

[illegible]

I, MARSHALL W. MILLER, 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

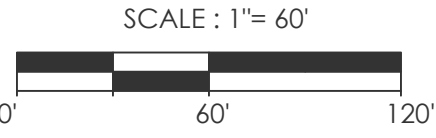
EXECUTED THIS THE ____TH DAY OF NOVEMBER, 2023.

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
TEXAS REGISTRATION NO. 6882

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, OR 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. ON-SITE SEWAGE FACILITY PERFORMANCE MAY NOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
5. 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 UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE COLOR OR IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
6. A PROPERLY 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.
7. 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 COULD 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 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.
8. 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-PLATING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON ON FEBRUARY 6, 2023. 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.
11. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
13. THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 7.293 ACRES INTO 3 SINGLE-FAMILY LOTS.
14. WATER PROVIDER - BETHESDA WATER SUPPLY CORP (817) 295-2131
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292
FIRE PROTECTION - BRIAR OAKS FIRE DEPARTMENT (817) 295-9539
15. 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.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
17. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
18. 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.
19. 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.
20. 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.
21. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
22. 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.
23. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY" ON THIS PLAT."
24. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.



BY _____
DEPUTY CLERK

THEREAS, JERRY AND KRISTINA MILLER, OWNERS OF 7.293 ACRE TRACT OF LAND SITUATED IN THE G. WRIGHT SURVEY, ABSTRACT NUMBER 916, JOHNSON COUNTY, TEXAS, AND BEING ON A CALLED 2.983 ACRE TRACT, ALL OF A CALLED 2.611 ACRE TRACT AND ALL OF A CALLED 1.702 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY MILLER AND KRISTINA MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-30559, DEED 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 CALLED 1.702 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HACK SPARKS AND LINDA R. SPARKS, RECORDED IN VOLUME 1326, PAGE 639, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 917, AN 80' RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 3.00 ACRE TRACT, A DISTANCE OF 439.92 FEET, TO A 1" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.702 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 3.00 ACRE TRACT, BEING ON THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT;

THENCE NORTH 89 DEGREES 40 MINUTES 08 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 3.00 ACRE TRACT, A DISTANCE OF 94.75 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "5344" AT THE SOUTHWEST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.983 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 3.00 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.69 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MCMAUNUS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-22671 AND THE NORTH LINE OF A CALLED 1.31 ACRE TRACT OF LAND DESCRIBED BY DEED TO PAM MCMAUNUS, RECORDED IN VOLUME 2291, PAGE 423, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, A DISTANCE OF 499.62 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.31 ACRE TRACT, AND BEING ON THE EAST LINE OF A CALLED 3.290 ACRE TRACT OF LAND DESCRIBED BY DEED TO ARTURO HERNANDEZ, ALAN ARTURO HERNANDEZ AND SHELBY RAE HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-17988, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 33 MINUTES 28 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 3.290 ACRE TRACT AND THE EAST LINE OF A CALLED 6.706 ACRE TRACT OF LAND DESCRIBED BY DEED TO MICHAEL P. BLEDSOE AND DARLA BLEDSOE, RECORDED IN VOLUME 2062, PAGE 304, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 59.95 FEET, PASSING A 2" STEEL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF 3.290 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 6.706 ACRE TRACT, AND CONTINUING IN ALL 260.80 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO BEALL MONROE BARBEE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-29471, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 490.81 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "5344" AT THE NORTHEAST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.611 ACRE TRACT;

THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 431.47 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PAGE ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED COUNTY CLERK'S INSTRUMENT NUMBER 2015-126, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 40 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF 2.611 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 263.53 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A CALLED 1.70 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANZO JOINT LIVING TRUST, RECORDED IN VOLUME 3288, PAGE 21, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 57 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 0.36 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.70 ACRE TRACT, A DISTANCE OF 167.67 FEET, TO A POINT IN A 15" HACKBERRY TREE AT THE NORTHEAST CORNER OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE NORTHWEST CORNER OF SAID CALLED 1.70 ACRE TRACT;

THENCE SOUTH 02 DEGREES 23 MINUTES 53 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.70 ACRE TRACT, A DISTANCE OF 439.37 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.702 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.70 ACRE TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 917;

THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 168.86 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 7.293 ACRES OR 317,666 SQUARE FEET OF LAND, MORE OR LESS.

THAT JERRY AND KRISTINA MILLER, OWNERS, DO HEREBY ADOPt THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1, 2 AND 3, BLOCK 1, J&K MILLER ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY ADOPt TO THE PUBLIC'S 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.**

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

LEGEND
 DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PRJCT = 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"

BEING 7.293 ACRES OF LAND SITUATED IN THE
G. WRIGHT SURVEY, ABSTRACT NUMBER 916,
JOHNSON COUNTY, TEXAS.
PREPARED: MARCH, 2023
3 LOTS LOCATED WITHIN THE ETJ OF
BURLESON, TEXAS.
CASE: 23-017



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

PROJECT NUMBER: 220954 DATE: MARCH 20, 2023
REVISED DATE:
REVISION NOTES: