

Owners Certificate

Whereas Huck Real Estate LLC, is the owner of a tract or parcel of land situated in the City of Burleson, Tarrant County, Texas, being part of Lot 1A, Block 1, Sewol Addition an addition to the City of Burleson according to the plat recorded in Cabinet A, Slide 3236, Plat Records, Tarrant County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for corner in the east line of Interstate Highway No.35W, being the southwest corner of Lot 1, Block 1, Village Addition an addition to the City of Burleson according to the plat recorded in Volume 388-133, Page 87, Plat Records, Tarrant County, Texas and being the northwest corner of a said Lot 1 of said Sewol Addition;
Thence North 89°17'39" East with the common line of said Sewol Addition and said Village Addition a distance of 288.93 feet to a 1/2" iron rod found for corner, being the southeast corner of said Village Addition and a corner of this tract;
Thence South 05°02'24" West a distance of 40.65 feet to a 1/2" iron rod set for corner, being a corner of this tract;
Thence South 89°18'39" West a distance of 58.19 feet to a 1/2" iron rod set for corner, being a corner of this tract and the beginning of a curve to the left;
Thence in a southwest direction with said curve to the left having a central angle of 89°30'59", a radius of 51.56 feet, an arc length of 80.55 feet and a chord bearing South 44°33'09" West and a chord distance 72.61 feet to a 1/2" iron rod set for corner, being a corner of this tract and the end of said curve to the left;
Thence South 00°12'20" East a distance of 54.94 feet to a 1/2" iron rod set for corner, being a corner of this tract and the beginning of a curve to the right;
Thence in a southwest direction with said curve to the right having a central angle of 89°35'18", a radius of 23.44 feet, an arc length of 36.65 feet and a chord bearing South 44°35'19" West and a chord distance 33.03 feet to a 1/2" iron rod set for corner, being a corner of this tract and the end of said curve to the right;
Thence South 89°22'58" West a distance of 202.13 feet to a 1/2" iron rod set for corner in the east line of said Interstate Highway No.35W and the west line of said Sewol Addition, being a corner of this tract;
Thence North 16°02'50" East with the east line of said Interstate Highway No.35W and the west line of said Sewol Addition a distance of 176.90 feet to the POINT OF BEGINNING and containing 0.89 acres of land, more or less as surveyed on the ground in May, 2022 by Texas Surveyors.

Now Therefore, Know All Men By These Presents:

That we, James Huck Real Estate LLC, do hereby adopt this plat designating the herein described property as Lot 1A, Block 1, Sewol Addition, an addition in the City of Burleson, Tarrant County, Texas, and do hereby dedicate to the public's 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 improvements or growths in which any way, easement or interference with the construction, maintenance, or efficiency of its respective systems or 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.

Witness My Hand This _____ day of _____, 2022.

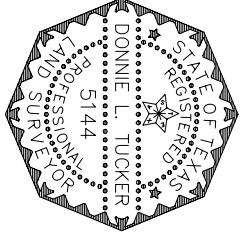
Nathan White - Partner (TKO LLC.)

State of Texas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert Kirkbride known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same 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



Donnie L. Tucker, RPLS No. 5144

SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision in May 2022 correctly shows the relation of the property lines of land covered by this survey, and that there are no provisions or overlaps onto adjoining property or property indicated hereon except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

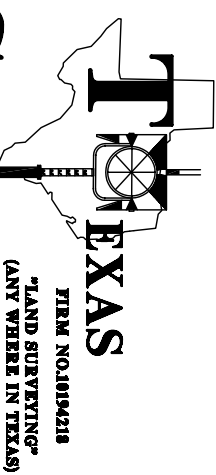
OWNER: James Huck Real Estate LLC.
Robert Kirkbride - Authorized Agent
2337 State Route 821
Marathon, Ohio 45750
Phone: 740-373-3313

SURVEYOR: Tucker Surveyors
Donnie L. Tucker
12350 Oak Grove Road S.
Burleson, Texas 76097
Phone: (817) 295-2999

Replat

Lot 1A-R, Block 1
Sewol Addition

Being a part of Lot 1, Sewol Addition, according to the plat recorded in Cabinet A, Slide 3236, Deed Records, Tarrant County, Texas.
City of Burleson, Tarrant County, Texas
Prepared May 16, 2022 CASE NO. 22-078



Texas
SURVEYORS
P.O. Box 1855
Burleson, Texas 76097
Ph: 817-295-2999
Fax: 817-295-3311
Job No. 202205011

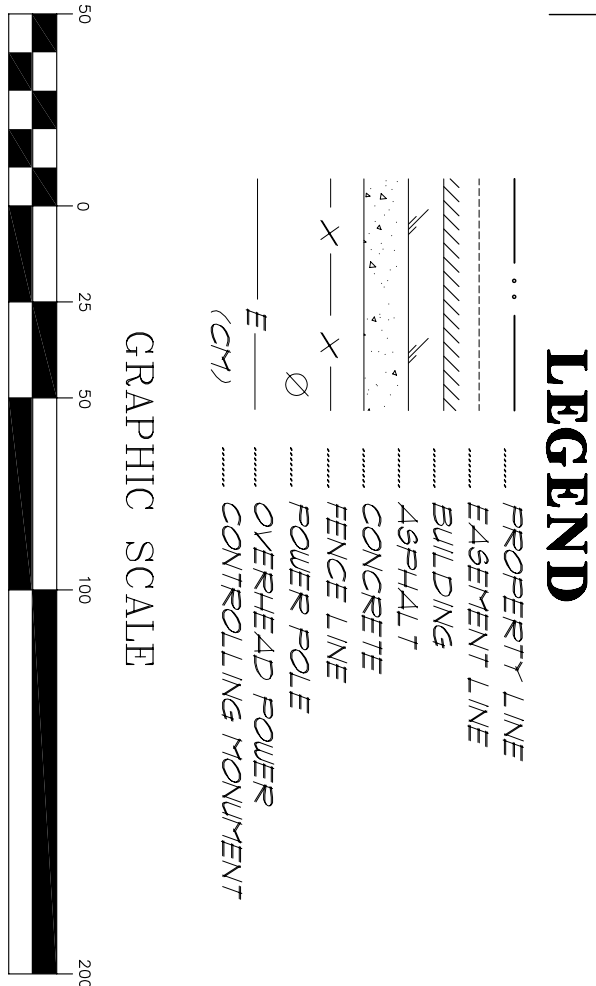
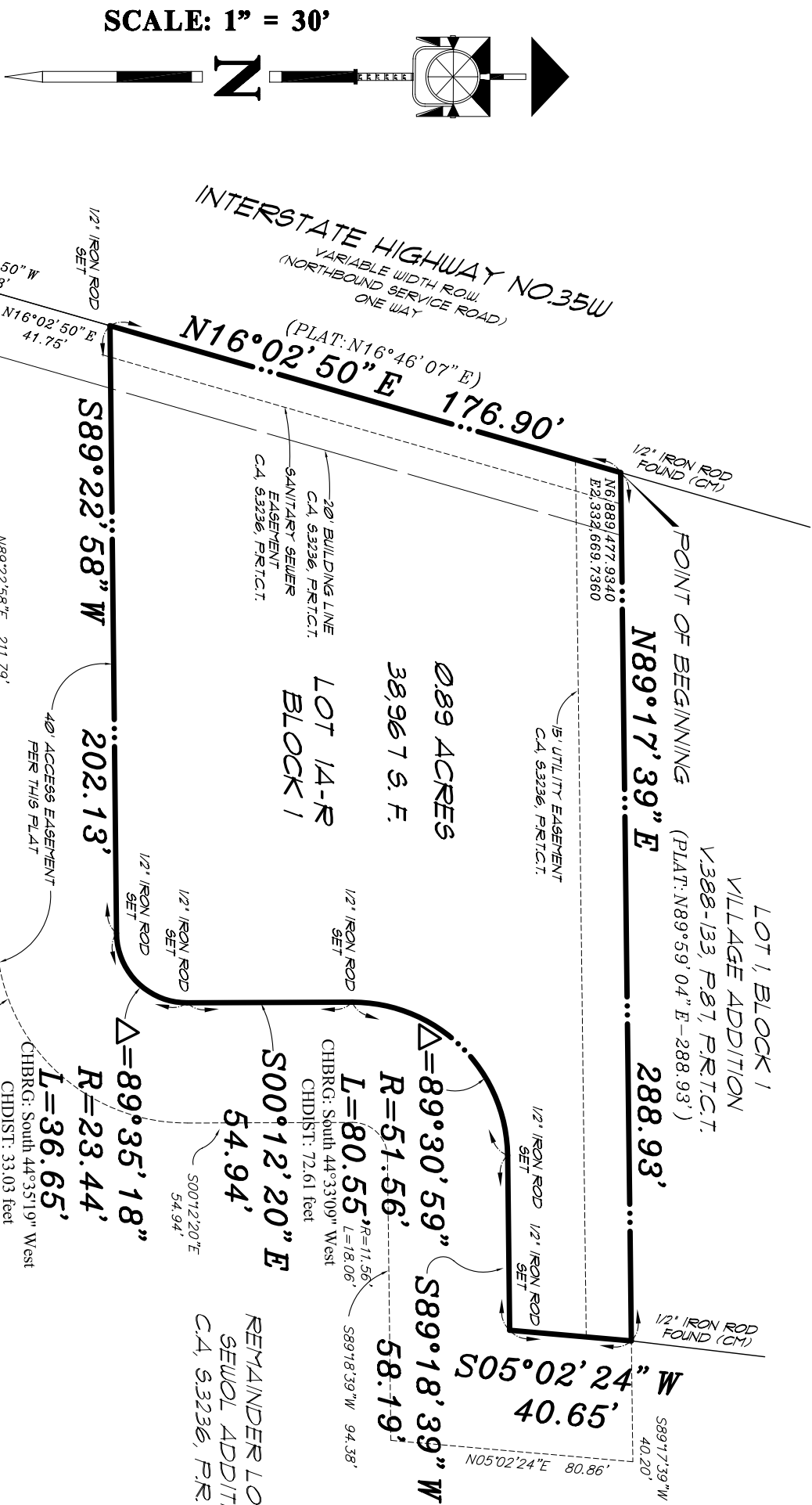
CITY OF BURLESON
TARRANT COUNTY, TEXAS
Approved by Planning and Zoning
City of Burleson, Texas

This the _____ day of _____, 2022.

By: _____
Zoning Chair

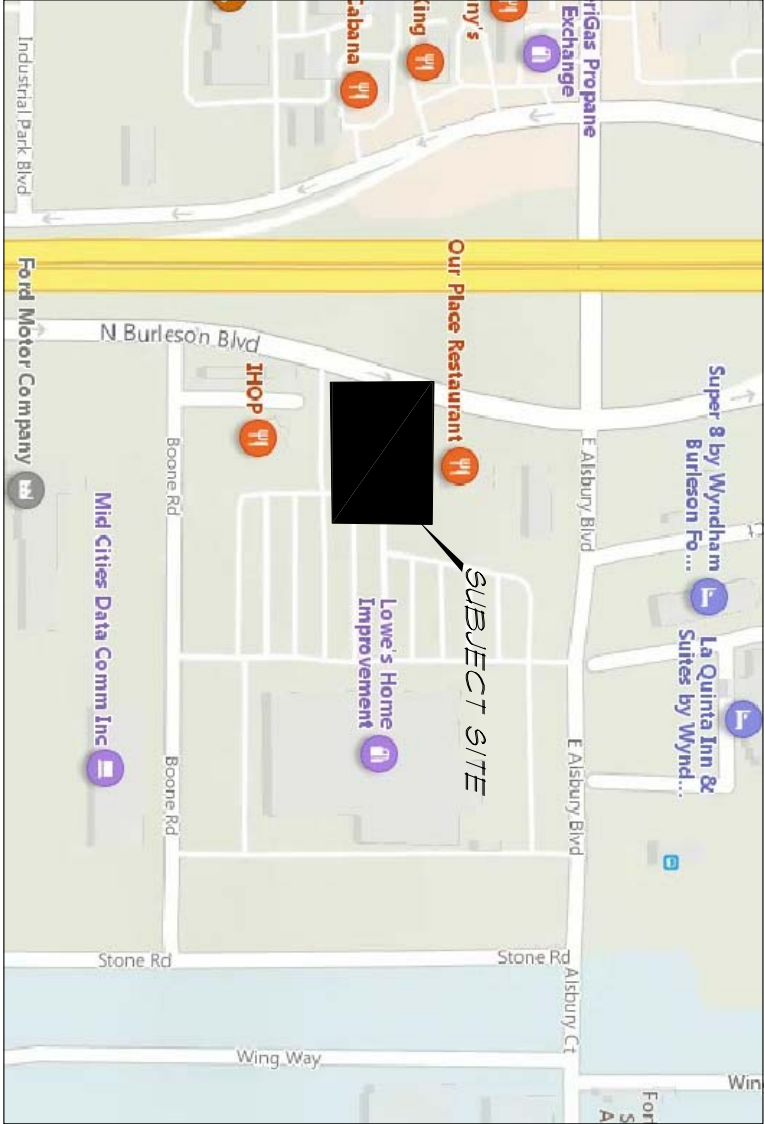
By: _____
CITY SECRETARY

Plat Filed _____, 20____.
INSTRUMENT # _____ - _____
DRAWER _____ SLIDE _____
Tarrant County Clerk
By: _____
County Clerk



General Notes

- 1) NOTE: Bearings based per GPS-NAD 83.
- 2) NOTE: The plat shown is located in the City of Burleson.
- 3) NOTE: Electric Utility.
- 4) NOTE: Water provided by City of Burleson.
- 5) NOTE: Sewer provided by City of Burleson.
- 6) NOTE: All Building setbacks are subject to current City of Burleson Development Regulations.
- 9) NOTE: Purpose for this Replat to comply for Building Permit.
- 10) NOTE: This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 11) NOTE: The City of Burleson reserves the right to require a minimum finish floor on any Lot within this subdivision.
- 12) NOTE: No fences or other structures will be allowed within a Drainage Easement.
- 13) NOTE: The existing crooks 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.
- 14) NOTE: Blocking the flow of water or constructing improvements in the Drainage Easements is prohibited.
- 15) NOTE: On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of Tarrant County Health Department for private sewage facilities are complied with.
- 16) NOTE: All buildings or structures shall be constructed such that all ground level exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000 lbs. shall be required on site at time of construction.
- 17) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 18) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 19) NOTE: 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.
- 20) NOTE: Any public utility, including 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 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.
- 21) NOTE: 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.
- 22) NOTE: 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.
- 23) NOTE: 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 B101.1 of the most current adopted International Fire Code.
- 24) NOTE: All fire hydrants must provide a minimum of 35-psi static pressure and a 20-psi residual pressure.
- 25) NOTE: 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.
- 26) NOTE: All buildings or structures shall be constructed such that all ground level exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000 lbs shall be required on site at time of construction.
- 27) NOTE: City of Burleson will be responsible for all floodplain regulations as it relates to development and all future proposed development shall follow the City of Burleson's floodplain regulations.
- 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.



FRE DIRECTION	STREET NAME	STREET TYPE	ROW (ACRES)
	Interstate 35W	Highway	0.0 Acres

"The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian or other public purposes."

Flood Statement

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No.4605100300-1, effective December 4, 2012, this property is located in Zone 'X', Areas determined to be outside the 0.2% annual chance floodplain.

General Notes (Cont.)

- 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 29) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 30) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 31) NOTE: Any public utility, including 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 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.
- 32) NOTE: 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.