OWNER'S CERTIFICATE 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 This subdivision or any part thereof is located within the City of Burleson ETJ, Johnson County, Texas. Burleson, all future proposed development shall follow the City of Burleson's floodplain regulations. Transportation Bond Project 3.1 may affect this property in the future. WHEREAS TRENT LEE HOLLIDAY AND MCKENNA GRIESSER, is the sole owner of a tract of land No ROW dedication is required currently but note its potential impact. 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 situated in the JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 442, in Johnson County, or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the Texas, being a portion of Blocks 10, 11, 12, 14, and 15, McDonalds Addition, an addition in Johnson The designation of the proposed usage of the area shown on plat is for single family residential use. 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 County, Texas, according to the plat thereof recorded in Volume 105, Page 640, Plat Records, Johnson easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems Bethesda Water Supply Corporation 817-295-2131 County, Texas, being that same called 4.905 acre tract of land described as in a deed to Trent Lee Holliday Water: without the necessity at any time of procuring the permission of anyone. and McKenna Griesser, recorded in Document Number 2025-17739, Deed Records, Johnson County, Electricity: United Co-Op 817-556-4000 Private Individual Septic Systems. 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 Texas, and being more particularly described by metes and bounds as follows: 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) BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and a called 2.066 acre tract of land described in a deed to Bethesda Water Supply According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0200J, All building setbacks are subject to current Johnson County development regulations. Corp. recorded in Volume 1013, Page 54, Deed Records, Johnson County, Texas, said point being in effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain). County Road 711; A utility exhibit is required with each minor plat submittal. It shall be labeled Utility Exhibit and dated July 07, 2025. This can be a copy of the plat indicating The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas the distance to the nearest fire hydrant to the property as well as the size and location of the water line with associated easements. In addition, drainage THENCE S 31°29'27" E, along the east line of said called 4.905 acre tract, and said County Road 711 more subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with arrows should indicate the direction that storm water is conveyed across and through the property. If the property contains any floodplain area, the or less, a distance of 207.46 feet to a 3/4 inch iron rod found for the southeast corner of said called 4.905 inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface approximate boundary is to be shown and labeled appropriately. Any existing or proposed swales/creeks located on the property that also conveys flow conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP". shall be shown and drainage easements provided in order to preserve the conveyance of storm water. The utility exhibit should also include the acre tract, said point being in Blakeley Street (Paine Street Per said McDonalds Addition); approximate location, size of the proposed structure and location of the on-site sewage facility (septic system) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is THENCE S 55°37'48" W, along the south line of said called 4.905 acre tract, and in said Blakeley Street, a 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 distance of 565.03 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the 150 feet cannot be reached from a public street, a fire lane capable of supporting 85,000 lbs shall be required on site at time of construction. the common corner of said called 4.905 acre tract, and a called 3.996 acre tract of land described in a deed. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by to Timothy E. Tatum and Kelly F. Tatum, recorded in Volume 2886, Page 773, Deed Records, Johnson the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots. 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 County, Texas; concrete on 95% compacted base is acceptable. The developer shall be responsible for all testing and shall provide the results to the city inspectors. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion. THENCE N 34°30'58" W, along the common line of said called 4.905 acre tract, and said called 3.996 acre For all single-family detached and duplex residences, excluding townhomes and apartments, fire hydrants shall be spaced to have a fire hose laying Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood 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 tract, a distance of 542.51 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and said called 3.996 acre tract, said point being in the south line of a easements from the nearest water supply on a street to the main entrance of the building. called 10.25 acre tract of land described in a deed to Tyler N. Luebbehusen and Amanda Luebbehusen, Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt 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 etux, recorded in Document Number 2022-23420, Deed Records, Johnson County, Texas; or buildings, which obstruct the flow of water through drainage easements. 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. THENCE N 59°04'09" E, along the common line of said called 4.905 acre tract, and said called 10.25 acre Private Sewage Facility tract, passing the common corner of said called 10.25 acre tract, and a called 4.885 acre tract of land in a 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 deed to Carla A. Popejoy, recorded in Document Number 2022-5704, Deed Records, Johnson County, On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private 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 Sewage Facilities are complied with. Texas, described in Document Number 2009-26350, Deed Records, Johnson County, Texas, and that specified in the most current adopted International Fire Code. continuing a total distance of 292.70 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the Inspections and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure. common corner of said called 4.905 acre tract, and said called 2.066 acre tract; 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 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 THENCE S 31°30'38" E, along the common line of said called 4.905 acre tract, and said called 2.066 acre owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility when Fire Code. tract. a distance of 299.99 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common used does not comply with governmental regulations. corner of said called 4.905 acre tract, and said called 2.066 acre tract; 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 A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that on the most current information available at the time the plat is filed and may be subject to change. THENCE N 59°05'33" E, along the common line of said called 4.905 acre tract, and said called 2.066 acre 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 Plat Recorded in tract, a distance of 300.17 feet to the **POINT OF BEGINNING**, and containing 213,669 square feet or 4.905 in a satisfactory manner. NOTES: acres of land, more or less. Instrument # Right-Of-Way Dedication 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision. Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees OWNER'S DEDICATION shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficacy of its Slide, ______ **Utility Easement** 15' from lot line in front and back respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all 5' from lot line on the sides KNOW ALL MEN BY THESE PRESENTS times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, Date maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission **Building Lines** 50' from lot line (State Highway & F.M.) That We, TRENT LEE HOLLIDAY AND MCKENNA GRIESSER, Owners, do hereby adopt this plat of anyone. 25' from lot line (County Road or Subdivision Roads) designating the hereinbefore described property as McDONALD'S ADDITION, LOT 1R & LOT 2R, BLOCK **Duties of Developer/Property Owner 1** an Addition in Johnson County, Texas, and do hereby dedicate to the public use forever all streets, County Clerk, Johnson County, Texas Approved by the Planning and Zoning Commission of Burleson, Texas rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or to comply with all local, state or federal law of the jurisdictions in which the property is located. This the _____ day of _____ , 20 ____ . growths in which any way endanger or interfere with the construction, maintenance or efficiency of its "Deputy Clerk" respective systems on any of these easements, and the City or any public utility shall at all times have the The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty right of ingress and egress to and from and upon the said easement for the purpose of constructing, to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of officials or employees of Johnson County. Chair of Planning and Zoning Commission anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Johnson Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or County, Texas. features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an City Secretary incorporated city, Johnson County, the State of Texas or the United States. SURVEYOR'S CERTIFICATE WITNESS OUR HAND, this the day of Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat. KNOW ALL MEN BY THESE PRESENTS: The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do That I, Roy Rodriguez. Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Trent Lee Holliday represents a survey made under my supervision on, June 26, 2025. The subdivision boundary corners are marked with iron Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this pins as noted. plat or construction documents associated therewith. STATE OF TEXAS **PRELIMINARY** COUNTY OF JOHNSON Filing a plat: RELEASED 06/26/2025 FOR REVIEW PURPOSES ONLY. THIS It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a appeared **Trent Lee Holliday**, known to me to be the person whose name is subscribed to the foregoing deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision Signature REPLAT instrument and acknowledged to me that he executed the same for the purposes and considerations therein. is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property Date McDONALD'S ADDITION GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of conveyed before the recording of the plat. LOT 1R & LOT 2R, BLOCK 1 A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with Notary Public in and for **BEING A REPLAT OF** the county clerk's office of the Johnson County Clerk. The State of Texas A PORTION OF BLOCK 10, 11, 12, 14, & 15 My Commission expires: Filing a Plat is Not Acceptance of Roads for County Maintenance The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county McDONALD'S ADDITION maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County. Texas in the absence of an 4.905 ACRES express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county SITUATED IN THE McKenna Griesser JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 442 STATE OF TEXAS SURVEYOR'S NOTES: CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS **COUNTY OF JOHNSON** JUNE 26, 2025 ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE **CASE NUMBER RP25-195** BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96). appeared McKenna Griesser, known to me to be the person whose name is subscribed to the foregoing PYRIGHT (C) BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. instrument and acknowledged to me that he executed the same for the purposes and considerations therein. 2 NO PART OF THIS DRAWING MAY BE REPRODUCED BY ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING" OTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED ROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE. GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of GNATURE ARE NOT VALID. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES OWNER: 1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datun Trent Lee Holliday and 817-659-9206 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT Notary Public in and for McKenna Griesser (CM) = Controlling monument WWW.BLUESTARSURVEYING.COM The State of Texas 3) Unless otherwise noted, subject property is affected by any and all notes, etails, easements and other matters that are shown on or as part of the 5209 Blakeley Street McDONALD'S ADDITION TO THE CITY OF BURLESON ETJ RECORDED IN VOLUME 105, PAGE 640, PLAT RECORDS My Commission expires: GF # DATE: 6/27/25 JN 25-129-P JOHNSON COUNTY, TEXAS IS NOT APPARENT ON THE GROUND AND IS SHOWN FOR APPROXIMATE LOCATION ONLY Cleburne, Texas 76031 corded plat and/or as part of the title commitment provided COUNTY ROAD 717 (CALLED 4.885 ACRES) (CALLED 10.25 ACRES) CARLA A. POPEJOY **COZART LISA LIFE ESTATE &** DOC NO 2022-5704 TYLER N. LUEBBEHUSEN & AMANDA LUEBBEHUSEN, ETUX D.R.J.C.T. DOC NO 2022-23420 (CALLED 5.15 ACRES) D.R.J.C.T. MENDY ABIGAIL ABILEZ & **DESCRIBED IN** ADRIAN MATTHEW ABILEZ, ETVIR (DEED CALL S 61°26'00" W 738.65') DOC NO 2009-26350 DOC NO. 2023-13561 N 59°04'09" E 292.70' D.R.J.C.T. D.R.J.C.T. (DEED CALL S 61°26'00" W 501.60') (DEED CALL N 60°05'24" E 292.70') CONTROLLING LOT 1, BLOCK 1 (DEED CALL N 60°05'24" E 300.00') **CARTER ADDITION** VOL 11, PG 798 15' UTILITY ESMT P.R.J.C.T. LOT 2 LOT 3 LOT 1 LOT 6 LOT 4 LOT 3 LOT 2 BLOCK 13 BLOCK 13 LOT 1 BLOCK 13 LOT 6 BLOCK 14 LOT 5 LOCK 14 LOT 4 BLOCK 14 LOT 3 LOT 2 BLOCK 14 BLOCK 14 LOT 1 BLOCK 14 BLOCK 15 BLOCK 15 BLOCK 15 BLOCK 15 BLOCK 14 BLOCK 14 5' UTILITY ESMT JOHNSON COUNTY SCHOOL LAND JOHNSON COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 442 - 5' UTILITY ESMT (CALLED 2.066 ACRES) BETHESDA WATER SUPPLY CORP VOL 1013, PG 54 D.R.J.C.T. **BLAKELEY STREET BLAKELEY STREET** (A 60' WIDE PUBLIC RIGHT-OF-WAY) (A 60' WIDE PUBLIC RIGHT-OF-WAY) ABANDONED BY COMMISSIONERS COURT MEETING (A 60' WIDE PUBLIC RIGHT-OF-WAY) DATED MAY 14TH, 1984 - 9:00 AM 34. 0 0 Ш (DEED α McDONALDS ADDITION MoDONALDS ADDITION S VOL 105, PG 640 VOL 105, PG 640 P.R.J.C.T. P.R.J.C.T I McDONALDS ADDITION VOL 105, PG 640 LOT 7 LOT 5 LOT 8 CALL S 33 34°30'58' CALEN 33° SCALE: 1" = 50' LOT 12 BLOCK 12 | BLOCK 12 | BLOCK 12 BLOCK 11 LOT 9 LOT 8 BLOCK 11 BLOCK 11 LOT 10 BLOCK 11 LOT 11 BLOCK 11 BLOCK 11 STATE PLAN NAD83 BLOCK 10 BLOCK 10 BLOCK 11 BLOCK 10 BLOCK 11 N=6851553.7030 E=2339204.2070 (DEED CALL S 60°05'24" W 300.00') 151.044 SQ. FT. OR 5/8" CIRF N 59°05'33" E 300.17' "RPLS 5236" (CALLED 3.996 ACRES) P.O.B. **3.468 ACRES** TIMOTHY E. TATUM & KELLY F. TATUM (CALLED 84.264 ACRES) VOL 2886, PG 773 (DEED CALL N 60°05'24" E 300.00') LOT 7 MICAH COWAN & AUDREY COWAN D.R.J.C.T. LOT 1R, BLOCK 1 BLOCK 10 DOC NO. 2022-42892 15' ÄLLEY D.R.J.C.T. 43,560 SQ. FT. OR ABANDONED BY COMMISSIONERS COURT MEETING DATED MAY 14TH, 1984 - 9:00 AM 15' ALLEY 1.000 ACRES 6,251 SQ. FT. OR (CALLED 4.905 ACRES) 0.144 ACRES LOT 2R, BLOCK 1 Plat Recorded in TRENT LEE HOLLIDAY & MoKÉNNA GRIESSEF RIGHT-OF-WAY DEDICATION BY THIS PLAT DOC! NO. 2025-17739 Instrument # D.R.J.C.T. LOT 2 LOT 4 LOT 3 LOT 2 LOT 1 LOT 6 BLOOK |BLOCK 12|BLOCK 1/2 LOT 5 BLOCK 11 LOT 4 BLOCK 11 LOT 3 BLOCK 11 LOT 2 BLOCK 11 LOT 1 BLOCK 11 BLOCK 10 BLOCK 10 15' UTILITY ESMT -BLOCK 10 BLOCK 10 BLOCK 11 BLOCK 11 5' UTILITY ESMT S ED County Clerk, Johnson County, Texas 25' BUILDING LINE - 15' UTILITY ESM 0 "Deputy Clerk" 1/2" CIRS S 54°24'35" W 536.65' BLAKELEY STREE 5/8" IRI (DÉED CALL S 56°39'00" W 565.02') 1/2" CIRS (PAINE STREET PER PLAT) 12,815 SQ. FT. OR S 55°37'48" W 565.03' STATE PLAN NAD83 -0.293 ACRES (A 60' WIDE PUBLIC RIGHT-OF-WAY) N=6851057.8181 RIGHT-OF-WAY DEDICATION (PLAT CALL 315') **REPLAT** N 54°40'59" E E=2338846.1958 N 54°24'35" E 313.79' 57.96' McDONALD'S ADDITION (PLAT CALL 60') VICINITY MAP LOT 1R & LOT 2R, BLOCK 1 NTSGARLAND R. WELLS, ETUX **BEING A REPLAT OF** LOT 3 VOL 1321, PG 898 LOT 4 A PORTION OF BLOCK 10, 11, 12, 14, & 15 BLOCK 5 P.R.J.C.T. BLOCK 5 McDONALD'S ADDITION McDONALD'S ADDITION VOL 105, PG 640 4.905 ACRES P.R.J.C.T. LOT 7 McDONALDS ADE VOL 105, PG (P.R.J.C.T. MARY FRANCES B DOC NO. 2025-9 D.R.J.C.T. (PLAT CALL 19: LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 SITUATED IN THE **BLOCK 6** BLOCK 6 BLOCK 6 BLOCK 6 33°12'51" E (PLAT CALL BLOCK 6 BLOCK 6 JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 442 McDONALD'S ADDITION VOL 105, PG 640 CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS P.R.J.C.T. JUNE 26, 2025 CASE NUMBER RP25-195 917 DPYRIGHT (C) BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED NO PART OF THIS DRAWING MAY BE REPRODUCED BY 91,7 OTOCOPYING RECORDING OR BY ANY OTHER MEANS OR STORED ROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER The right-of-way dedication is granted in fee simple to the Johnson County for use YSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL **EGAN**

as storm water, public utility, pedestrian, or other public purposes.

BLAKELEY STREET

COUNTY ROAD 711

STREET TYPE/SUFFIX ROW (ACRES)

0.293 ACRES

0.144 ACRES

60' ROW

60' ROW

PRE DIRECTION | STREET NAME

E-W

N-S

2280

GNATURE ARE NOT VALID

) (CM) = Controlling monumen

) NOTES: The basis of bearings for this survey is the Texas State Plane oordinate System Grid, North Central Zone (4202), North American Datur

Unless otherwise noted, subject property is affected by any and all notes etails, easements and other matters that are shown on or as part of the

corded plat and/or as part of the title commitment provided

817-659-9206

GF # DATE: 6/27/25

WWW.BLUESTARSURVEYING.COM

JN 25-129-P

OWNER:

Trent Lee Holliday and

McKenna Griesser

5209 Blakeley Street

Cleburne, Texas 76031