

STATE OF TEXAS:
COUNTY OF JOHNSON:

WHEREAS, RUBEN LUNA AND LUCIA JARAMILLO IS (ARE) THE OWNER(S) OF A 1.5132 ACRE TRACT OF LAND IN THE B.B.B & C.R.R. SURVEY, ABSTRACT NUMBER 97, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO RUBEN LUNA AND LUCIA JARAMILLO ACCORDING TO A WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 2023-35662 OF THE OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND ALONG THE SOUTH LINE OF HOUSTON ROAD—A VARIABLE WIDTH RIGHT OF WAY, SAID POINT BEING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TOTHOMAS E. BORING AND MARY HENDRIX ACCORDING TO WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3583-347 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89° 42'07" E, ALONG SAID SOUTH LINE AND WITH THE NORTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 230.76 FEET (DEED - 231.0 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL D. FAHEY ETUX AS RECORDED IN VOLUME 1664, PAGE 291 OF THE DEED RECORDS, JOHNSON COUNTY, TEXAS

THENCE S 00° 19' 14" W, DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID PAUL D. FAHEY TRACT SAME BEING THE EAST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 289.18 FEET (DEED - 290.0 FEET) TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PAUL D. FAHEY TRACT, SAME POINT ALSO BEING ALONG THE NORTH LINE OF CANNON DONALD AND RUBY REVOCABLE TRUST TRACT;

THENCE N 89°34' 31" W, WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT SAME BEING THE NORTH LINE OF SAID CANNON DONALD TRACT A DISTANCE OF 227.64 FEET (DEED - 230.3 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED THOMAS E. BORING AND MARY HENDRIX TRACT, SAME BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 00° 18' 00" W WITH THE EAST LINE OF SAID THOMAS BORING TACT SAME BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 286.29 FEET (DEED - 286.4 FEET) TO THE POINT OF BEGINNING AND CONTAINING 65,914 SQUARE FEET OR 1.5132 ACRES OF LAND WITHIN THE METES RECITED.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.

Surveyor Certificate.

I,Seth Ephraim Osabutey, 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 supervision.



Seth Ephraim Osabutey

Texas R.P.L.S. No. 6063

Date: --/--/2025

Approvals.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the ____ day of _____, 20 ____ .

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0070J Dated 12/4/2012, the subject property is located within Zone X

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNERS:
RUBEN LUNA AND
LUCIA JARAMILLO
517 ORIEL CIR
CROWLEY, TX 76036

STATE OF TEXAS
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT 1C TRACT 1, SCOTT ACRES ADDITION to the CITY OF BURLESON, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the said addition have been notified and signed this plat.
I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

City of Burleson will be responsible for all floodplain regulations as it relates to development.

A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems).

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on May 26, 2025 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.

The City of Burleson reserves the right to require minimum finished floor elevation 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.

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

OWNERS: _____
RUBEN LUNA AND LUCIA JARAMILLO

STATE OF TEXAS:
COUNTY OF JOHNSON:

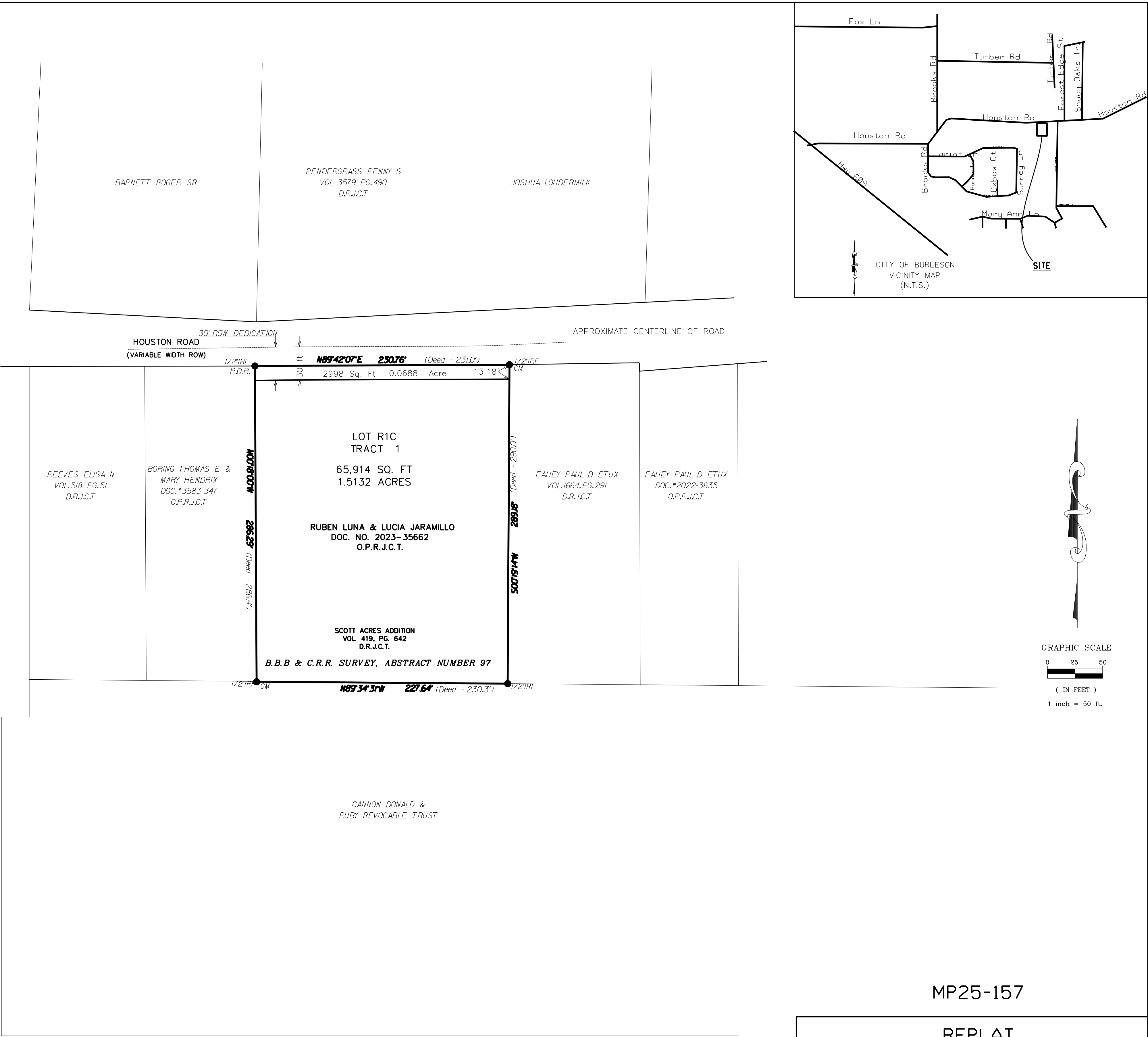
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared RUBEN LUNA AND LUCIA JARAMILLO , known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this

_____ day of _____, 2025.

Notary Public for and in the State of Texas

My Commission expires:_____



Note:
A minimum 30' measured from the approximate centerline of the roadway should be dedicated for right-of-way to facilitate drainage and roadway maintenance
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.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	HOUSTON ROAD		0.0688

MP25-157

REPLAT

LOT 1C TRACT 1

SCOTT ACRES ADDITION

1.5132 ACRES / 65,914 SQ. FT

LOT RIC, TRACT 1

B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 97
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DRAWN BY: EO DATE: 08/05/25 SCALE: 1" = 50' SHEET 1 OF 1