

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____

DEPUTY COUNTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2023.

BY: _____

CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____

CITY SECRETARY

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 482510007J 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.

BASIS OF BEARINGS:

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

PLAT NOTE:

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 16, MABE SUBDIVISION, WITH THE ADJACENT PROPERTY TO THE EAST WITH COMMON OWNERSHIP AND TO ESTABLISH A PROPERTY LINE CONSISTENT WITH THE CURRENT ETJ BOUNDARY.

UTILITIES SERVICING SITE:

WATER: BETHESDA
ELECTRIC: U.C.S.
GAS: AT&S
FIRE: BURLESON FIRE DEPARTMENT
SEWER: ON-SITE SEPTIC

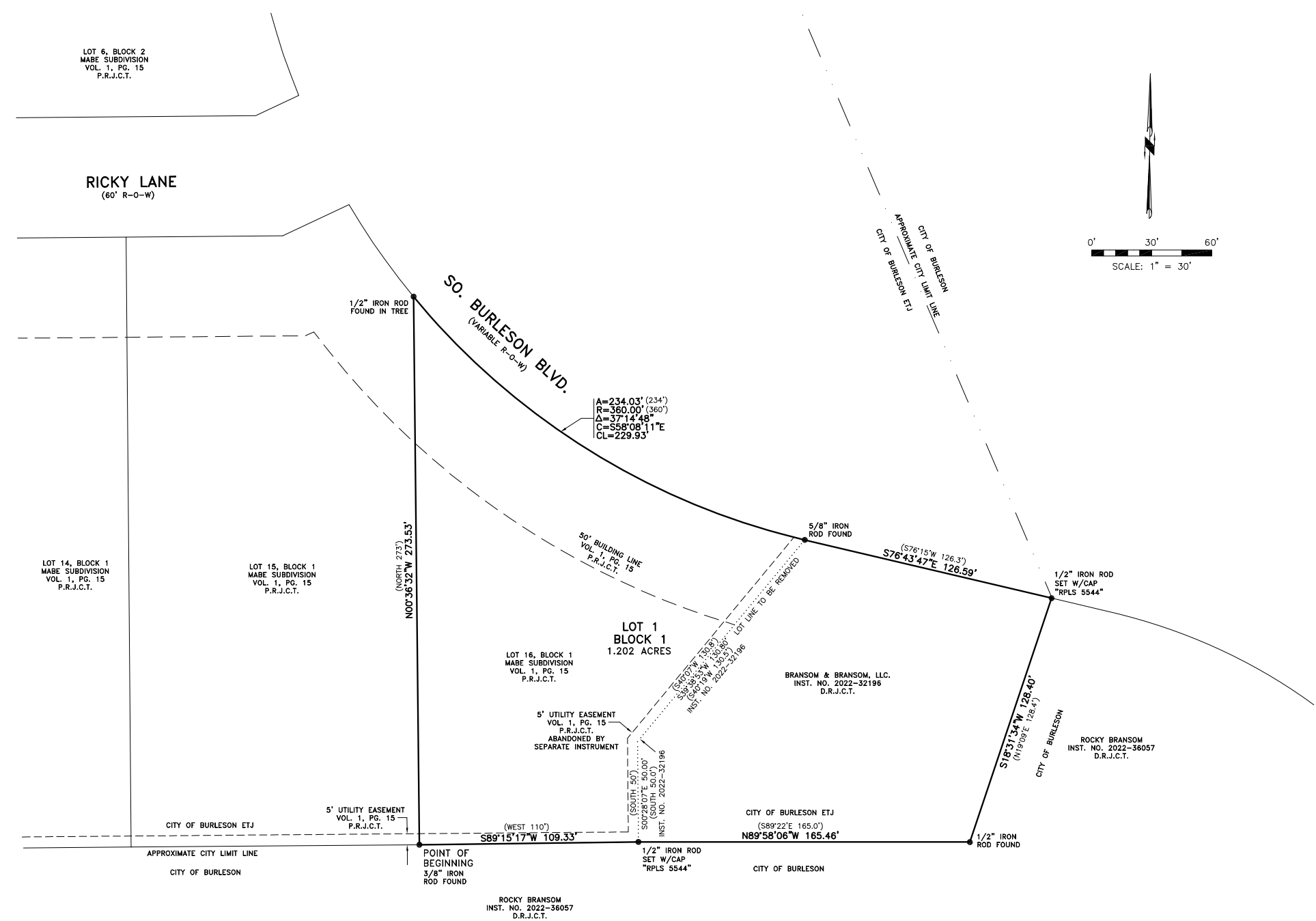
OWNER:
ROCKY BRANSOM
BRANSOM & BRANSOM, LLC.
817-426-0018

PROPERTY ADDRESS:
1532 SO. BURLESON BLVD.
BURLESON, TX 76028

SURVEYOR:

DFW
Geodesy

1108 SOUTH DORSON STREET
BURLESON, TX 76028
817-447-4122
rpowell@dfwgeodesy.com
TXPELS FIRM NO. 100766



- GENERAL NOTES:**
1. 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.
 2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 3. 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.
 4. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
 5. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
 6. 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.
 7. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY COUNTY 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.
 8. 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.
 9. 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, 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.
 10. 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.

- GENERAL NOTES:**
11. 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.
 12. 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 2003 INTERNATIONAL FIRE CODE.
 13. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
 14. 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.
 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. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
 17. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 18. THE PURPOSE OF THIS PLAT IS TO SATISFY PERMIT REQUIREMENTS.
 19. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY 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 FORM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
 20. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR THE BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
 21. THE EXISTING USE OF THE SUBJECT PROPERTY IS RESIDENTIAL.
 22. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON FEBRUARY 20, 2023 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINE TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.M. CARTWRIGHT SURVEY, ABSTRACT NO. 132, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO BRANSOM & BRANSOM, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-36057, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 16, BLOCK 1, MABE SUBDIVISION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 1, PAGE 15, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 00°36'32" W ALONG THE WEST LINE OF SAID LOT 16, BLOCK 1, A DISTANCE OF 273.53 FEET TO A 1/2" IRON ROD FOUND IN A TREE AND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH BURLESON BOULEVARD (VARIABLE R-O-W) FOR THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 1, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 360.00 FEET AND WHOSE LONG CHORD BEARS S 58°08'11" E, 229.93 FEET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°14'18", AN ARC LENGTH OF 234.03 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 1;

THENCE S 76°43'47" E CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BRANSOM & BRANSOM, LLC, TRACT, A DISTANCE OF 126.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S 18°31'34" W ALONG THE EAST LINE OF SAID BRANSOM & BRANSOM, LLC, TRACT, A DISTANCE OF 128.40 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BRANSOM & BRANSOM, LLC, TRACT;

THENCE N 89°58'06" W ALONG THE SOUTH LINE OF SAID BRANSOM & BRANSOM, LLC, TRACT, A DISTANCE OF 165.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 1;

THENCE S 89°15'17" W CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT 16, BLOCK 1, A DISTANCE OF 109.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.202 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROCKY BRANSOM, OWNER, HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 16R, BLOCK 1, MABE SUBDIVISION, AN ADDITION TO THE CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHT-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, 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.

ROCKY BRANSOM

**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 ROCKY BRANSOM, 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 _____, 2023.

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. 8444
DATED: 04/21/23

REPLAT
LOT 16R, BLOCK 1
MABE SUBDIVISION
1.202 ACRES
J.M. CARTWRIGHT SURVEY, ABSTRACT NO. 132
CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J.M. CARTWRIGHT SURVEY, ABSTRACT NO. 132, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO BRANSOM & BRANSOM, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-36057, DEED RECORDS, JOHNSON COUNTY, TEXAS.