

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 66.00' | 77.92' | 24.46' | N84°14'44"E | 67°38'48" |
| C2 | 580.00' | 52.58' | 32.84' | S77°28'16"E | S71°13" |
| C3 | 66.00' | 76.01' | 71.88' | S28°52'25"E | 63°59'00" |
| C4 | 580.00' | 57.33' | 37.30' | S83°10'46"E | S39°47" |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| LT | S74°17'05"E | 33.90' |

LOT 12, BLOCK 1
TAYLOR BRIDGE ESTATES
VOLUME 9, PAGE 363
PRJCT

POINT OF BEGINNING
1/2" IRF
N:6872364.33
E:2344952.78

LOT 13R, BLOCK 1
4.280 ACRES
186,436.50 FEET
MFF = 707.0'

LOT 13, BLOCK 1
TAYLOR BRIDGE ESTATES
VOLUME 9, PAGE 363
PRJCT

LOT 14, BLOCK 1
TAYLOR BRIDGE ESTATES
VOLUME 9, PAGE 363
PRJCT

LOT 15, BLOCK 1
TAYLOR BRIDGE ESTATES
VOLUME 9, PAGE 363
PRJCT

LOT 16, BLOCK 1
TAYLOR BRIDGE ESTATES
VOLUME 9, PAGE 363
PRJCT

LOT 1, BLOCK 1
C & G HOMESITE
VOLUME 9, PAGE 174
PRJCT

TRIBUTARY OF QUILL MILLER CREEK
(AS PLATTED)

APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN BASED ON SCALED MAP LOCATION OF FEMA FLOOD MAP NO. 48251C0070J, REVISED: DECEMBER 4, 2012

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0070J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY LIES WITHIN "ZONE A" WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND 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.

EXECUTED THIS THE ____ DAY OF APRIL, 2024.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 240263 DATE: JULY 10, 2024
REVISION DATE:
REVISION NOTES:

NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
- 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.
- PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0070J, MAP REVISED DECEMBER 4, 2012.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 13 AND 14 INTO A SINGLE DEVELOPABLE LOT.
- THIS PROPERTY IS CURRENTLY ZONED SF7 BASED ON THE CITY OF BURLESON ZONING MAP.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT MICHAEL WAYNE JOHNSON AND SHARON MARIE JOHNSON, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 13R, TAYLOR BRIDGE ESTATES**, AN ADDITION TO THE CITY OF BURLESON, 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.

MICHAEL WAYNE JOHNSON

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHARON MARIE JOHNSON

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STANDARD 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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- CITY OF BURLESON 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 CITY OF BURLESON, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON, OR THEIR DESIGNEE, 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.
- 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 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 EFFICACY 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.
- 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.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED APRIL 24, 2024 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'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
- WATER PROVIDER - BETHESDA WATER SUPPLY CORP. - (817) 295-2131
- ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
- 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.
- 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.

LEGAL DESCRIPTION

BEING A 4.280 ACRE TRACT OF LAND SITUATED IN THE HALL NEILSON SURVEY, ABSTRACT NUMBER 658, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 13 AND 14, BLOCK 1, TAYLOR BRIDGE ESTATES, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 363, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF LOT 12, SAID BLOCK 1, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR BRIDGE COURT, A 76' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 12 BEARS A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 59 MINUTES 25 SECONDS WEST, A CHORD LENGTH OF 71.88 FEET;

THENCE 77.92 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 67 DEGREES 38 MINUTES 48 SECONDS, WHOSE LONG CHORD BEARS NORTH 84 DEGREES 14 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 73.48 FEET, TO A 1/2" CAPPED IRON ROD FOUND;

THENCE SOUTH 74 DEGREES 17 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 20.91 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13, AND CONTINUING IN ALL 33.90 FEET, TO A 1/2" IRON ROD FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 52.58 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 38 SECONDS, WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 28 MINUTES 16 SECONDS EAST, A CHORD LENGTH OF 52.56 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF LOT 15, SAID BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 15 BEARS A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 57.30 FEET;

THENCE SOUTH 24 DEGREES 16 MINUTES 57 SECONDS WEST, DEPARTING SAID SOUTH LINE AND RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 14, BEING COMMON WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 740.08 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15, AND BEING ON TH NORTHEAST LINE OF LOT 1, BLOCK 1, C & G HOMESITE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 174, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF A TRIBUTARY OF QUILL MILLER CREEK;

THENCE NORTHWESTERLY, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINES OF SAID LOTS 14 AND 13, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 1, AND WITH THE APPROXIMATE CENTERLINE OF SAID TRIBUTARY, THE FOLLOWING CALLS:

- NORTH 71 DEGREES 35 MINUTES 59 SECONDS WEST, A DISTANCE OF 57.79 FEET, TO A POINT FOR CORNER;
- NORTH 55 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 174.43 FEET, TO A POINT FOR CORNER;
- NORTH 16 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF 95.82 FEET, TO A POINT FOR CORNER;
- NORTH 55 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 76.18 FEET, TO A POINT FOR CORNER;
- SOUTH 53 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 69.33 FEET, TO A POINT FOR CORNER;
- NORTH 49 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 57.26 FEET, TO A THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 12;
- THENCE** NORTH 47 DEGREES 30 MINUTES 20 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 13, BEING COMMON WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 651.57 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 4.280 ACRES OR 186,436 SQUARE FEET OF LAND, MORE OR LESS.

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

FILING BLOCK

PLAT FILED _____, YEAR _____

SLIDE _____, VOL. _____, PG. _____

JOHNSON COUNTY PLAT RECORDS

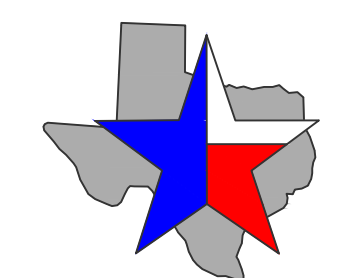
COUNTY CLERK, JOHNSON COUNTY, TEXAS

LEGEND
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.I.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
C.C.# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
IR3 = 3/8" CAPPED IRON ROD SET STAMPED "REALSEARCH"
JCSUD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT

OWNER(S)
MICHAEL AND SHARON JOHNSON
437 NUTMEG AVE
BURLESON, TX 76028

REPLAT
LOT 13R
TAYLOR BRIDGE ESTATES
BEING A REPLAT OF A LOTS 13 AND 14, TAYLOR BRIDGE ROAD, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
PREPARED: JULY, 2024

1 LOT LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE: 24-160



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM