

OWNERS:
PROVERBS 16:3 PROPERTIES, LLC.
2705 COUNTY ROAD No. 1021
BURLESON, TEXAS 76028

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF JOHNSON:

LEGAL DESCRIPTION

WHEREAS, PROVERBS 16:3 PROPERTIES, LLC., IS THE OWNER OF THE ORIGINAL 2.88 ACRE TRACT OF LAND SITUATED OUT OF THE H G CATLETT SURVEY, ABSTRACT No. 179, JOHNSON COUNTY, TEXAS AND DESCRIBED IN DEED RECORDED IN INSTRUMENT No. 2022-31910, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY CURVE OF COUNTY ROAD #1021 AND BEING THE MOST SOUTHERLY CORNER OF AN INGRESS & EGRESS EASEMENT RECORDED IN VOLUME 4246, PAGE 11, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 48°14'22" WEST (PER DEED NORTH 48°23'00" WEST) PASSING A 1/2" IRON ROD WITH A RECER FOX CAP IN TOTAL A DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID EASEMENT;

THENCE NORTH 45°54'51" EAST (PER DEED NORTH 45°36'00" EAST) A DISTANCE OF 18.63 FEET (PER DEED A DISTANCE OF 18.00 FEET) TO AN "X" CUT IN CONCRETE AND BEING THE POINT OF BEGINNING AND THE MOST WESTERLY CORNER OF HEREIN DESCRIBED. SAID "X" CUT BEING THE ORIGINAL MOST WESTERLY CORNER DEED TO PROVERBS 16:3 PROPERTIES, LLC., RECORDED IN INSTRUMENT No. 2022-31910, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING THE MOST SOUTHERLY CORNER DEED TO GEORGE WILLIAMS & NITA WILLIAMS RECORDED IN VOLUME 3502, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 45°54'51" EAST (PER DEED NORTH 45°52'55" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID WILLIAMS TRACT A DISTANCE OF 559.22 FEET (PER DEED A DISTANCE OF 556.89 FEET) TO A 3" METAL FENCE POST FOR THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT, SAID FENCE POST BEING THE MOST EASTERLY CORNER DEED TO SAID WILLIAMS TRACT AND IN THE COMMON LINE DEED TO ROBERT N. BRANSON RECORDED IN INSTRUMENT No. 2011-16721, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 45°12'53" EAST (PER DEED SOUTH 46°09'59" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID BRANSON TRACT A DISTANCE OF 206.73 FEET (PER DEED A DISTANCE OF 206.42 FEET) TO A 3" METAL FENCE POST FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT, SAID FENCE POST BEING THE MOST NORTHERLY CORNER DEED TO JULIA D. BULLARD RECORDED IN VOLUME 1545, PAGE 832, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 41°49'35" WEST (PER DEED SOUTH 41°45'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID BULLARD TRACT A DISTANCE OF 547.73 FEET (PER DEED A DISTANCE OF 547.73 FEET) TO A 5/8" IRON ROD SET WITH A PROSPECT SURVEYING CAP FOR THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT, SAID CAPPED IRON ROD SET BEING THE MOST WESTERLY CORNER DEED TO SAID BULLARD TRACT AND IN THE COMMON LINE DEED TO SAID INGRESS & EGRESS EASEMENT;

THENCE NORTH 48°14'22" WEST (PER DEED NORTH 48°23'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID INGRESS & EGRESS EASEMENT A DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 125,250.89 SQUARE FEET OR 2.88 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PROVERBS 16:3 PROPERTIES, LLC., do (does) hereby adopt this plat designating the herein above-described property as LOTS 1 & 2 of FAITH ADDITION, on addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS, my hand, this the _____ day of _____, 2022.

By _____

PROVERBS 16:3 PROPERTIES, LLC., Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared PROVERBS 16:3 PROPERTIES, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022

Gerardo Arteaga, Owner

NOTARY PUBLIC in and for the STATE OF _____

MY COMMISSION EXPIRES: _____

* LEGEND *

BM	BENCHMARK
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT ON CONCRETE
(CM)	CONTROLLING MONUMENT
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
NTS	NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267



PROSPECT
SURVEYING

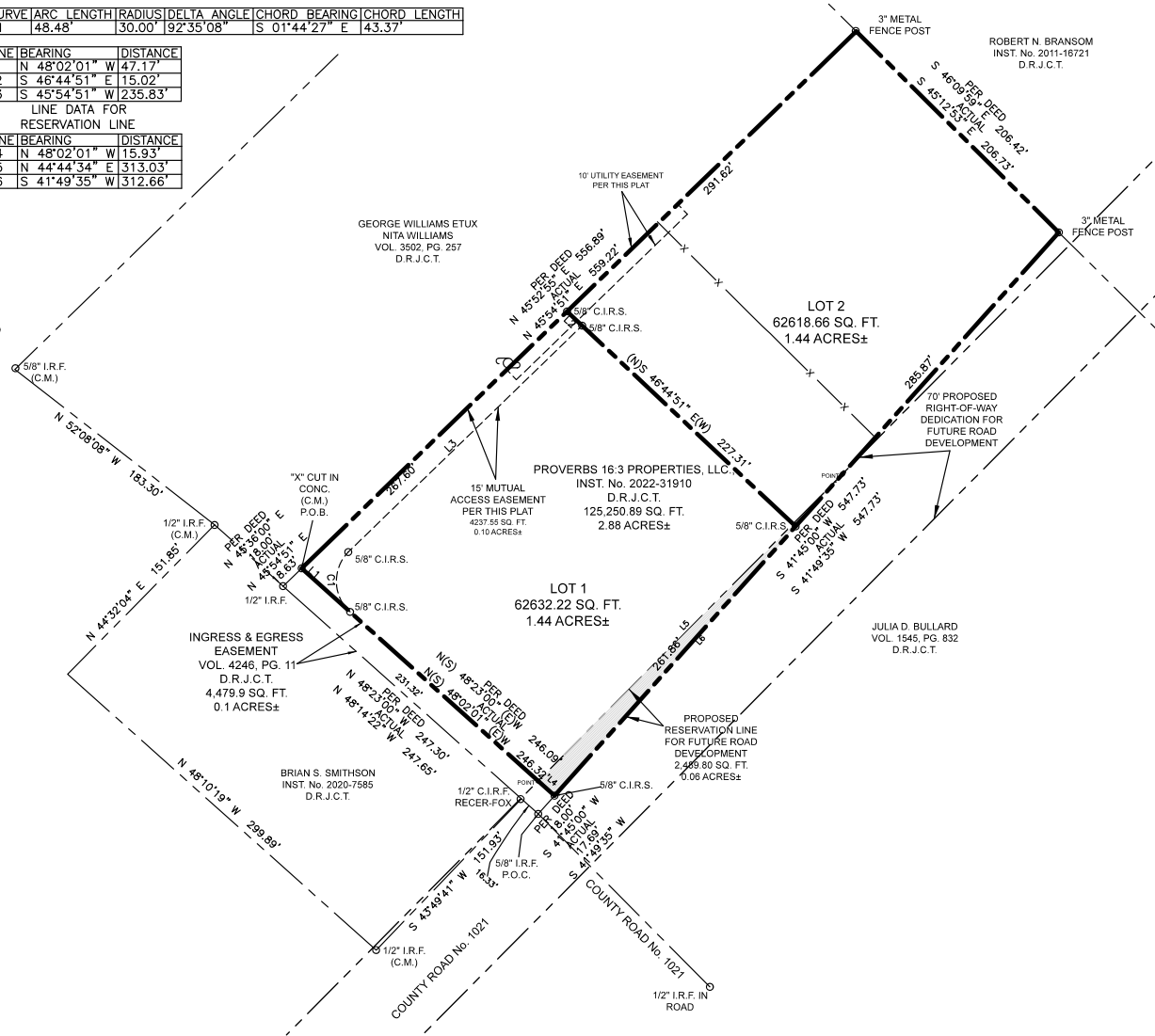
80' 0' 80' 160'
GRAPHIC SCALE IN FEET
1"=80'

DRAWN BY: VAF JOB NO: 22-1592

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.48'	30.00'	92°35'08"	S 01°44'27" E	43.37'

LINE	BEARING	DISTANCE
L1	N 48°02'01" W	47.17'
L2	S 46°44'51" E	15.02'
L3	S 45°54'51" W	235.83'

LINE	BEARING	DISTANCE
L4	N 48°02'01" W	15.93'
L5	N 44°44'34" E	313.03'
L6	S 41°49'35" W	312.66'



NOTES:

- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 & 2 FROM A 2.88 ACRE TRACT.
- 3) THIS PROPERTY LIES INSIDE THE CITY LIMITS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
- 4) NO PERMANET STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY" ON THIS PLAT.
- 5) ALL BUILDING OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING AREA WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE RACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTION 80,000 lbs SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- 6) THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON FEBRUARY 20, 2023 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.
- 7) THE CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATED TO DEVELOPMENT.
- 8) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN ANY DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 9) THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF ANY DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 10) THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 11) 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.
- 12) INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON 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 DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 13) A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILIT 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.
- 14) ANY PUBLIC UTILITY, INCLUDING THE 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 EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE 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.
- 15) 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.
- 16) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48251C0065J, DATED DECEMBER 04, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED

CITY OF BURLESON
JOHNSON COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2022.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

PLAT FILED _____, 2022

JOHNSON COUNTY PLAT RECORDING

YEAR: _____ INSTRUMENT No.: _____

DRAWER: _____ SLIDE: _____

COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

FINAL PLAT

OF

LOTS 1 & 2 OF FAITH ADDITION

BEING A 2.88 ACRE TRACT OF LAND

SITUATED OUT OF THE

H. G. CATLETT SURVEY, ABSTRACT No. 179,

CITY OF BURLESON OF JOHNSON COUNTY, TEXAS

MARCH 2023

DOCUMENT NO. _____ DATE _____

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 09/08/22