

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, Anita Cabrera is the owner of a 0.338 acre tract of land situated in the MEMUCAN HUNT SURVEY, ABSTRACT NO. 383, being all of Lot 1A, Block 1, Garza Addition, an addition in the City of Joshua, according to the plat thereof recorded in Document Number 2018-103, Plat Records, Johnson County, Texas, and being described in a deed to Anita Cabrera, recorded in Document Number 2020-02878, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "YPASSOCIATES.COM" found for the common corner of said Lot 1A, Block 1, and Lot 6, Block 15, City Park, Meadow Park Estates, Section Seven, an addition in the City of Joshua, according to the plat thereof recorded in Volume 9, Page 239, Plat Records, Johnson County, Texas, and being in the west line of Lot 3R, Block 1, Garza Addition, an addition in the City of Joshua, according to the plat thereof recorded in Document Number 2023-6, Plat Records, Johnson County, Texas;

THENCE S 46°54'50" E, along the common line of said Lot 1A, Block 1, and said Lot 3R, Block 1, passing the southwest corner of said Lot 3R, Block 1, and continuing a total distance of 121.27 feet to a 1/2 inch iron rod with plastic cap stamped "5598" found for the southeast corner of said Lot 1A, Block 1, and being in the westerly right-of-way line of White Marlin Drive (a 50.00 foot wide public right-of-way), as shown in plat recorded in Volume 10, Page 997, Plat Records, Johnson County, Texas;

THENCE S 42°36'33" W, along the easterly line of said Lot 1A, Block 1, and the westerly right-of-way line of said White Marlin Drive, a distance of 120.79 feet to a 1/2 inch iron rod with cap stamped "MAKIE & ASSOC" found for the common corner of said Lot 1A, Block 1, and Lot 1, Block 16, Meadow Crest Estates, Section Eight, an addition in the City of Joshua, according to the plat thereof recorded in Volume 9, Page 553, Plat Records, Johnson County, Texas;

THENCE N 47°23'32" W, along the common line of said Lot 1A, Block 1, and said Lot 1, Block 16, a distance of 121.30 feet to a 1/2 inch iron rod with cap stamped "MAKIE & ASSOC" found for the common corner of said Lot 1A, Block 1, and said Lot 1, Block 16, and being in the easterly line of said Lot 6, Block 15;

THENCE N 42°37'32" E, along the common line of said Lot 1A, Block 1, and said Lot 6, Block 15, a distance of 121.80 feet to the POINT OF BEGINNING and containing 14,711 square feet or 0.338 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, ANITA CABRERA, Owner, do hereby adopt this plat designating the hereinbefore described property as LOT 1A1 & LOT 1A2, BLOCK 1, GARZA ADDITION, 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 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, Texas

IN WITNESS THEREOF THIS DEDICATION WAS EXECUTED THIS THE \_\_\_ DAY OF \_\_\_, 2024.

BY: ANITA CABRERA

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANITA CABRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_ DAY OF \_\_\_, 2024.

NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

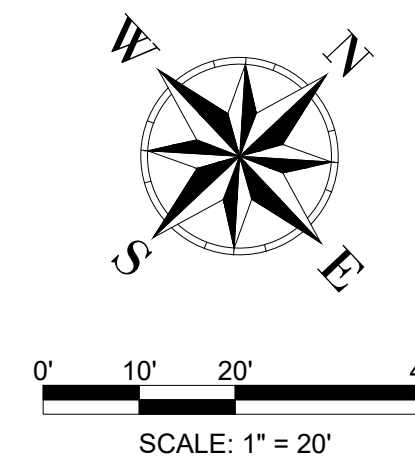
MY COMMISSION EXPIRES: \_\_\_

SURVEYOR'S CERTIFICATE

That I, Roy Rodriguez, do certify that I prepared this plat from an actual and accurate survey of the land on January 04, 2024 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision requirements of the City of Burleson.

RELEASED 01/04/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Register Professional Land Surveyor No. 5596



(CALLED 7.164 ACRES)
CITY OF BURLESON
VOL 3294, PG 386
D.R.J.C.T.

LOT 6, BLOCK 15
CITY PARK
MEADOW CREST ESTATES,
SECTION SEVEN
VOL 9, PG 239
P.R.J.C.T.

STATE PLANE NAD83
N=6880632.9528
E=2322047.3312

P.O.B.

COLBY GARZA & JENNIFER LYN GARZA, ETUX
DOC NO 2020-1156
D.R.J.C.T.

LOT 3R, BLOCK 1
GARZA ADDITION
DOC. NO. 2023-6
P.R.J.C.T.

LUKE A. GARZA
DOC NO 2023-22576
D.R.J.C.T.

LOT 4R-1, BLOCK 1
GARZA ADDITION
DOC. NO. 2023-6
P.R.J.C.T.

EUGENIO HERNANDEZ, JR, ETUX
ROSA MARIA HERNANDEZ
DOC NO 2016-14929
D.R.J.C.T.

LOT 1, BLOCK 16
MEADOW CREST ESTATES,
SECTION EIGHT
VOL 9, PG 553
P.R.J.C.T.

LOT 1A1, BLOCK 1
GARZA ADDITION
7,327 SQ FT. OR
0.168 ACRES
ZONING
SF7

LOT 1A2, BLOCK 1
GARZA ADDITION
7,384 SQ FT. OR
0.170 ACRES
ZONING
SF7

STATE PLANE NAD83
N=6880661.2165
E=2322054.1265

10' UTILITY ESMT.
VOL 10, PG 997
DOC. NO. 2018-103
P.R.J.C.T.

WHITE MARLIN DRIVE
(A 50' WIDE PUBLIC RIGHT-OF-WAY)

LUKE A. GARZA
DOC NO 2023-22576
D.R.J.C.T.

LOT 4R-2, BLOCK 1
GARZA ADDITION
DOC. NO. 2023-6
P.R.J.C.T.

PLAT FILED \_\_\_, 20 \_\_\_.
SLIDE \_\_\_, VOLUME \_\_\_, PAGE \_\_\_.
JOHNSON COUNTY PLAT RECORDS
BY: \_\_\_\_\_
COUNTY CLERK
DEPUTY COUNTY CLERK

Approved by the Planning and Zoning Commission of Burleson, Texas
This the \_\_\_ day of \_\_\_, 20 \_\_\_.
By: \_\_\_\_\_
Chair of Planning and Zoning Commission
By: \_\_\_\_\_
City Secretary

NOTES:

-The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on February 19, 2024 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. 48251C0065J dated December 04, 2012 the subject property is located within the following zones:
-Zone X - Areas determined to be outside the 500-year floodplain

-The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. 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 attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot(s) 1A1 AND 1A2 abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

-This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

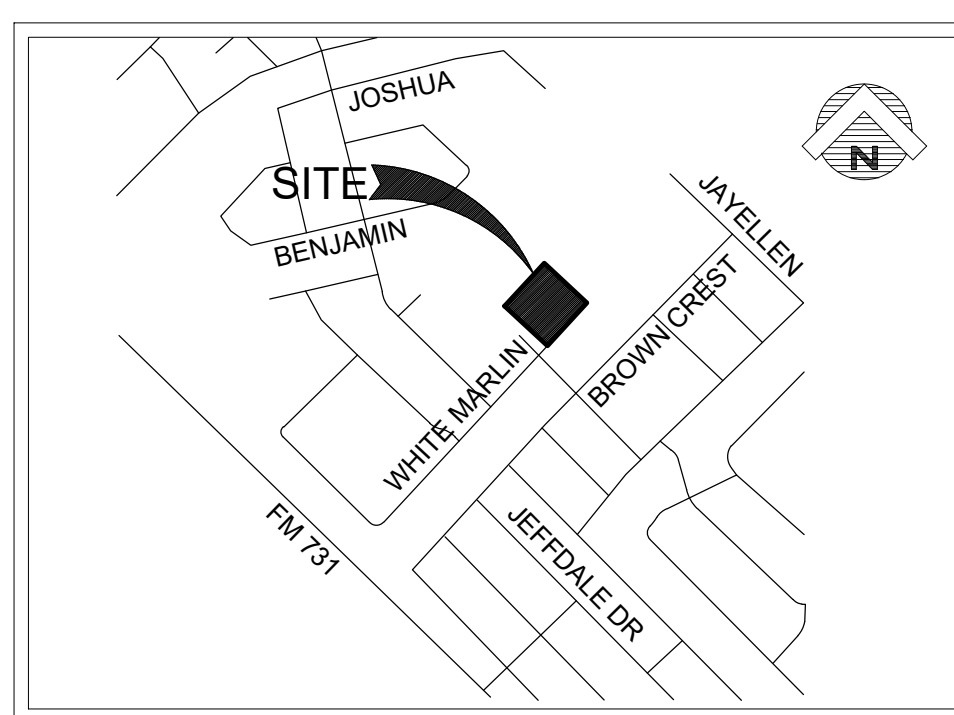
-No fences or other structures will be allowed within the drainage easement.

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

NOTES:

- 1 IRF - Iron Rod Found
2 IRS - Iron Rod Set
3 C.M. - Controlling Monument
4 Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
5 This property is located within the City of Burleson.
6 This property is for residential use.
7 Electric is Oncor Electric Services.
8 Water is provided by The City of Burleson.
9 Sewer is provided by The City of Burleson.
10 The City of Burleson reserves the right to require minimum finish floor on any lot within this subdivision.
11 Property's current zoning: SF7, Single Family Dwelling, District 7
12 This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
13 "The purpose of this Replat is to make two lots."

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
According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0065J, dated 12/04/2012 the subject property is located within the following zones: (X Areas determined to be outside the 0.2 % annual chance flood)



VICINITY MAP
NTS

REPLAT
GARZA ADDITION
LOT 1A1, & LOT 1A2, BLOCK 1
SITUATED IN
MEMUCAN HUNT SURVEY, ABSTRACT NO. 383
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
CASE NO. RP24-059

OWNER:
ANITA CABRERA
918 White Marlin Drive
Burleson, Texas 76028
CONTACT PERSON: Anita Cabrera
PHONE:
Email:

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JN 17-277-P4 GF # DATE: 1/4/24