

VICINITY MAP

LEGEND:

- 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544", UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NOTES:

- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- ANY IMPROVEMENTS WITHIN THE UTILITY EASEMENTS MAY REQUIRE CITY REVIEW AND APPROVAL. A R-O-W/USE AGREEMENT MAY BE REQUIRED AND ALL EXPENSES SHALL BE BORNE BY THE PROPERTY OWNER.
- THE REQUIREMENTS OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 28, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY REQUIRE EXISTING WATERLINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.
- THE COMMON ACCESS EASEMENT IS FOR THE USE OF THE FOLLOWING PROPERTIES: LOT 1-2, BLOCK 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND/OR EGRESS ALONG THIS EASEMENT. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1-2, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR 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 CITY OF BURLESON, 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.

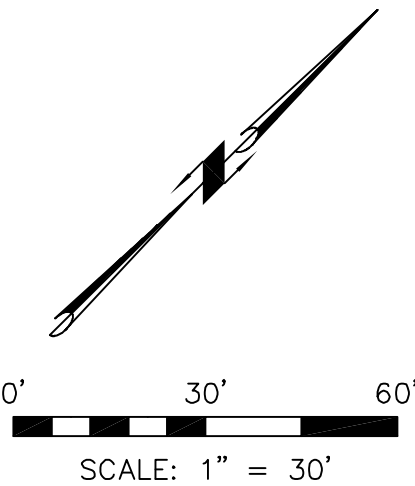
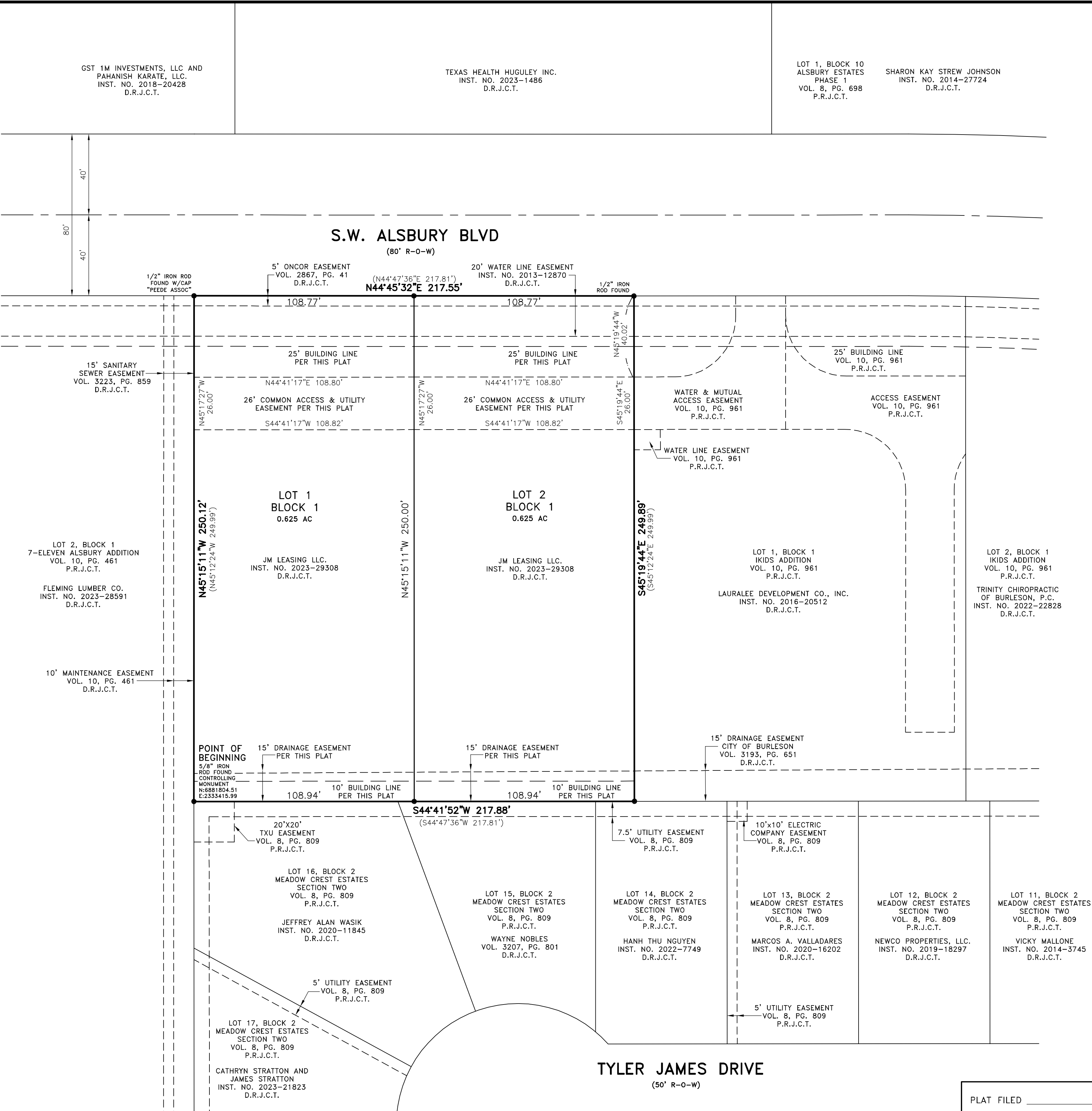
UTILITIES SERVING SITE:

WATER: CITY OF BURLESON  
ELECTRIC: ONCOR  
GAS: ATMOS  
FIRE: BURLESON FIRE DEPARTMENT  
SEWER: CITY OF BURLESON

DEVELOPER:

JM LEASING, LLC,  
3408 WINDING OAK LANE E.  
BURLESON, TEXAS 76028

SURVEYOR:



PLAT FILED \_\_\_\_\_, 2024.

JOHNSON COUNTY PLAT RECORDING

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

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

APRIL LONG, JOHNSON COUNTY CLERK

BY: \_\_\_\_\_  
COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

FINAL PLAT  
LOTS 1 & 2, BLOCK 1  
JM ADDITION  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO JM LEASING, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-29308, DEED RECORDS, JOHNSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO JM LEASING, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-29308, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF LOT 16, BLOCK 2, MEADOWCREST ESTATES, SECTION 2, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 809, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°15'11" W A DISTANCE OF 250.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PEEDE ASSOC." IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ALSBURY BOULEVARD (80' R-O-W);

THENCE N 44°45'32" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.55 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF LOT 1, BLOCK 1, IKIDS ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 961, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S 45°19'44" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 249.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE NORTHWESTERLY LINE OF SAID BLOCK 2 OF MEADOW CREST ESTATES FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, AND FOR THE MOST EASTERLY CORNER OF SAID JM LEASING, LLC., TRACT;

THENCE S 44°41'52" W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 217.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.250 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS JM ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. 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 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.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JM LEASING, LLC.  
MISTY RAE STASNEY

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MISTY RAE STASNEY, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5544  
DATED: 06/28/24