

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	253.73'	251.32'	N 13°52'32" W	27°25'47"

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

EXECUTED THIS THE \_\_\_\_TH DAY OF JULY, 2022.

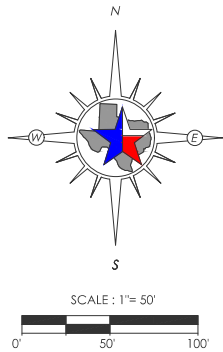
PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



PROJECT NUMBER: 220434 DATE: JULY 6, 2022  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1

FILING BLOCK

PLAT FILED \_\_\_\_\_, YEAR \_\_\_\_\_,

SLIDE \_\_\_\_\_, VOL. \_\_\_\_\_, PG. \_\_\_\_\_

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION  
OF BURLESON, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

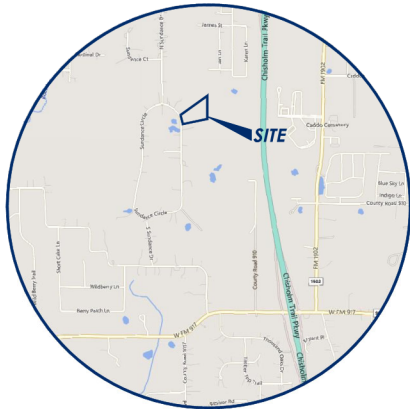
BY: \_\_\_\_\_  
CITY SECRETARY

OWNER(S)  
BARBARA TRAMMELL  
6616 SUNDANCE CIRCLE  
JOSHUA, TX 76058

LEGEND  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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.
5. 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.
6. 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.
7. 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 EFFICACY 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.
8. 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-PLATING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED MAY 25, 2022 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 A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
11. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
13. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 17 INTO 2 SEPARATE LOTS.
14. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200  
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292  
FIRE PROTECTION - JOHNSON COUNTY ESD #1 (817) 556-2212
15. 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.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
17. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
18. 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.
19. 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.
20. 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.
21. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
22. 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.
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.



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, BARBARA TRAMMELL, IS THE SOLE OWNER OF A 6.545 ACRE TRACT OF LAND SITUATED IN THE J. WEST SURVEY, ABSTRACT NUMBER 855, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 17, BLOCK 2, SUNDANCE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 13, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 17, SAME BEING THE SOUTHERNMOST CORNER OF LOT 18, BLOCK 2, SAID SUNDANCE, AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SUNDANCE DRIVE EAST, A 60' RIGHT-OF-WAY;

THENCE NORTH 54 DEGREES 49 MINUTES 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 17, BEING COMMON WITH THE SOUTHEAST LINE OF SAID LOT 18, A DISTANCE OF 848.03 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 17, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 18, AND BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WADE AUSTIN WOODARD, AS CO-TRUSTEE OF THE SUPPLEMENTAL NEEDS TRUST FOR LINDA A. WOODARD, CREATED IN THE WILL OF WELDON RAY WOODARD, DATED OCTOBER 12, 2011, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-11095, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 24 MINUTES 45 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 17, BEING COMMON WITH THE WEST LINE OF SAID WOODARD TRACT, AT A DISTANCE OF 281.98 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" FOR REFERENCE, AND CONTINUING IN ALL 400.12 FEET, TO A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 17, SAME BEING THE NORTHERNMOST CORNER OF LOT 16, BLOCK 2, SAID SUNDANCE;

THENCE SOUTH 78 DEGREES 06 MINUTES 54 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID LOT 17, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 16, A DISTANCE OF 642.43 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" AT THE SOUTHERNMOST CORNER OF SAID LOT 17, SAME BEING THE NORTHWEST CORNER OF SAID LOT 16, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SUNDANCE DRIVE EAST, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 253.73 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 47 SECONDS, WHOSE LONG CHORD BEARS NORTH 13 DEGREES 52 MINUTES 32 SECONDS WEST, A CHORD LENGTH OF 251.32 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 6.545 ACRES OR 285,093 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT BARBARA TRAMMELL, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 17R AND 17R-1, BLOCK 2, SUNDANCE**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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.

BARBARA TRAMMELL

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT  
LOT 17R AND 17R-1, BLOCK 2  
**SUNDANCE**  
BEING A REPLAT OF LOT 17, BLOCK 2,  
SUNDANCE, AN ADDITION TO THE ETJ CITY  
OF BURLESON, TEXAS.  
6.545 ACRES OF LAND  
PREPARED: JULY, 2022  
2 LOTS LOCATED WITHIN THE ETJ OF  
BURLESON, TEXAS.  
CASE: 22-074



-LONESTAR-  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
2813 COUNTY ROAD 804A,  
BURLESON, TX 76028  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM