

## 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 \_\_\_\_ DAY OF SEPTEMBER, 2023.

JCSUD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT

## 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: 230531 DATE: SEPTEMBER 12, 2023 **REVISED DATE:** REVISION NOTES:

SHEET 1 OF 1



#### APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIR OF PLANNING AND ZONING COMMISSION

CITY SECRETARY

#### 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 SAID LOTS.

CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

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, OR THEIR DESIGNEE, 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 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.

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 JOHNSON COUNTY DEVELOPMENT REGULATIONS.

10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED AUGUST 21, 2023 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. WATER PROVIDER - MONARCH UTILITIES I L.P. - (866) 654-7992

12. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292

13. THE JOHNSON COUNTY 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.

14. 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.

15. 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.

16. 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.

17. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

18. 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.

19. 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. THE 150 FEET IS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE WILL BE REQUIRED ON SITE. THIS DISTANCE MAY BE EXTENDED TO 200 FEET FOR SINGLE-FAMILY DWELLINGS WITH APPROVAL OF THE FIRE MARSHAL. EXCEPT FOR SINGLE OR TWO-FAMILY RESIDENCES, THE PATH OF MEASUREMENT SHALL BE ALONG A MINIMUM OF A TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.

## FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0180J, 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. 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.

## **NOTES**

- 1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2. THE SUBJECT PROPERTY LIES WITHIN THE ETJ OF THE CITY OF BURLESON.

3. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.

5. 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.

6. THE PURPOSE OF THIS REPLAT IS TO REPLAT A PORTION OF LOT 2 THAT WAS SUBDIVIDED BY METES AND BOUNDS AND NOW NEEDS TO BE PLATTED TO REFLECT THE CURRENT DEED OWNERSHIP IN ORDER TO OBTAIN BUILDING PERMITS.

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

# FILING BLOCK

| PLAT FILED / /       | _ |
|----------------------|---|
| INSTRUMENT #: 2023   |   |
| DRAWER SLIDE         | _ |
| BY                   |   |
| JOHNSON COUNTY CLERK |   |

DEPUTY CLERK

#### LEGAL DESCRIPTION

BEING A 1.704 ACRE TRACT OF LAND SITUATED IN THE H.L. LIGHTFOOT SURVEY, ABSTRACT NUMBER 526, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK 10, RIDGECREST ESTATES ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 73, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.703 ACRE TRACT OF LAND DESCRIBED BY DEED TO VICTOR ANGEL CASTILLO, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-7499, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF LOT 3, SAID RIDGECREST ESTATES ADDITION, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF REGALVIEW DRIVE, A CALLED 60' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, BEING COMMON WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 349.67 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHWEST CORNER OF SAID LOT 3, AND BEING ON THE EAST LINE OF LOT 9, SAID BLOCK 6;

THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINES OF SAID LOT 9 AND LOT 8, SAID BLOCK 6, A DISTANCE OF 212.53 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.703 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JERRY KELLY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-33785, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 43 MINUTES 56 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.703 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID KELLY TRACT, A DISTANCE OF 350.14 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.703 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID KELLY TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID REGALVIEW DRIVE, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID KELLY TRACT BEARS NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 105.84 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 33 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 211.79 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.704 ACRES OR 74,233 SQUARE FEET OF LAND, MORE OR LESS.

#### **NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT VICTOR ANGEL CASTILLO, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 2R, BLOCK 10, RIDGECREST ESTATES 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.

VICTOR ANGEL CASTILLO

DATE \_\_\_\_/\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY , 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 AUGUST, 2023.

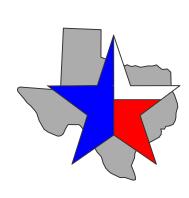
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT LOT 2R, BLOCK 10 RIDGECREST ESTATES ADDITION

BEING A REPLAT OF A PORTION OF LOT 2, RIDGECREST **ESTATES ADDITION** AN ADDITION TO THE ETJ OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.

1 LOT LOCATED WITHIN THE ETJ OF THE CITY OF BURLESON, TEXAS. CASE: 23-223

PREPARED: SEPTEMBER, 2023



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM