

The area shown appears to lie in Zone X unshaded according to FIRM Community Panel No. 48251C 0200J Johnson County 480879 Effective Date: 12/04/2012

This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of McDonalds Addition to Egan, Johnson County, Texas, (Vol 105 Pg 640) and also being all of that certain called 4.92 acres tract of land that is described in a deed dated June 05, 2015 from Robert Smith Tibbitts to Eric W. Toops that is recorded in 2015-12008 of the Deed Records of Johnson County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a ½ Inch Iron Rod found for corner at the S.W.C. of said tract and in the N.E.B.L. of CR 806 same being the South Corner of a called 10.25 acres to Amanda Luebbehusen (2022-23420);

Thence North 61 degrees 19 minutes 33 seconds East, along the N.W.B.L. of said tract and the S.E.B.L. of said called 10.25 acres for a distance of 314.09 feet to a ½ Inch Iron Rod found for corner;

Thence North 67 degrees 00 minutes 11 seconds East, along said lines for a distance of 50.04 feet to a Fence Corner;

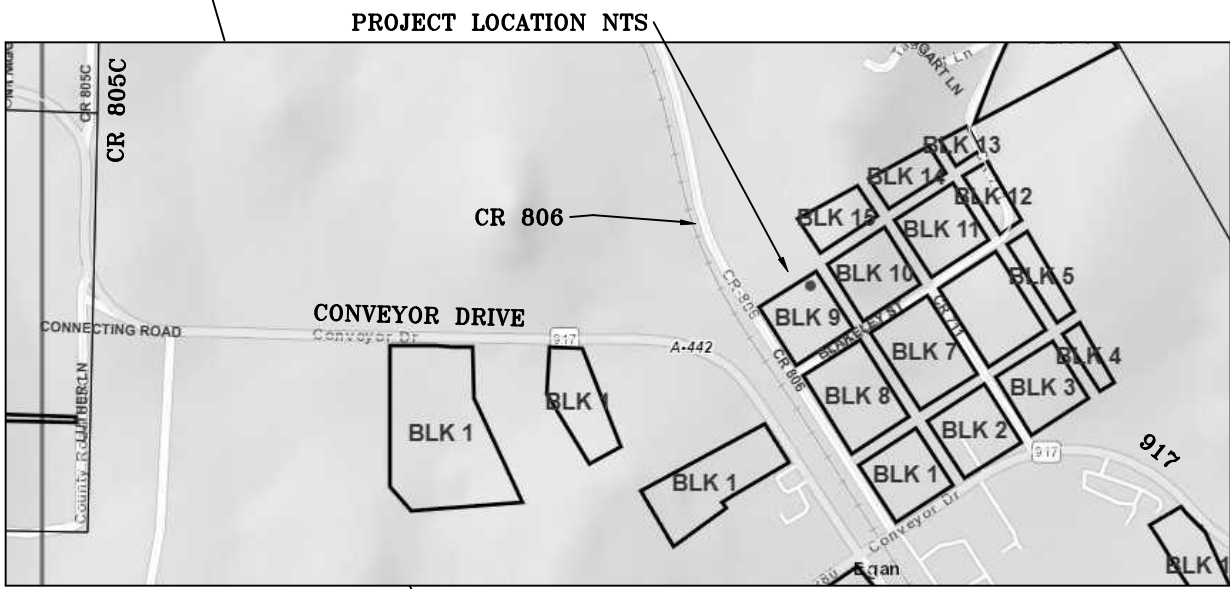
Thence South 33 degrees 11 minutes 10 seconds East, along the N.E.B.L. of said tract and the S.W.B.L. of a called 3.996 acres to Tatum (Vol 2885 Pg 773) for a distance of 579.83 feet to a ½ Inch Iron Rod found for corner at the East Corner of said tract;

Thence South 57 degrees 58 minutes 27 seconds West, along the S.E.B.L. of said tract and the N.W.B.L. of Blakely Street for a distance of 251.58 feet to a ½ Inch Iron Rod set for corner;

Thence South 80 degrees 17 minutes 45 seconds West, along said lines for a distance of 35.33 feet to a ½ Inch Iron Rod found for corner;

Thence South 59 degrees 54 minutes 28 seconds West, along said lines for a distance of 78.13 feet to a ½ Inch Iron Rod set for corner at the intersection of Blakely Street and said CR 806;

Thence North 33 degrees 13 minutes 37 seconds West, along the S.W.B.L. of said tract and the N.E.B.L. of said CR 806 for a distance of 590.00 feet to the place of beginning containing 4.9160 acres.



Amanda Luebbehusen  
2022-23420  
Called 10.25 acres  
3820 CR 806

(2R)  
3.3458 Acres

20.0' Water Line Easement  
Vol 1993 Pg 577

According to a letter from  
Bathesda Water Supply Corp  
there is a 4" Water line in  
the east R.O.W. of CR 806  
The nearest fires hydrant is  
at 5120 Conveyor Drive

Kenneth McClure  
1016/573  
called 5.389 acres  
5001 Conveyor Dr

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.

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 concrete on 95% compacted base is acceptable. The developer shall be responsible for all testing and shall provide the results to the city inspectors. 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 anyone.

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.

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

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 or adjacent to drainage courses along or across said lots.

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

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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.

Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the 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 owner's 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.

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

PLAT FILED \_\_\_\_\_, 2025  
SLIDE \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDS  
BY \_\_\_\_\_  
APRIL LONG COUNTY CLERK



2504014

KNOW ALL MEN BY THESE PRESENTS

That I, Eric W. Toops, Owner, do hereby adopt this plat designating the herein before described property as Lots 1B and 2B Block 9, McDonald Addition, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, 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, Texas or Johnson County.

(owner signature)

STATE OF TEXAS COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eric W. Toops, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_

Notary Public in and for the State of Texas

Timothy Tatum  
2886/773  
called 3.996 acres  
5209 Blakeley #T.

BLOCK 9

(1R)  
1.5702 Acres

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.

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 anyone.

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.

All building setbacks are subject to current Johnson County development regulations.

The requirement of public infrastructure was based on the utility exhibit dated June 11, 2015, submitted with this plat for review to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and the fire hydrant(s) installed for fire protection.

owner/developer  
Eric W. Toops  
Cleburne TX 76031

● = Railroad Spike Fnd.    ■ = Con. Mrkr. Fnd.    Drawn by: R.G.S.  
◇ = Railroad Spike Set    ○ = ½" Iron Rod Set    Field Work by:  
+ = point for corner    @ = utility pole  
● = ½" Iron Rod Fnd.    ✕ = "X" cut    Book/Page:  
▲ = ½" Iron Pipe Fnd.    □ = ¾" Iron Pipe Fnd.  
⊕ = ¾" Iron Rod-Fnd.    ⊕ = 60D Nail Fnd.  
⊗ = 1" Iron Pipe Fnd.    ⊕ = 60D Nail Set

— — — — — Overhead Power Line    — — — — — Wood Privacy Fence  
— x — x — x — Barbed Wire Fence    — — — — — Pipeline  
— — — — — Chain link Fence    — — — — — Telephone

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of April 2025. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the \_\_\_\_h day of \_\_\_\_, 2025.

Preliminary

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: TX NC NAD83



REVISIONS	
DATE	REMARKS
08-11	utility

BENT PINE SURVEYING, INC

10507 Waterwall Lane  
Texas City, TX 77591

FIRM # 10194326  
BENTPINESURVEYING.COM

PHONE #  
903 569 1776

ETJ CITY OF BURLESON  
PLAT OF SURVEY SHOWING  
PART OF THE JOHNSON COUNTY SCHOOL LAND SURVEY A-442  
LOTS 1R, 2R OF BLOCK 9  
McDONALD'S ADDITION  
VOLUME 105 PAGE 640  
JOHNSON COUNTY, TEXAS  
SURVEYED APRIL 2025  
SCALE 1 INCH = 40.00 FEET  
CASE # 25-158

