



JOSE F. SALAS SURVEY ABSTRACT NO. 760

EAKIN PIPELINE CONSTRUCTION, INC.
INST. NO. 14519
O.P.R.J.C.T.

**LOT 1
BLOCK 1**

196,225 SQUARE FEET
4.505 ACRES (GROSS)
193,419 SQUARE FEET
4.440 ACRES (NET)

**LOT 2
BLOCK 1**

195,851 SQUARE FEET
4.496 ACRES (NET)

DAN W. LUPER AND JILL C. LUPER
INST. NO. 2021-17411
O.P.R.J.C.T.

L.R. SAYLORS
VOL. 3205, PG. 393
D.R.J.C.T.

KENT R. RINEHART AND KELLI M. RINEHART
INST. NO. 2017-14859
O.P.R.J.C.T.

KEVIN PILGRIM AND LISA PILGRIM
VOL. 1230, PG. 282
D.R.J.C.T.

SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48251C0205K, DATED 09/21/2023, THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING ZONES: ZONE X.
- THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
- ELECTRIC PROVIDER: NAME: UNITED COOP
PHONE: 817-447-9292
ADDRESS: 2601 S. BURLESON BLVD., BURLESON, TX 76028
- WATER PROVIDER: NAME: BETHESDA WATER SUPPLY
PHONE: 817-295-2131
ADDRESS: 509 S. BURLESON BLVD., BURLESON, TX 76028
- SEWER PROVIDER: ON-SITE SEPTIC SEWAGE FACILITY
- ALL BUILDING SETBACKS ARE SUBJECT TO JOHNSON COUNTY DEVELOPMENT REGULATIONS.

THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO TxDOT FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
EAST	RENFRO STREET	ARTERIAL	0.064

PROPERTY ADDRESS: 4616 EAST RENFRO STREET, ALVARADO, TX 76031
OWNER: KATHY YVONNE MILLER, ALAN DALE, & KELLY DEANNE MCCULLOCH
ADDRESS: 620 KAYEN COURT, BURLESON, TX 76028
PHONE: 817-223-9016

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON
WHEREAS Alan Dale, Kathy Yvonne Miller, and Kelly Deanne McCulloch are the sole owners of a tract of land located in the JOSE F. SALAS SURVEY, Abstract No. 760, City of Burleson (E.T.J.), Johnson County, Texas, and being the same tract of land described in Affidavit of Death to Kathy Yvonne Miller, recorded in Instrument No. 2023-19957, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Southeast line of a tract of land described in deed to Eakin Pipeline Construction, Inc., recorded in Instrument No. 14519, Official Public Records, Johnson County, Texas, at the West corner of a tract of land described in deed to Danny Hugh Lewis, recorded in Volume 2953, Page 550, Deed Records, Johnson County, Texas, and being the Northerly Northeast corner of said Miller tract;

THENCE South 29 deg. 31 min. 19 sec. East, a distance of 303.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the South corner of Lot 1, Block 1, of Darla's Acreage, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 845, Slide C-440, Deed Records, Johnson County, Texas, same being the interior 'el' corner of said Miller tract;

THENCE North 60 deg. 12 min. 29 sec. East, a distance of 305.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Southwest line of E. Renfro Street, a variable width right-of-way, at the Easterly Northeast corner of said Miller tract;

THENCE South 20 deg. 51 min. 51 sec. East, with said Southwest line, a distance of 156.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of said Miller tract;

THENCE South 60 deg. 15 min. 45 sec. West, a distance of 346.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of Lot 1, Block 1, of James Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 288, Slide C-25, Deed Records, Johnson County, Texas, and being at the beginning of a curve to the right, having a central angle of 43 deg. 36 min. 10 sec., a radius of 250.00 feet, and a chord bearing and distance of North 76 deg. 17 min. 41 sec. West, 185.70 feet;

THENCE Northwest, with said Northwest line and said curve to the right, an arc distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE North 76 deg. 17 min. 41 sec. West, with said Northwest line, a distance of 75.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a curve to the left, having a central angle of 43 deg. 36 min. 10 sec., a radius of 250.00 feet, and a chord bearing and distance of South 81 deg. 54 min. 14 sec. West, 185.70 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of a tract of land described in deed to Dan W. Luper, and Jill C. Luper, recorded in Instrument No. 2021-17411, Official Public Records, Johnson County, Texas;

THENCE South 58 deg. 43 min. 49 sec. West, a distance of 431.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of a tract of land described in deed to James A. Saylor, recorded in Volume 2856, Page 934, Deed Records, Johnson County, Texas, and being the North corner of a tract of land described in deed to Lawrence C. Saylor and Betty Saylor, recorded in Volume 2519, Page 621, Deed Records, Johnson County, Texas;

THENCE South 58 deg. 55 min. 57 sec. West, a distance of 204.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found at the East corner of a tract of land described in deed to Serina Negron and Israel Pinales, recorded in Instrument No. 2023-30525, Official Public Records, Johnson County, Texas, and being the Southwest corner of said Miller tract;

THENCE North 29 deg. 50 min. 20 sec. West, a distance of 274.11' to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found in the said Southeast line of Eakin Pipeline Construction, Inc. tract, at the North corner of said Negron and Pinales tract, and being the Northwest corner of said Miller tract;

THENCE North 60 deg. 04 min. 29 sec. East, with said Southwest line, a distance of 1103.09 feet to the PLACE OF BEGINNING and containing 392,076 square feet or 9.001 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alan Dale, Kathy Yvonne Miller, and Kelly Deanne McCulloch, do hereby certify and adopt this plat designating the herein-described property as **MILLER ESTATES 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.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Name: Alan Dale
Title: Owner

Name: Kathy Yvonne Miller
Title: Owner

Name: Kelly Deanne McCulloch
Title: Owner

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Alan Dale, 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.

GIVEN UNDER 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 the said County and State on this day personally appeared Kathy Yvonne Miller, 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.

GIVEN UNDER 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 the said County and State on this day personally appeared Kelly Deanne McCulloch, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

LEGEND

P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
SLD. SLIDE
INST. NO. INSTRUMENT NUMBER
IRF. IRON ROD FOUND
YC. YELLOW CAP
IRS. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, ROCKWALL, TX 75082
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194368
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202410539 DATE: 01/14/2025 DRAWN BY: TD

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land 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.

Dated this _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CITY OF BURLESON NOTES

- 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 government 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 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. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- 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.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 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.
- 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 requirement of public infrastructure was based on the utility exhibit that was submitted for review with this plat on February 28th, 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.
- No permanent structures shall be constructed within the area indicated as reserved for future right-of-way.
- No Fences or other structures will be allowed within the drainage easement.
- The undersigned does covenant and agree that the private access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Burleson, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises. Maintenance of private access easements shall be the responsibility of the property owner.
- Driveway locations on TxDOT facilities are proposed until a TxDOT permit is received. If a permit request is denied, or if changes to the drive location are required that result in significant site layout changes during the permitting process, the City may require a revised site plan be submitted and processed.

CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission, Burleson, Texas
This the _____ day of _____, 20____.

By: _____
Planning and Zoning Chair

By: _____
City Secretary

**FINAL PLAT
MILLER ESTATES ADDITION
LOTS 1 & 2, BLOCK 1**

AN 9.000 ACRE ADDITION LOCATED IN THE
JOSE F. SALAS SURVEY, ABSTRACT NO. 760, IN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF
BURLESON, JOHNSON COUNTY, TEXAS

PROJECT NO.
FP25-049