



ETJ OF BURLESON STANDARD PLAT NOTES:

- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- All building setbacks are subject to current Johnson County development regulations.

- Fire Hydrants
- A. 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.
- B. The Fire Marshal may waive the requirement for the lay of hose distance or the installation of a hydrant for subdivisions of 2 lots or less when the existing water supply in the area will not support a hydrant. Appeals to the Fire Marshal's decision shall be made to the Planning and Zoning Commission and City Council. If the development is within 100 feet of an 8" water main, the owner must extend the main to and through the development and provide a fire hydrant.
- C. 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 2003 International Fire Code.
- D. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
- E. A fire hydrant shall be installed at the end of mains on cul-de-sacs. Other fire hydrants shall be located at street intersections and shall align with common lot lines. Additional fire hydrants may be required between intersections to meet the minimum spacing requirements.
- F. When the street is designated on the Master Thoroughfare Map as an arterial or larger, fire hydrants shall be required on the same side of the street that the building is to be constructed. All streets with medians shall have a fire hydrant on the same side of the street that the building is to be constructed.
- G. Fire hydrants shall be located in accessible protected areas. They shall be located a minimum of 3 feet and no more than 8 feet behind the back of curb. They shall not be located in the sidewalk.
- H. Fire hydrants shall be located outside curb returns and at least 4 feet from a driveway.
- I. A clear space of three feet shall be maintained around all fire hydrants.
- J. Fire hydrant mains shall be placed between 4 feet and 6 feet in depth. Offsets or bends shall be used to bring the fire hydrant up to allowable depths.
- K. Private fire protection systems and private fire hydrant locations shall be approved by the Fire Marshal prior to construction
- L. 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 measure 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 Fire Marshal. Except for single or two-family residences, the path of measurement shall be along a minimum of ten (10) fee wide unobstructed pathway around the exterior walls of the structure.
- M. The fire lane shall be 24 foot in width with 30 foot inside radii and 54' outside radii. The fire lane section shall either follow detail P-11 or 8 inches of concrete on 95% compacted base is acceptable. The developer shall be responsible for all testing and shall provide the results to the city inspectors.
- N. 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.
- O. The minimum fire flow and flow duration for buildings other than one- and two-family dwelling shall be as specified in the most current adopted International Fire Code.
- P. A fire hydrant is required within 500 feet of any residential structures (excluding townhomes and apartments as measured by the hose laying distance. For commercial buildings, fire hydrants shall be spaced to have an effective radius of 300 feet or a fire hose lay distance no greater than 300 feet to the front entrance of the building, whichever results in the closer fire hydrant spacing, or as required in the current International Fire Code.)
- Q. Fire hydrants are required within 300 feet of all exterior portions of a commercial building. The distance shall be equal to the laying distance for fire apparatus hose lines along public streets and fire lanes from the nearest water supply.

SURVEY NOTES:

- 1/2" IRON ROD SETS WITH YELLOW CAP MARKED (DATAPoint #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- ALL DIMENSIONS SHOWN HEREIN ARE GRID (U.S. SURVEY FEET), BASED UPON AN ON THE GROUND SURVEY PERFORMED NOVEMBER 2, 2024.
- SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE ALL EASEMENTS AND OTHER MATTERS OF RECORDS MAY NOT BE SHOWN HEREON.
- LOTS 12 AND 13 ARE LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BURLESON.
- APPROVAL OF THE PLAT BY THE CITY OF BURLESON DOES NOT GUARANTEE THAT JOHNSON COUNTY WILL ISSUE A DEVELOPMENT PERMIT AND/OR ON-SITE SANITARY SEWER PERMIT. STAFF SUGGESTS THAT IF THE PROPERTY OWNERS HAVE NOT ALREADY DONE SO, THAT THEY SPEAK WITH JOHNSON COUNTY PUBLIC WORKS BEFORE MOVING FORWARD TO ENSURE THAT THEY WILL ISSUE A DEVELOPMENT PERMIT IF THE PROPERTY IS PLATTED AS PROPOSED FOR THEIR DESIRED CONSTRUCTION.
- A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE PER LOT 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 SHALL BE REQUIRED.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON NOVEMBER 13TH, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINE TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.
- THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORMWATER 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) ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING.

DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.

LEGAL DESCRIPTION

BEING a 12.90 acre tract of land, situated in the J.B. Brown Survey, Abstract No. 22, Johnson County, Texas, being all of Lot 12, Block 1, Ridgecrest Estates Addition, an addition to Johnson County, Texas, according to the plat recorded in Volume 1, Page 31, Plat Records, Johnson County, Texas, (P.R.J.C.T.), as referenced in a deed to Robert Thrasher and Joann Thrasher as recorded in Document No. 2021-13120, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.), and all of Lot 13, Block 1, of said Ridgecrest Estates Addition (Volume 1, Page 31, P.R.J.C.T.), as referenced in a deed to Gary Lee Makarwich and Geraldine Louise Makarwich as recorded in Document No. 2017-31426, O.P.R.J.C.T., said 12.90 acre tract being more fully described by Metes and Bounds as follows;

BEGINNING at a 3/4" iron pipe found having grid coordinates of N:6848021.10, E:2324940.86 (all coordinates reported herein are based on the Texas State Plane Coordinate System, NAD83, North Central Zone) for the southeast corner of said Lot 12, for the northeast corner of Lot 11, Block 1, of said Ridgecrest Estates Addition (Volume 1, Page 31, P.R.J.C.T.), and on the west right of way line of Oakridge Road, from which a 600 nail found for the southeast corner of said Lot 11, bears S 06°21'37" W a distance of 269.76 feet for reference;

THENCE N 88°32'08" W, along the south line of said Lot 12 and the north line of said Lot 11 a distance of **708.33 feet** to a 1" iron pipe found having grid coordinates of N:6848039.20, E:2324232.76 (all coordinates reported herein are based on the Texas State Plane Coordinate System, NAD83, North Central Zone) for the southwest corner of said Lot 12, for the northwest corner of said Lot 11, and on the east line of Lot 6, Block 8, of the Ridgecrest Estates Addition, Section Two and Three, according to the plat recorded in Volume 1, Page 73, P.R.J.C.T.;

THENCE N 00°58'07" E, along the west line of said Lots 12 & 13, Block 1, and the east line of Lots 7 & 8, Block 8, of said Ridgecrest Estates Addition, Section Two and Three, (Volume 1, Page 73, P.R.J.C.T.), a distance of **728.53 feet** to a 1/2" iron rod found for the northwest corner of said Lot 13, for the northeast corner of said Lot 7, Block 8, and on the south line of Lot 8, Block 8, of said Ridgecrest Estates Addition, Section Two and Three, (Volume 1, Page 73, P.R.J.C.T.), from which a 3/8" iron rod found for the northwest corner of said Lot 7, Block 8, and for the southwest corner of said Lot 8, Block 8, bears N 89°52'39" W a distance of 477.69 feet for reference;

THENCE S 89°54'32" E, along the north line of said Lot 13, and the south line of Lot 8, Block 8 and Lots 1-4, Block 9, of said Ridgecrest Estates Addition, Section Two and Three, (Volume 1, Page 73, P.R.J.C.T.), a distance of **830.37 feet** to a 1/2" red capped iron rod stamped (R.W. COOMBS RPLS 5294) found for the northeast corner of Lot 13, for the northwest corner of Lot 14R5, Block 1, of the Replat Lot 14R1 - 14R5, Block 1, Ridgecrest Estates, according to the plat recorded in Volume 11, Page 399, P.R.J.C.T.;

THENCE S 09°22'06" W, along the east line of said Lot 13 and the west line of said Lot 14R5 a distance of **404.36 feet** to a 3/4" iron pipe found for a southeast corner of said Lot 13, for the southwest corner of said Lot 14R5, on the north line of a cul-de-sac of Oakridge Road, and at the beginning of a curve;

THENCE along said curve having a central angle of **149°59'20"**, a radius of **60.00 feet**, a chord bearing and distance of **S 21°21'17" W, 115.91 feet**, through an arc length of **157.07 feet** to a 1/2" yellow capped iron rod stamped (DATAPoint #10194585) set for a northeast corner of said Lot 12;

THENCE S 06°21'37" W, along the east line of said Lot 12, at 2.70 feet passing a 3/8" iron rod found for reference, continuing along said course in all total distance of **239.76 feet** to the **POINT OF BEGINNING**, containing 12.90 acres of land, more or less.

SURVEY NOTES CONTINUED:

13. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
14. 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.
15. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
17. 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.
18. 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.
19. 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. 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.
21. 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.
22. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with the plat on December 27, 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.

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0180J dated 12/4/2012 the subject property is located within the following zones:

Zone X - Areas determined to be outside the 500-year floodplain

ABBREVIATIONS

IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
N.C.B.	NEW CITY BLOCK
O.P.R.	OFFICIAL PUBLIC RECORDS
D.P.R.	DEED AND PLAT RECORDS
J.C.T.	JOHNSON COUNTY TEXAS
DOC.	DOCUMENT NUMBER
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
GAS (G)	GAS
ELEC (E)	ELECTRIC
TELE (T)	TELEPHONE
CATV (TV)	CABLE TELEVISION
ESMT	EASEMENT

FLOOD ZONE LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED.	
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED.	
ZONE X	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.	
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
FLOODWAY	THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.	

STATE OF TEXAS
COUNTY OF JOHNSON

That I, ROBERT THRASHER, Owner, does hereby adopt this plat designating the hereinbefore described property as RIDGECREST ESTATES ADDITION, an Addition to Johnson County, Texas, and do hereby dedicate to the public 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.

ROBERT THRASHER

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT THRASHER, 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 _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF JOHNSON

That I, JOANN THRASHER, Owner, does hereby adopt this plat designating the hereinbefore described property as RIDGECREST ESTATES ADDITION, an Addition to Johnson County, Texas, and do hereby dedicate to the public 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.

JOANN THRASHER

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOANN THRASHER, 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 _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
JOHNSON COUNTY

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

STATE OF TEXAS
JOHNSON COUNTY

Plat Filed _____, 20____.

Slide _____, Vol., _____ Pg. _____

Johnson County Plat Records

By: _____
County Clerk

OWNER:
ROBERT THRASHER
JOANN THRASHER

GARY LEE MAKARWICH
GERALDINE LOUISE
MAKARWICH



12450 Network Blvd. - Suite 155
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: NW	DATE: 12/31/2024	REV. 0
CHECKED BY: ZM/TP	DATE: 12/31/2024	
PROJECT # 24-10-4908	CASE: RP24-357	SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF JOHNSON

That I, GARY LEE MAKARWICH, Owner, does hereby adopt this plat designating the hereinbefore described property as RIDGECREST ESTATES ADDITION, an Addition to Johnson County, Texas, and do hereby dedicate to the public 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.

GARY LEE MAKARWICH

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GARY LEE MAKARWICH, 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 _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF JOHNSON

That I, GERALDINE LOUISE MAKARWICH, Owner, does hereby adopt this plat designating the hereinbefore described property as RIDGECREST ESTATES ADDITION, an Addition to Johnson County, Texas, and do hereby dedicate to the public 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.

GERALDINE LOUISE MAKARWICH

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GERALDINE LOUISE MAKARWICH, 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 _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF JOHNSON

I, Tim C. Pappas, 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 supervision:

Datapoint Surveying & Mapping

PRELIMINARY
(NOT TO BE RECORDED) _____ DECEMBER 31, 2024

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543



RE-PLAT

LOT 12R & 13R, BLOCK 1, RIDGECREST ESTATES ADDITION

BEING A RE-PLAT OF LOTS 12 & 13, BLOCK 1,
RIDGECREST ESTATES ADDITION, JOHNSON COUNTY, TEXAS,
RECORDED IN VOLUME 1, PAGE 31,
PLAT RECORDS, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: DECEMBER 31, 2024