

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND 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

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 CANNOT 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 ODORS, 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 ENDANGER OR 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-PLATTING 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 DATED JULY 22, 2022 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. 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 REPLAT IS TO COMBINE LOTS 1 AND 2 INTO 1 LOT.

14. WATER PROVIDER - BETHESDA WATER SUPPLY CORPORATION (817) 295-2131 ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292 FIRE PROTECTION - JOHNSON COUNTY ESD #1 (817) 556-2212

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

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

23. 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.

24. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS. IF ANY, ON THIS PROPERTY

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, MPI INVESTMENTS, INC., OWNER OF A 3.360 ACRE TRACT OF LAND SITUATED IN THE I.W. RENFRO SURVEY, ABSTRACT NUMBER 739, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1 AND LOT 2, DENHAM ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-48, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "GSI" AT THE SOUTHWEST CORNER OF SAID LOT 2, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 528, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF E. RENFRO STREET, A VARIABLE WIDTH RIGHT-OF-WAY:

THENCE NORTH 01 DEGREES 19 MINUTES 31 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AT A DISTANCE OF 134.97 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "GSI" AT THE NORTHWEST CORNER OF SAID LOT 2. AND CONTIUING IN ALL 307.36 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "GSI" AT THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT M. HINDERLITER, RECORDED IN VOLUME 2760, PAGE 420, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 03 MINUTES 53 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 506.39 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID LOT 1, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 80 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 6.38 FEET;

THENCE SOUTH 02 DEGREES 43 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 267.47 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 528, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 03 DEGREES 52 MINUTES 23 SECONDS EAST, A DISTANCE OF 8.71 FEET;

THENCE SOUTH 86 DEGREES 26 MINUTES 25 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 512.89 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 3.360 ACRES OR 146.346 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT MPS INVESTMENTS, INC., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 1R, BLOCK 1, DENHAM ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE 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.

MPS INVESTMENTS, INC. DATE ____/___

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

APPROVED BY THE PLANNING AND ZONING

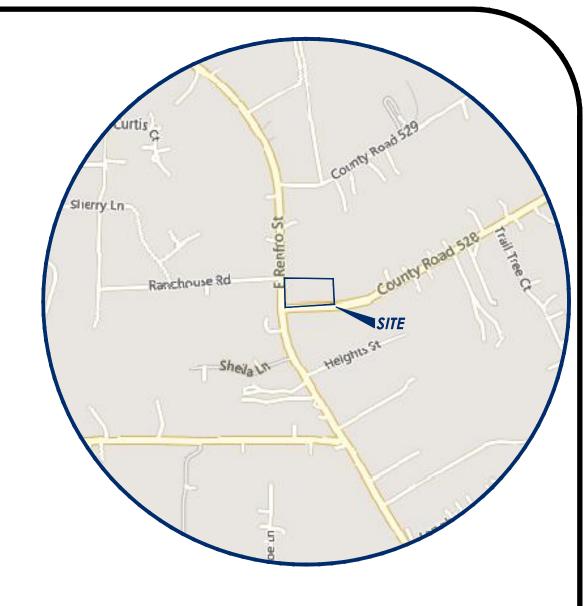
COMMISSION OF BURLESON, TEXAS,

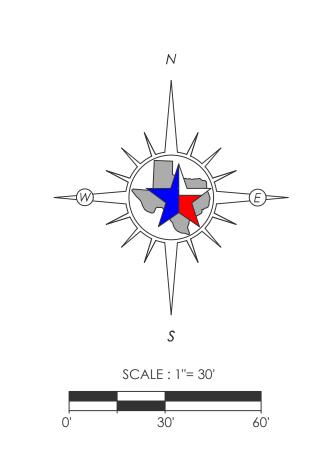
THIS THE _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C00070J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NATIONAL FLOOD INSURANCE PROGRAM MAP. THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.





2601 E. RENFRO ST. BURLESON, TX 76028

<u>LEGEND</u> DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS CC# = COUNTY CLERK'S INSTRUMENT NUMBER IRF = IRON ROD FOLIND IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

REPLAT LOT 1R, BLOCK 1

DENHAM ADDITION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, DENHAM ADDITION, AN ADDITION TO THE ETJ CITY OF BURLESON, TEXAS. 3.360 ACRES OF LAND PREPARED: AUGUST, 2022 1 LOT LOCATED WITHIN THE ETJ OF BURLESON, TEXAS. CASE: 22-107



-LONESTAR-

LAND SURVEYING, LLC TBPELS FIRM# 10194707

> 3521 SW WILSHIRE BLVD., JOSHUA, TX 76058

817-935-8701 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

JOHNSON COUNTY APPROVAL BLOCK

PLAT FILED YEAR _____, INST # ____

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

SLIDE _____, VOL. _____, PG. ____ CHAIR OF PLANNING AND ZONING COMMISSION CITY SECRETARY

SURVEYOR'S CERTIFICATION

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 JULY, 2022. **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

PROJECT NUMBER: 220677 DATE: AUGUST 5, 2022 REVISED DATE: **REVISION NOTES:**

SHEET 1 OF 1