

General Notes

- 1) NOTE: Bearings based per GPS-NAD 83.
- 2) NOTE: The property is located in the E.T.J. of the City of Burleson.
- 3) NOTE: Electric - United Cooperative Services.
- 4) NOTE: Water provided by Bethesda Water.
- 5) NOTE: Sewer provided by private facility.
- 6) NOTE: All Building Setbacks are subject to current Johnson County Development Regulations.
- 7) NOTE: Purpose for this Plat to comply for Building Permit.
- 8) NOTE: Lot does not have a Zoning Designation.
- 9) NOTE: This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 10) NOTE: The City of Burleson reserves the right to require a minimum finish floor on any Lot within this subdivision.
- 11) NOTE: No fences or other structures will be allowed within a Drainage Easement.
- 12) NOTE: The existing creeks or drainage channels traversing along or across this Addition will remain as open channels and will be maintained bt the individual owners of the Lot or Lots that are traversed by or adjacent to drainage courses along or across said Lots.
- 13) NOTE: Blocking the flow of water or constructing improvements in the Drainage Easements is prohibited.
- 14) NOTE: On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of Johnson County Health Department for private sewage facilities are complied with.
- 15) NOTE: 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.
- 16) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 17) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 18) NOTE: A property 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.
- 19) NOTE: 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, 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.
- 20) NOTE: 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.
- 21) NOTE: 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.
- 22) NOTE: The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area in excess of 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.
- 23) NOTE: All fire hydrants must provide a minimum of 35-psi static pressure and a 20- psi residual pressure.
- 24) NOTE: 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.
- 25) NOTE: 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.
- 26) NOTE: 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.
- 27) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 29) NOTE: Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 30) NOTE: Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 31) NOTE: 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.
- 32) NOTE: 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.
- 33) NOTE: 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.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ===== BUILDING
- ===== ASPHALT
- CONCRETE
- X - FENCE LINE
- POWER POLE
- E OVERHEAD POWER
- (CM) CONTROLLING MONUMENT
- ⇒ DIRECTION OF DRAINAGE

CITY OF BURLESON
JOHNSON COUNTY, TEXAS

Approved by the Planning and Zoning Commission
City of Burleson, Texas

This the _____ day of _____, 2024.

BY: _____
CHAIRMAN

BY: _____
CITY SECRETARY

General Notes (Cont.)

- 35) NOTE: 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.
- 36) NOTE: Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- 37) NOTE: all building setbacks are subject to current Johnson County development regulations. 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.
- 38) NOTE: Maintenance and responsibility of easements is the owners and utility providers.
- 39) NOTE: The requirement of public infrastructure was based on the utility and drainage exhibit that was submitted for review with this plat on September 9, 2025.
- 40) NOTE: The intended purpose of these are single family residential.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas Community Panel No. 4825(C0200) effective dated December 4, 2012, this property is located in Zone X (Areas determined to be outside the 500-year floodplain - outside 2% chance floodplain) AND IN Zone A (No Base Flood Elevation Determined).

Owners Certificate

Whereas Arlington Stor-More L.L.C., is the owner of a tract or parcel of land situated in the J. C. Quick Survey, Abstract No.714 and being part of a 108.61 acre tract conveyed to Arlington Stor-More L.L.C., by deed recorded under County Clerks File No.2020-18169, Deed Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod set for corner in County Road No.707, being South 89°43'23" East, 117.22 feet from the northwest corner of said 108.61 acre tract;
Thence South 89°43'23" East with said County Road No.707 and the north line of said 108.61 acre tract a distance of 1652.14 feet to a 1/2" iron rod set for corner in said County Road No.707 and the north line of said 108.61 acre tract, being the northeast corner of this tract;
Thence South 00°16'37" West a distance of 620.80 feet to a 1/2" iron rod set for corner, being the southeast corner of this tract;
Thence North 89°43'23" West a distance of 1500.00 feet to a 1/2" iron rod set for corner, being the southwest corner of this tract;
Thence North 00°16'37" East a distance of 620.80 feet to the **POINT OF BEGINNING** and containing 21.38 acres of land, more or less as surveyed on the ground March, 2024 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents:

This Arlington Stor-More L.L.C. does hereby adopt this plat designating the hereinbefore described property as Lot 1 thru Lot 10, Block 1, Summer Meadows, 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 improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or 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, Johnson County, Texas.

Witness My Hand The _____ day of _____, 2025.

Arlington Stor-More L.L.C.
Romie Bowyer - Managing Member

State of Texas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Romie Bowyer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

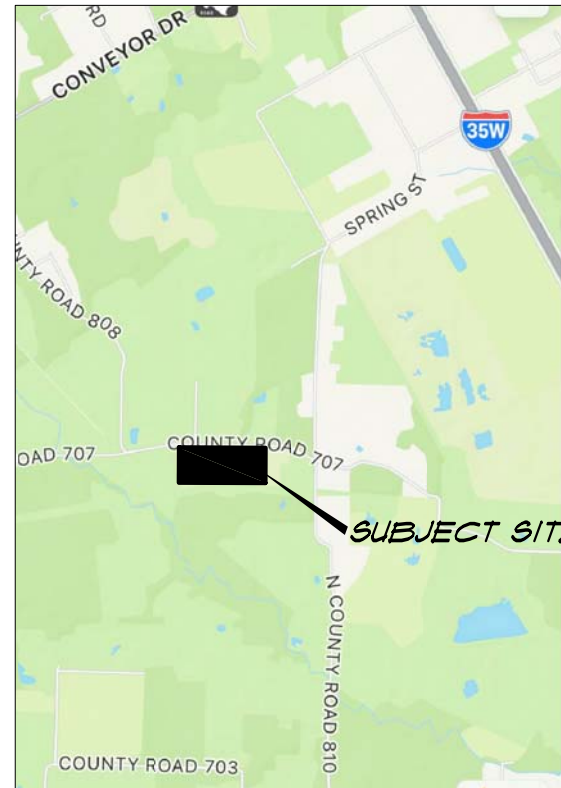
Given under my hand and seal of office, this the _____ day of _____, 2025.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision, in June, 2025, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, RPLS No. 5144



VICINITY MAP (N.T.S.)

| FIRE DIRECTION | STREET NAME | STREET TYPE | ROW (ACRES) |
|----------------|-------------|-------------|-------------|
| | CR 707 | ASPHALT | 138 |

"The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes."

OWNER:
Arlington Stor-More L.L.C.
C/O Romie Bowyer - Managing Member
4716 CR 707
Burleson, Texas 76028
Phone: (817) 253-5451
rtd556@aol.com

SURVEYOR:
Tucker Surveyors
Donnie L. Tucker
12350 Oak Grove Road S.
Burleson, Texas 76097
Phone: (817) 295-2999



Final Plat Lots 1 thru Lot 10, Block 1 Summer Meadows

Part of a 108.61 acre tract in the J. C. Quick Survey, Abstract No.714 recorded under County Clerks File No.2020-18169, Deed Records, Johnson County, Texas.
E.T.J. City of Burleson, Johnson County, Texas

Prepared June 9, 2025 CASE NO.25-174

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