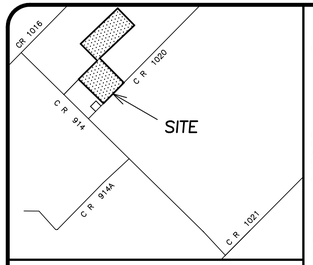
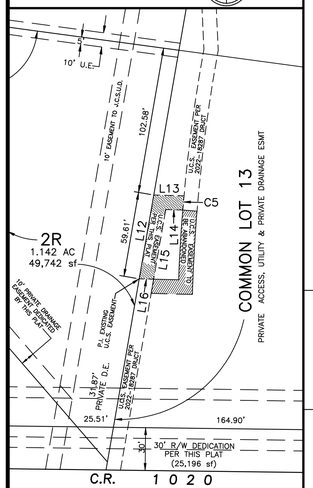
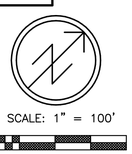


LOCATION MAP
SCALE: 1" = 2000'



EASEMENT DETAIL "A"
SCALE: 1" = 20'



THE BASIS OF BEARING IS THE PREVIOUS PLAT.

CONTROLLING MONUMENTS (CM):
FND 1/2" ROD AT THE NW CORNER OF BLOCK 1
AND FND 1/2" ROD AT SW CORNER OF BLOCK 2.

THE PURPOSE OF THIS REPLAT IS TO DEDICATE 30 FEET OF RIGHT-OF-WAY ALONG CR 1020, AND TO MODIFY UTILITY EASEMENTS.

NOTE: UNLESS OTHERWISE NOTED, ALL EASEMENTS WITHIN BELLE OAK ESTATES WERE DEDICATED BY THE PLAT RECORDED IN VOLUME 9, PAGE 510, DRAWER C, PRJCT

RIGHT-OF-WAY DEDICATION NOTE

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.

PREFIX DIRECTION	STREET NAME	STREET-TYPE/ SUFFIX	ROW DEDICATION (ACRES)
–	C.R. 1020		0.578

DETENTION POND AND PRIVATE DRAINAGE EASEMENT MAINTENANCE:

THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER STORAGE FACILITY AND ASSOCIATED DRAINAGE EASEMENT, 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 "IMPROVEMENT," INCLUDING ANY NONPERFORMANCE 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 ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE "IMPROVEMENTS" THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENTS."

PRIVATE DRAINAGE EASEMENT:

THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE DRAINAGE CHANNELS ASSOCIATED WITH THIS SITE, 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 ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

ON SITE SANITARY SEWER FACILITIY NOTE:

TARRANT COUNTY PUBLIC HEALTH IS THE PERMITTING AUTHORITY FOR ALL ONSITE SANITARY SEWER FACILITY (OSSF) / SEPTIC SYSTEMS WITHIN THIS SUBDIVISION.

HOMEOWNERS' ASSOCIATION (HOA):

THE HOMEOWNERS' ASSOCIATION (HOA) SHALL MAINTAIN ALL AREAS WITHIN THE PRIVATE ACCESS, UTILITY, AND PRIVATE DRAINAGE EASEMENTS AS WELL AS THE COMMON LOTS. THIS INCLUDES THE PRIVATE ROADWAYS, BELLE OAK COURT AND NOTTAWAY COURT.

MINIMUM LOT WIDTH AROUND CUL-DE-SACS:

LOTS IN BELLE OAK ESTATES ARE REQUIRED TO HAVE A 60 FEET MINIMUM LOT WIDTH AROUND CUL-DE-SACS AS MEASURED ALONG A LINE THAT IS OFFSET 25 FEET TO THE OUTSIDE OF THE PRIVATE ACCESS, UTILITY AND PRIVATE DRAINAGE EASEMENT.

COVENANTS AND RESTRICTIONS TO REMAIN UNALTERED:

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

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C-1	250.00	09°40'47"	42.24'
C-2	250.00	17°42'47"	77.29'
C-3	188.00	43°41'46"	143.38'
C-4	188.00	47°38'13"	156.31'
C-5	1143.00	00°30'08"	10.02'

AREA TABLE		
TRACT	SQ. FEET	ACRES
GROSS	1,754,324	40.274

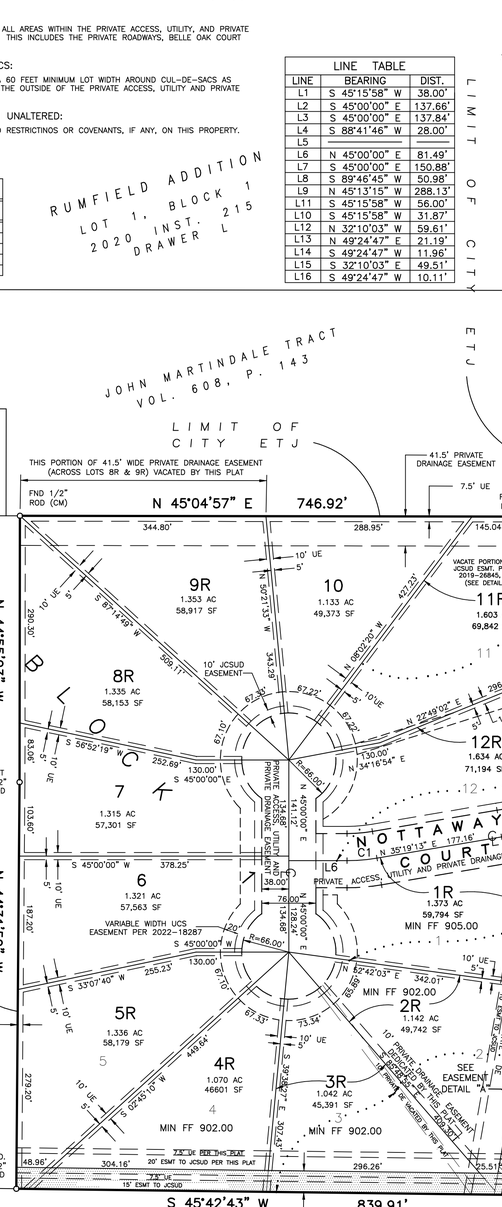
LINE TABLE		
LINE	BEARING	DIST.
L1	S 45°15'58" W	38.00'
L2	S 45°00'00" E	137.66'
L3	S 45°00'00" E	137.84'
L4	S 88°41'46" W	28.00'
L5		
L6	N 45°00'00" E	81.49'
L7	S 45°00'00" E	150.88'
L8	S 89°46'45" W	50.98'
L9	N 45°13'15" W	288.13'
L11	S 45°15'58" W	56.00'
L10	S 45°15'58" W	31.87'
L12	N 32°10'03" W	59.61'
L13	N 49°24'47" E	21.19'
L14	S 49°24'47" W	11.96'
L15	S 32°10'03" E	49.51'
L16	S 49°24'47" W	10.11'

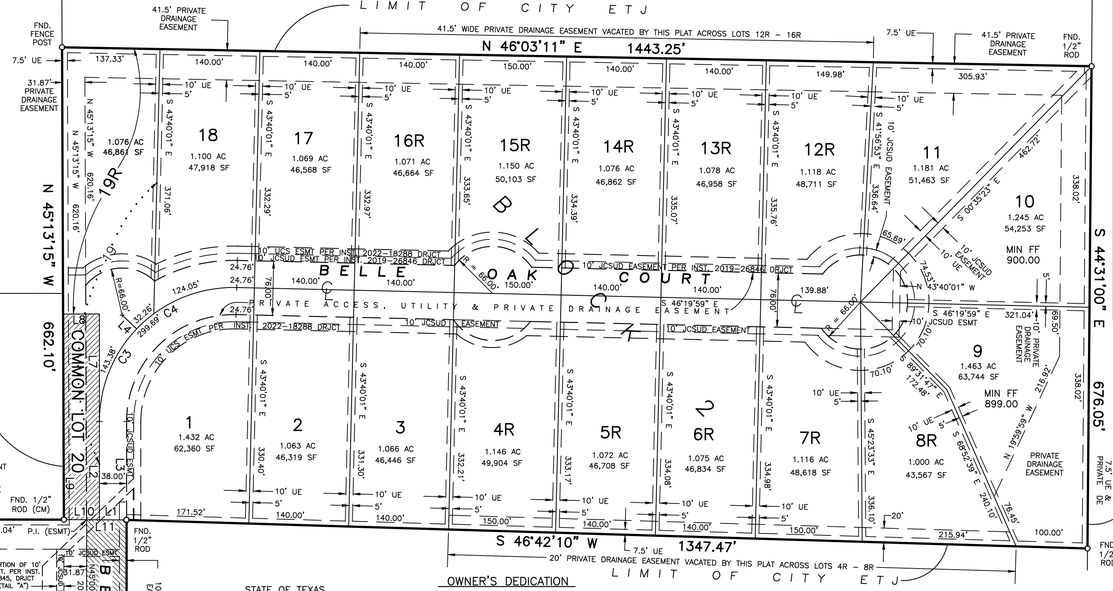
RUMFIELD ADDITION
LOT 1, BLOCK 1
2020, INST. 215
DRAWER L

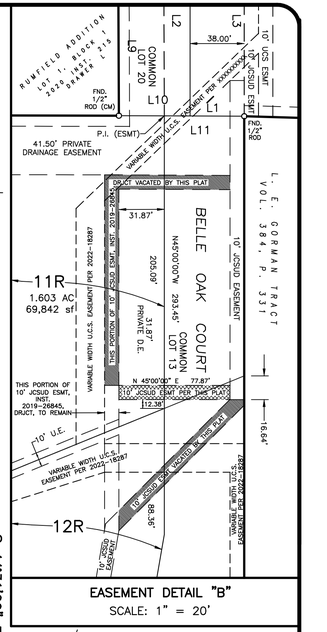
M. O. BUSH TRACT
VOL. 515, P. 29

JOHN MARTINDALE TRACT
VOL. 608, P. 143

LIMIT OF CITY ETJ







EASEMENT DETAIL "B"
SCALE: 1" = 20'

J. G. M. JONES TRACT
VOL. 1468, P. 996

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS THIS THE _____ DAY OF _____, 2023.

BY _____
CHAIR OF THE PLANNING AND ZONING COMMISSION

BY _____
CITY SECRETARY

NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. HOWEVER, FENCING IS ALLOWED IN THESE AREAS ACCORDING TO THE GUIDELINES SET FORTH IN THE NOTE AT LEFT TITLED: "CONSTRUCTING FENCES ACROSS DRAINAGE EASEMENTS."

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.

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

4. THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

5. 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.

6. 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.

7. 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.

8. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.

9. WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. SEWER SERVICE BY INDIVIDUAL ON-SITE TREATMENT SYSTEM, EITHER AEROBIC OR STANDARD.

10. THE DRIVE APPROACH ON CORNER LOTS MUST BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.

11. NO DIRECT RESIDENTIAL ACCESS FOR LOTS ADJACENT TO C.R. 1020 OR COMMON LOT 13, BLOCK 1, OR COMMON LOT 20, BLOCK 2, WILL BE ALLOWED.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS THAT EASTLAND CONSTRUCTION, INC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A 39.696 acre tract of land out of the H. G. Catlett Survey No. 12, Abstract No. 185, Johnson County, Texas, being a portion of those two tracts conveyed by B. S. DeBusk, and wife, Phyllis DeBusk to C. B. Green by Warranty Deed recorded in Volume 419, Page 53, Deed Records of Johnson County, Texas, and a portion of that tract conveyed to C. B. Green by Warranty Deed recorded in Volume 463, Page 210 of said Deed Records, said combined tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod at the most northerly corner of Lot 1, Block 1, Monroe Addition, an addition in Johnson County, Texas, according to the plat recorded in Volume 9, Page 321, Drawer C, Plat Records, Johnson County, Texas, said point being in the westerly northwest line of said Green tract in Volume 419, Page 53 of said Deed Records;

THENCE North 45°04'57" East along the westerly northwest line of said Green tract, and along a fence, 746.92 feet to a found 1/2" steel rod;

THENCE North 45°13'15" West along a fence, 662.10 feet to a fence corner post;

THENCE North 46°03'11" East along a fence, 1443.25 feet to a found 1/2" steel rod;

THENCE South 44°31'00" East along a fence, 676.05 feet to a found 1/2" steel rod;

THENCE South 46°42'10" West along a fence, 1347.47 feet to a found 1/2" steel rod;

THENCE South 45°00'00" East along the southerly northeast line of said Green Tract, 922.30 feet to point;

THENCE South 45°42'43" West, 839.79 feet to a point in the southwesterly line of said Green Tract and the northeasterly line of said Lot 1, Block 1, Monroe Addition;

THENCE North 44°31'59" West along a fence, 540.00 feet to a found 1/2" steel rod at an angle point in the northeasterly line of said Lot 1, Block 1;

THENCE North 44°55'03" West, continuing along said northeasterly line of Lot 1, Block 1 and along a fence, 373.37 feet to the Point of Beginning and containing 39.696 acres (1,729,163 square feet) of land, more or less.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1R, 2R, 3R, 4R, 5R, 6, 7, 8R, 9R, 10, 11R, 12R & COMMON LOT 13, BLOCK 1
LOTS 1, 2, 3, 4R, 5R, 6R, 7R, 8R, 9, 10, 11, 12R, 13R, 14R, 15R, 16R, 17, 18, 19R, & COMMON LOT 20, BLOCK 2
BELLE OAK ESTATES
AN ADDITION TO THE CITY OF BURLESON, IN JOHNSON COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHT-OF-WAYS, 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, 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.

_____ _____
WILLIAM E. WARE, PRESIDENT DATE

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM E. WARE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES:

_____ _____
NOTARY PUBLIC
STATE OF TEXAS

REPLAT

LOTS 1R, 2R, 3R, 4R, 5R, 6, 7, 8R, 9R, 10, 11R, 12R, & COMMON LOT 13, BLOCK 1 AND LOTS 1, 2, 3, 4R, 5R, 6R, 7R, 8R, 9, 10, 11, 12R, 13R, 14R, 15R, 16R, 17, 18, 19R & COMMON LOT 20, BLOCK 2

BELLE OAK ESTATES

AN ADDITION TO THE CITY OF BURLESON
AS RECORDED IN VOLUME 9,
PAGE 510, DRAWER C, PRJCT
JOHNSON COUNTY, TEXAS

NOVEMBER, 2022
31 RESIDENTIAL SINGLE-FAMILY LOTS &
2 COMMON LOTS
LOCATED IN THE CITY OF BURLESON

I, JOHN A. GRANT, III, 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 DIRECT SUPERVISION.

STATE OF TEXAS REGISTERED JOHN A. GRANT III 4151 LAND SURVEYOR

_____
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

_____
DATE

_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____
DEPUTY

Grant Engineering, Inc.
Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration Number: 100919-00

CASE: 22-155

CASE: 22-155

OWNER:
EASTLAND CONSTRUCTION, INC.
c/o WILLIAM E. WARE
P. O. BOX 2285
BURLESON, TEXAS 76097
817-295-6156

SURVEYOR:
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110
817-923-3131

COUNTY ROAD NO. 914
H. G. CATLETT SURVEY NO. 12, ABSTRACT NO. 185
STEPHEN TOWNSEND SURVEY ABSTRACT NO. 839

HARBISON FISHER, INC. TRACT

JOHN BELZNER TRACT
VOL. 1853, P. 322

MONROE ADDITION
LOT 1
BLOCK 1
VOLUME 9
PAGE 321

COUNTY ROAD NO. 1020
H. G. CATLETT SURVEY NO. 13, ABSTRACT NO. 182