

VICINITY MAP  
(NOT TO SCALE)

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ( ) DENOTES RECORD DATA.

PRE DIRECTION	STREET NAME	STREET TYPE	ROW (ACRES)
	1016	COUNTY ROAD	0.131

LEGEND

- IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"
- IRF IRON ROD FOUND
- (C.M.) CAPPED IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORD JOHNSON COUNTY TEXAS
- M.T.P MASTER THOROUGHFARE PLAN

KNOW ALL MEN BY THESE PRESENTS:

THAT **SIDNEY C. PRUITT III**, AND **MYRA PRUITT** DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1R, LOT 2, AND LOT 3, BLOCK 1, PRUITT 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 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 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, OF TEXAS OR JOHNSON COUNTY.

BY: \_\_\_\_\_  
SIDNEY C. PRUITT III DATE \_\_\_\_\_

BY: \_\_\_\_\_  
MYRA PRUITT DATE \_\_\_\_\_

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 **SIDNEY C. PRUITT III** KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 **MYRA PRUITT**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT RECORDED IN \_\_\_\_\_

YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMM.

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

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON FEBRUARY 24, 2023 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.

PRELIMINARY. FOR REVIEW PURPOSES ONLY.  
NOT TO BE RECORDED FOR ANY REASON.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE H. G. CATLETT SURVEY, ABSTRACT NO. 186, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 12.114 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SIDNEY C. PRUITT III, and wife, MYRA PRUITT, RECORDED IN VOLUME 1587, PAGE 425, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), ALSO KNOWN AS LOT 1, BLOCK 1, PRUITT ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 314, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N 68°75'59.80, E 2308474.16) IN THE EASTERLY LINE OF A CALLED 2.01 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-45905, O.P.R.J.C.T., FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 AND BEING THE SOUTHWESTERLY CORNER OF A CALLED 9.61 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-32530, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID 9.61 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 50°43'19" E, A DISTANCE OF 201.67 FEET TO A 1/2" IRON ROD FOUND;

S 32°40'02" E, A DISTANCE OF 179.86 FEET TO A 1/2" IRON ROD FOUND;

S 69°20'36" E, A DISTANCE OF 95.92 FEET TO A 1/2" IRON ROD FOUND;

N 83°08'56" E, A DISTANCE OF 155.66 FEET TO A 1/2" IRON ROD FOUND;

N 89°39'02" E, A DISTANCE OF 116.29 FEET TO A 1/2" IRON ROD FOUND;

S 65°37'45" E, A DISTANCE OF 655.75 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WESTERLY LINE OF COUNTY ROAD NO. 1016 AND IN THE SOUTHERLY LINE OF SAID 9.61 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND BEARS, S 65°37'45" E, A DISTANCE OF 10.62 FEET;

THENCE, WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 1016, THE FOLLOWING BEARINGS AND DISTANCES:

S 08°13'04" W, A DISTANCE OF 101.69 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET;

S 28°53'44" W, A DISTANCE OF 86.02 FEET TO AN "X" CUT SET IN A CONCRETE DRIVEWAY;

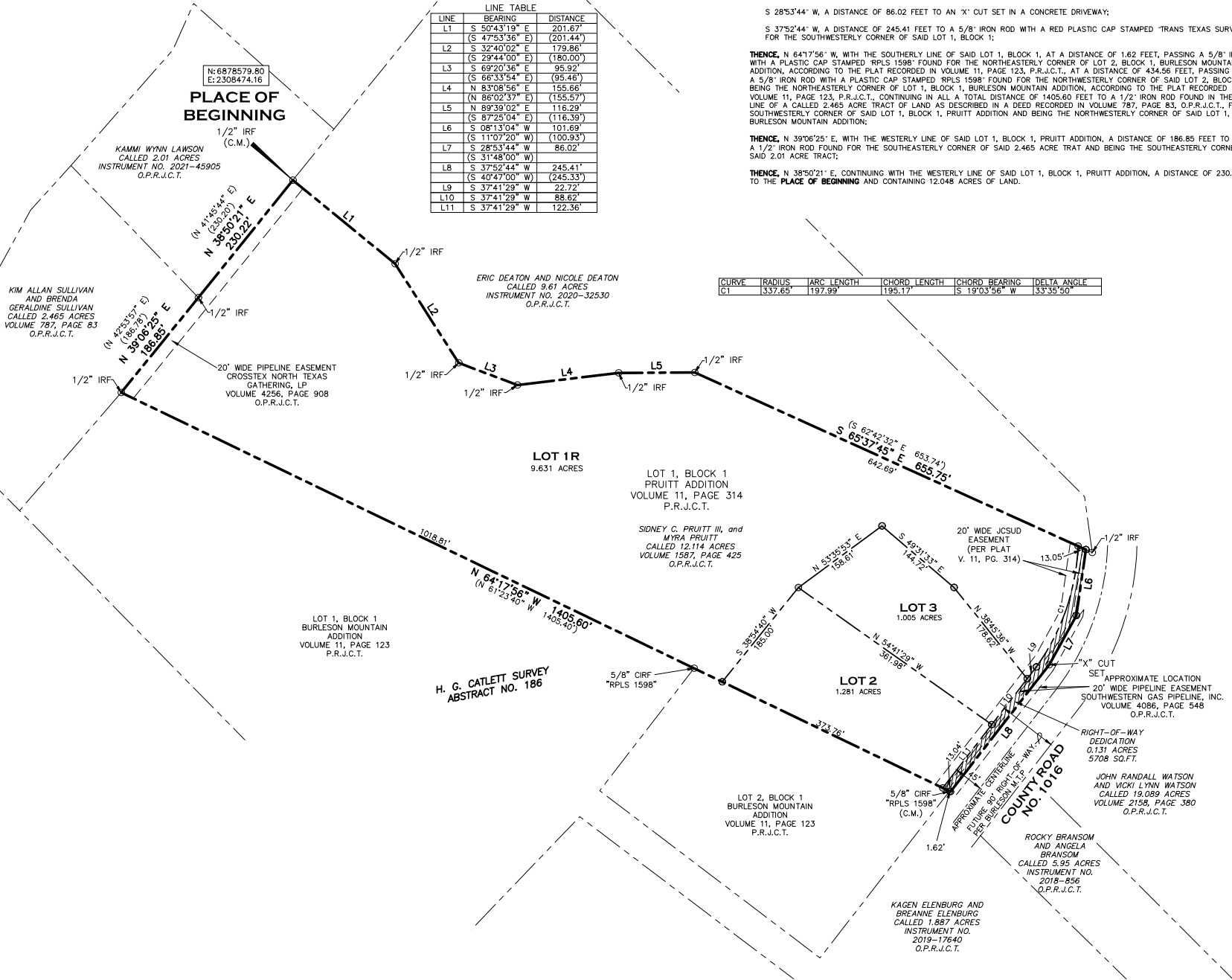
S 37°52'44" W, A DISTANCE OF 245.41 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE, N 64°17'56" W, WITH THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 1.62 FEET, PASSING A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 1, BURLESON MOUNTAIN ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 123, P.R.J.C.T., AT A DISTANCE OF 434.96 FEET, PASSING A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1 AND BEING THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, BURLESON MOUNTAIN ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 123, P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 1405.60 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF A CALLED 2.465 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1587, PAGE 83, O.P.R.J.C.T., FOR THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, PRUITT ADDITION AND BEING THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, BURLESON MOUNTAIN ADDITION;

THENCE, N 39°08'25" E, WITH THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, PRUITT ADDITION, A DISTANCE OF 186.85 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.465 ACRE TRAT AND BEING THE SOUTHEASTERLY CORNER OF SAID 2.01 ACRE TRACT;

THENCE, N 38°50'21" E, CONTINUING WITH THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, PRUITT ADDITION, A DISTANCE OF 230.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.048 ACRES OF LAND.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	337.69	197.99	195.17	S 19°03'56" W	33°35'50"



NOTES:

- 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.
- 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.
- ANY STRUCTURE(S) LOCATED GREATER THAN 150 FEET FROM A PUBLIC ROADWAY OR FIRE LANE SHALL HAVE AN ALL-WEATHER SURFACE DRIVE THAT WILL SUPPORT 80,000 LBS FOR EMERGENCY VEHICLES TO ACCESS THE STRUCTURE(S).
- 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 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.
- 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 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.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED MARCH 28, 2023, 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 ENGINEERING SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY SUBDIVISION REGULATIONS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0050J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:  
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.  
THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO TXDOT FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 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.
- 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 ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
- 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 PURPOSE OF THE REPLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- UTILITY PROVIDERS:  
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200.  
ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY LLC. 888-313-4747
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY" ON THIS PLAT.

CASE 23-035  
MARCH 2023

REPLAT  
SHOWING  
LOTS 1R, LOT 2, AND LOT 3, BLOCK 1,  
PRUITT ADDITION  
AN ADDITION IN THE CURRENT E.T.J. OF  
THE CITY OF BURLESON,  
JOHNSON COUNTY, TEXAS

BEING A REPLAT OF LOT 1, BLOCK 1, PRUITT ADDITION  
TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE  
PLAT RECORDED IN VOLUME 11, PAGE 314  
PLAT RECORDS, JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-556-3440  
FAX: 817-556-3545  
www.transexasurveying.com

OWNERS:  
SIDNEY C. PRUITT III, AND MYRA PRUITT  
10417 COUNTY ROAD 1016,  
GODLEY, TEXAS 76044  
PHONE: 817-929-3041  
EMAIL: SMPRUITT@AOL.COM

Scale: 1"=100' Date: 05/01/2023 DWG: 20230027-MINOR PLAT  
Drawn: LGB Checked: MLH Job: 20230027