrume the purpose n stated. Witne	nd for the State of T mown to me to be the ent and acknowledge and consideration ss my hand and seal 20	e pers ed to i ther

Notary Public in and for

APPROVED BURLESON.		PLANNING	AND	ZONING	COMMISSION	OF	THE	CITY
	 , 10							

BY:_	
	CHAIR OF PLANNING AND ZONING COMMISSION
RV-	

JOB NO. 2021.137.003

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

BCS

BARTON CHAPA

SURVEYING

5200 State Highway 121

Colleyville, TX 76034

Phone: 817-864-1957

info@bcsdfw.com TBPLS Firm #10194474

SIERRA ESTATES

JOHNSON COUNTY, TEXAS

VO1

REPLAT

REPLAT LOT 23-R1, BLOCK 9 SIERRA ESTATES

BEING A REPLAT OF LOT 23-R, BLOCK 9
SIERRA ESTATES, SITUATED IN THE
H.G. CATLETT SURVEY NO. 6, ABSTRACT #181
0.702 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PREPARED DECEMBER, 2022
ZONED: SF-10
CITY CASE #23-022

REPARED BY BARTON CHAPA SURVEYING, LLC: 5200 STAT

HIGHWAY