

BLACKHAWK ROAD

Coombs Land Surveying, Inc. P.O. Box 6160 Fort Worth Texas 76115 (817) 920-7600 T.B.P.L.S. FIRM No. 10111800 CLS JOB No. 22-0191

GF No. NONE

WHEREAS, LAELONNIE LYNN BARTLEY is the sole owner a tract of land located in the W. W. BYERS SURVEY, ABSTRACT No. 535, City of Burleson, Johnson County, Texas according to the deed recorded in Clerk's File No. 2018-8151 of the Deed Records of Johnson County, Texas and being all of Lot 1, Block 1, Bartley Addition, an addition to the City of Burleson and Johnson County, Texas, according to the plat recorded in Clerk's File No. 2020—223 of the Plat Records of Johnson County, Texas and being more particularly described by metes

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 1, lying in the South right-of-way line of County Road 913 (a variable width right-of-way), also lying in the East boundary line of that certain tract of land described as Tract 2 in deed to Tommy Mcamis and spouse, Patricia Mcamis, recorded in Volume 2761, page 576 of the Deed Records of Johnson County, Texas, from which a 3/8-inch iron rod found at the original Northwest corner of said Bartley

THENCE S 89° 25' 00" E, 607.85 feet along the North boundary line of said Lot 1 with the said South right—of—way line of County Road 913 to a 1/2—inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Lot 1, lying in the West right-of-way line of County

THENCE S 01° 24' 01" W, 730.75 feet along the East boundary line of said Lot 1 with the said West right—of—way line of County Road 913 to a 1/2—inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Easterly Southeast corner of said Lot 1, being the Northeast corner of Lot

THENCE along the common boundary line between said Lots 1 and 2 as follows:

N 89° 58' 05" W, 405.37 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS

S 01° 24′ 02″ W, 219.71 feet to a 1/2—inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of said Lot 2, lying in the North boundary line of that certain tract of land described in deed to Charles Linville and Debra Linville, recorded in Instrument No. 2014—8000 of the Deed Records of Johnson County, Texas, lying S 88° 39' 33" W, 414.88 feet from a 1/2-inch iron rod found with plastic cap stamped "RPLS 6084" at the original Southeast corner of aforesaid Bartley Tract;

THENCE S 88° 39' 33" W, 193.67 feet along the common boundary line between aforesaid Lot 1 and said Linville Tract to a 1/2-inch iron rod found with plastic cap stamped "RPLS 6084" at the Southwest corner of said Lot 1 and said Bartley Tract, lying in the East boundary lie of aforesaid Mcamis Tract;

THENCE N 00° 51' 31" E, 960.79 feet along the common boundary line between said Lot 1 and said Mcamis Tract to the PLACE OF BEGINNING, containing 11.170 acres (486,548 square feet) of land.

THAT, I, LAELONNIE LYNN BARTLEY, owner, do hereby adopt this plat designating the hereinbefore described property as LOTS 1R1, 1R2, 1R3 AND 1R4, BLOCK 1, BARTLEY ADDITION, an addition to the City of Burleson and Johnson County, Texas and do hereby dedicates to the public 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 other improvements or growths which in 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

Name: LAELONNIE LYNN BARTLEY		
Date:		
STATE OF TEXAS		
COUNTY OF JOHNSON		
BEFORE ME, the undersigned authority, on this day persona to be the person whose name is subscribed to the foregoi executed the same for purposes and considerations therein	ng instrument and acknowle	
GIVEN LINDER MY HAND AND SEAL OF OFFICE this the	day of	2023

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, 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

. Bearings shown hereon are Grid Bearings, based on the Texas State Plane Coordinate System, North Central

2. Johnson County will be responsible for all floodplain regulations as it relates to development. In the event the property is ever anexed into the City of Burleson, all future proposed development shall follow the

3. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for

4. A portion of this property lies within the ETJ of the City of Burleson.

5. Easements to West Prairie Water Supply Corporation recorded in Vol. 531, Pg. 49, D.R.J.C.T., Johnson County Rural Water Supply Corporation recorded in Vol. 3058, Pg. 575, D.R.J.C.T., and Johnson County Special Utility District recorded in Inst. No. 2017—1088, Inst. No. 2020—23759 and Inst. No. 2020—23760, D.R.J.C.T. do affect the subject property but do not have plottable descriptions.

6. The purpose of this replat is to create separate lots for the two homes on the property and create two

7. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

According to Community Panel No. 48251C0160 J, effective date 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, the 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.

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## LOTS 1R1, 1R2, 1R3 AND 1R4, BLOCK 1 **BARTLEY ADDITION**

BEING A REVISION OF LOT 1, BLOCK 1

BARTLEY ADDITION, AN ADDITION TO THE CITY OF BURLESON AND JOHNSON COUNTY, TEXAS ACCORDING TO THE CITY THE PLAT RECORDED IN INSTRUMENT No. 2020-223 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS

APRIL 27, 2023

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