

### **General Notes**

- I) NOTE: Bearings based per GF6-NAD 83.
   2) NOTE: The property is located in the E.T.J. of the City of Burleson.
   3) NOTE: Electric United Cooperative Servises
   4) NOTE: Water provided by Bethesda Water Supply
   5) NOTE: Sewer provided by private facility.
   6) NOTE: All Building Setbacks are subject to current Johnson County Development Regulations. 8) NOTE: Purpose for this Plat to comply for Building Permit. 9) NOTE: Lot does not have a Zoning Designation.
- NOTE: This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
   NOTE: The City of Burleson reserves the right to require a minimum finish floor on any Lot within this subdivision
   NOTE: No fences or other structures will be allowed within a Drainage Easement.

- (12) NOTE: The existing crecks or drain age channels traversing along or across this Addition will remain as open channels and will be maintained by the existing crecks or drainage channels traversing along or across this Addition will remain as open channels and will be maintained by the flow of water or constructing improvements in the Drainage Easements is prohibited.
  (14) NOTE: Blocking the flow of water or constructing improvements in the Drainage Easements is prohibited.
- Department for private sewage taking performance cannot be guaranced even molegn an provisions of the rules of solution county relation 16) NOTE: 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. 17) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion
- 8) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or
- 19) NOTE: 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) NOTE: Any public utility, including City of Burleson, shall have the right to move and keep moved all or part of any buildings, For the second s ion of anyon
- permission of anyone. 21) NOTE: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.
- 22) NOTE-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.
- 23) NOTE: The minimum fire flow requirements for one and two-family dwellings having a fire-flow calculation area, which does not 22) for 1. Include the function of the func
- 25) NOTE: The minimum fire flow and flow duration for buildings other than one and two-family dwelling shall be as specified the most rent adopted International Fire Code.
- 26) NOTE: 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.
- 27) NOTE: 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. 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the
- floodway is prohibited

# SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision, in August, 2022, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrutions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, RPLS No. 5144



## **Owners** Certificate

being more particularly described as follows: addition.

southwest corner of said 2.66 acre tract;

#### Now Therefore, Know All Men By These Presents:

That I, Caleb T, PArks do hereby adopt this plat designating the hereinbefore described property as Lot 29R-1 and Lot 29R-2, Block |, Forest Meadows, an addition to Johnson County, Texas, and do hereby dedicate to the public's use, forever all streets rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to femove and keep removed all or part of any buildings, fences, trees, shrubs or improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or 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, Johnson CountyTexas.

Witness My Hand The

Caleb T. Parks

#### State of Texas



"The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes."

# VICINITY MAP (N.T.S.)

#### **Flood Statement**

NATE NO.

A50

0. LORD V.3160, P.499, D.R.J.C.T. LOT 4R

MEADOW HILL ADDITION

V.9, P.102, P.R.J.C.T.

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No.4805200300-j, effective December 4, 2012, this property is located in Zone "X", (Areas determined to be outside the 0.2% annual chance floodplain)

# **General Notes (Cont.)**

28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited 29) NOTE: Johnson County will not be responsible for the maintenance and operations of said drainage ways or

for the control of erosion 100 NOTE: Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

31) NOTE: On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of

 Style in the state of the state property from complying with County, State and Federal regulations. Private sewage facilities, although approved projection compying with compying the near feedback regiments. If the service straight activity and compying the service as meeting minimum standards, must be upgraded by the owner at the owner's express 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.

comply with governmental regulations. 33) NOTE: 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 efficiency 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

34) NOTE: A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). (3) (OT). A minimum of race per resolution and utuate is required for on-site sevage facilities (specific system) if more than one structure is proposed for construction on a lot in the future, re-platting may be required.
(3) NOTE: The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on October 8, 2022 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. Please contact the City of Burleson's

Development Services Department prior to any development permit being issued.

Whereas Caleb Parks is the owner of a tract or parcel of land situated in Johnson County, Texas, being the same 2.66 acre tract conveyed to C. Parks by deed recorded under County Clerks File No.2021-19572, Deed Records, Johnson County, Texas, and part of Lot 29, Block 1, Forest Meadows, an addition to Johnson County according to the plat recorded in Volume 480, Page 757, Deed Records, Johnson County, Texas,

Beginning at a 1/2" iron rod found for corner, being the northeast corner of Lot 6R, Meadow Hill Addition, an addition to Johnson County, Texas according to the plat recorded in Volume 9, Page 102, Plat Records, Johnson County, Texas and the northwest corner of said 2.66 acre tract and Lot 29;

**Thence** North 59°28'21" East with the north line of said Lot 29 a distance of 168.75 feet to a 1/2" iron rod found for corner, being the northeast corner of said Lot 29 and the northwest corner of Lot 28 of said

Thence South 29°38'43" East with the common line between said Lot 29 and said Lot 30 a distance of 687.24 feet to a 1/2" iron rod found for corner, being the southeast corner of said 2.66 acre tract;

Thence South 59°28'21" West with the south line of said 2.66 acre tract generally along a fence a distance of 168.75 feet to a 1/2" iron rod found for corner in the easterly line of said Meadow Hill Addition, being the

Thence North 29°38'43" West with the west line of said Lot 29 and the east line of said Meadow Hill Addition a distance of 687.24 feet to the POINT OF BEGINNING and containing 2.66 acres of land, more or less as surveyed on the ground in October, 2022 by Tucker Surveyors.

> day of , 2022.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Caleb T. Parks known to me to be the person whose name is subscribed to the foregoing instrument, and 'acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_day of \_\_\_\_\_, 2022.

NOTARY PUBLIC

PRE DIRECTION	STREET NAME	STREET TYPE	ROW (ACRES)
	PECAN TREE	COURT	0.0



**OWNER:** Caleb T. Parks 9325 Pecan Tree Ct. Burleson, Texas 76028 Phane: (817) 999-3869

SURVEYOR: Tucker Surveyors Donnie L. Tucker 12350 Oak Grove Read S. Burleson, Texas 76097 Phone: (817) 295-2999

RePlat Lot 29R1 & Lot 29R2, Block 1 **Forest Meadows** Being a replat of a Lot 29, Forest Meadow, an addition to Johnson

County, Texas according to the plar recorded in Volume 480, Page 757, Deed Records, Johnson County, Texas. E.T.J. City of Burleson, Johnson County, Texas

Prepared October 8, 2022 CASE NO. 22-148