U A D WEATHERSBY SURVEY
ABSTRACT NO. 904

JAMES CLIFTON THIEBAUD
& KRISTEN L. THIEBAUD, ETUX
INST NO 2013-01990
D.R.J.C.T.

P.O.B.
STATE PLANE NAD 83
N=6856066.8930
E=2328231.5330

5/8" BRF CONTROLLING MONUMENT
N 05°29'18" E 467.57'
(DEED CALL N 5°11'00" E 467.60')
1X1 BOLT FND

S 89°46'19" E 1855.60'
(DEED CALL N 90°00'00" W 1916.10')

N 05°05'44" E 87.65'

Station=198+36.70, Offset=0.00
ALIGNMENT 1 (2) (1)

3301 F.M. 731
(A100.00 / 600' WIDE PUBLIC RIGHT-OF-WAY)

APPROXIMATE LOCATION OF SURVEY ABSTRACT

L=241.12

L=254.50

THIRD TRACT
GEORGE PATRICK RAMBO III
VOL 4575, PG 779
D.R.J.C.T.

SECOND TRACT
GEORGE PATRICK RAMBO III
VOL 4575, PG 779
D.R.J.C.T.

FIRST TRACT
GEORGE PATRICK RAMBO III ET AL
VOL 4575, PG 779
D.R.J.C.T.

OLD TRACT LINE

PRIVATE ACCESS 73107

GARRETT FOX SURVEY
ABSTRACT NO. 273

LOT 1, BLOCK 1 57,460 SQ. FT. OR 1.319 ACRES	LOT 2, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 3, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 4, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 5, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 6, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 7, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 8, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 9, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 10, BLOCK 1 49,181 SQ. FT. OR 1.129 ACRES	LOT 11, BLOCK 1 52,272 SQ. FT. OR 1.200 ACRES	LOT 12, BLOCK 1 60,321 SQ. FT. OR 1.385 ACRES HOA LOT DEDICATED AS DRAINAGE ESMT.
LOT 24, BLOCK 1 62,954 SQ. FT. OR 1.445 ACRES	LOT 23, BLOCK 1 49,174 SQ. FT. OR 1.129 ACRES	LOT 22, BLOCK 1 49,174 SQ. FT. OR 1.129 ACRES	LOT 21, BLOCK 1 49,175 SQ. FT. OR 1.129 ACRES	LOT 20, BLOCK 1 49,176 SQ. FT. OR 1.129 ACRES	LOT 19, BLOCK 1 49,176 SQ. FT. OR 1.129 ACRES	LOT 18, BLOCK 1 49,177 SQ. FT. OR 1.129 ACRES	LOT 17, BLOCK 1 49,178 SQ. FT. OR 1.129 ACRES	LOT 16, BLOCK 1 49,178 SQ. FT. OR 1.129 ACRES	LOT 15, BLOCK 1 49,179 SQ. FT. OR 1.129 ACRES	LOT 14, BLOCK 1 52,300 SQ. FT. OR 1.201 ACRES	LOT 13, BLOCK 1 59,819 SQ. FT. OR 1.373 ACRES

Δ=4°59'59"
R=5679.65'
L=495.62'
CB=N2°52'29"E
LC=495.46'
(ROW Deed Call)
Δ=5°00'00"
R=5679.65'
L=495.64'
CB=N3°31'00"E
LC=495.48'

(Deed Call)
Δ=5°00'00"
R=5679.65'
L=495.64'
CB=N3°31'00"E
LC=495.48'

N 89°46'19" W 295.23'
186.73'
S 89°46'19" E 298.06'
N 89°46'19" W 670.01'
N 89°46'19" W 1696.26'
S 89°46'19" E 670.01'

Δ=315°57'05"
R=80.00'
L=441.15'
CB=N0°13'41"E
LC=60.00'
S 89°46'19" E 183.47'
80' R RADIUS

(DEED CALL S 0°00'00" E 219.90')
(DEED CALL S 0°00'00" E 218.50')
(DEED CALL S 0°00'00" E 217.80')
S 00°15'05" W 655.74'

JAMES T. BRENNAN, TRUST, ETAL
VOL 4331, PG 834
D.R.J.C.T.

N 89°22'48" E 30.00'
1/2" CIRF "RPLS 5590"
N 00°26'48" E 73.42'
194.67'
1830.76'
N 89°46'13" W 1885.93'
(DEED CALL S 89°00'00" E 1832.00')
(DEED CALL N 90°00'00" W 1947.40')
181.73'
55.17'
FENCE CORNER POST FND

(DEED CALL N 0°11'00" W 109.32')
N 00°26'48" E 109.33'
N 00°26'48" E 549.93'

(DEED CALL S 89°17'49" E

RHETT M. SEEKINS
INST NO 2020-15056
D.R.J.C.T.

1/2" IRF
1/2" IRF CONTROLLING MONUMENT

Station=204+36.70, Offset=0.00
ALIGNMENT 1 (2) (1)

SCALE: 1" = 60'
0' 30' 60' 120'

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. CM - Controlling Monument
4. Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
5. This property is located inside the City of Burleson ETJ.
6. This property is for residential use.
7. Electric is TU Electric Services.
8. Water is provided by Bethesda Water Supply.
9. Sewer is provided by private facility
10. The City of Burleson reserves the right to require minimum finish floor on any lot within this subdivision.
11. No fences or other structures will be allowed within a Drainage Easement.
12. Blocking the flow of storm water or constructing improvements in the drainage easements and filling or obstruction of the floodway is prohibited.
13. 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 adjacent to drainage courses along or across said lots.
14. Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
15. 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.
16. Inspection and or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets the minimum requirements and does not relieve the owner of the property from complying with the County, State and Federal Regulations. Private sewage facilities, although approved as meeting the minimum standards, must be upgraded by the owner at the owners 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.
17. 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 nor controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
18. Any public utility including Johnson County, shall have the right to move and keep all or part of the 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 public utility including Johnson County shall have the right at all times of ingress and egress to and from said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.
19. All building setbacks are subject to current Johnson County subdivision regulations .
20. 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.
21. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
22. 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.
23. 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.
24. The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on July 15, 2019 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.

NOTES:

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.

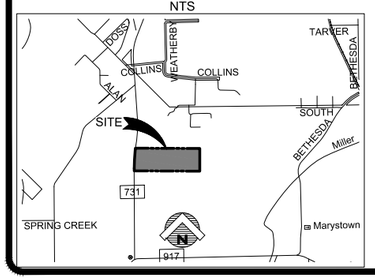
For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.

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.

All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

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.
The street length exceeds the allowed 1200 feet as specified in the adopted Subdivision and development Ordinance article 5.4.

VICINITY MAP
NTS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, SNDERO OAKS, LLC is the owner of a 28.245 acre tract of land situated in the **GARRETT FOX SURVEY, ABSTRACT NUMBER 273**, in The City of Burleson, Johnson County, Texas, being a portion of that certain tract of land described in a deed as First Tract, Second Tract and Third Tract to George Patrick Rambo **III**, recorded in Volume 4575, Page 779, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said Third tract, and a tract of land described in a deed to James Clifton Thiebaud and Kristen L. Thiebaud, et ux, recorded in Instrument Number 2013-01990, Deed Records, Johnson County, Texas, said point being in the west line of a tract of land described in a deed to James **T.** Brennan, Trust, etal, recorded in Volume 4331, Page 834, Deed Records, Johnson County, Texas;

THENCE S 00°15'05" W, along the common line of said Third tract, and said Brennan tract, passing the common corner of said Third tract, and said First tract, passing the common corner of said First tract, and said Second tract, and continuing a total distance of 655.74 feet to a fence corner post found for the common corner of said Second tract, and a tract of land described in a deed to Rhett M. Seekins, recorded in Instrument Number 2020-15056, Deed Records, Hill County, Texas;

THENCE N 89°46'13" W, along the common line of said Second tract, and said Seekins tract, passing a 1/2 inch iron rod found for the common corner of said Seekins tract, and a tract of land described in a deed to Jorge L. Duran and Clara G. Duran, et ux, recorded in Volume 2728, Page 843, Deed Records, Johnson County, Texas, at a distance of 55.17 feet, and continuing a total distance of 1885.93 feet to a 5/8 inch iron rod found for corner, said point being in the east right-of-way line of F. M. 731 (a 100.00 foot wide public right-of-way);

THENCE N 00°26'48" E, crossing said Second tract, and along the east right-of-way line of said F. M. 731, a distance of 73.42 feet to a 1/ inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being the beginning of a curve to the right having a radius of 5679.65 feet, a delta angle of 04°59'59";

THENCE, crossing said Second tract, along the east right-of-way line of said F. M. 731, and along said curve to the right, passing the common corner of said Second Tract, and said First tract, passing the common line of said First Tract and said Third tract, and continuing a total arc distance of 495.62 feet, a chord bearing and distance of N 02°52'29" E, 495.46 feet to a 1 x 1 bolt found for corner;

THENCE N 05°05'44" E, crossing said Third tract, and along the east right-of-way line of said F. M. 731, a distance of 87.65 feet to a 1 x 1 bolt found for the common corner of said Third tract, and said Thiebaud tract;

THENCE S 89°46'19" E, along the common line of said Third tract, and said Thiebaud tract, a distance of 1855.60 feet to the **POINT OF BEGINNING** and containing 1,230,341 square feet or 28.245 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT SENDERO OASK, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOTS 1-24, BLOCK 1, SHERWOOD OAKS ESTATES, AN ADDITION LOCATED IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION THE STREETS, EASEMENTS, DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

IN WITNESS THEREOF THIS DEDICATION WAS EXECUTED THIS THE _____ DAY OF _____, 2022.

BY: ALTON ISABEL

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Alton Isabel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for
The State of Texas
My Commission expires: _____

FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0180J, EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED).

THE FLOODPLAIN DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL, MAP NUMBER 48251C0180J, EFFECTIVE DATE OF DECEMBER 4, 2012. THE 100 YEAR FLOODPLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN BASED ON INFORMATION STATED ABOVE.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2022.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	PRIVATE ACCESS 73107		2.789 ACRES

SURVEYOR'S CERTIFICATE

That **I**, Roy Rodriguez, do certify that **I** prepared this plat from an actual and accurate survey of the land on July 16, 2021 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision requirements of the City of Burleson.

RELEASED 10/03/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Register Professional Land Surveyor No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for
The State of Texas

My Commission expires:_____

PLAT RECORDED IN

VOLUME_____,PAGE_____,SLIDE_____.

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

OWNER:
SENDERO OAKS, LLC
P.O. BOX 253
JOSHUA TEXAS, 76058
Contact: Alton Isabel
817-300-0274
email: aoisbell2@gmail.com

FINAL PLAT
SHERWOOD FOREST ESTATES
LOT 1-24, BLOCK 1

SHERWOOD FOREST ESTATES
SITUATED IN THE
GARRETT FOX SURVEY, ABSTRACT NO. 273
EXTRA TERRITORIAL JURISDICTION OF THE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
OCTOBER 03, 2022

CASE NUMBER 22-142

LAND USE TABLE	
GROSS SITE AREA	28.245 ACRES
TOTAL NUMBER OF LOTS	24
RESIDENTIAL LOTS	24
ACREAGE	28.245 ACRES

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT.
WAXAHACHIE, TEXAS 75165
817-659-9206
WWW.BLUESTARSURVEYING.COM

JN 21-187-P5 | GF # | DATE: 7/16/21