



OWNERS:
CARROLL JAMES D & JACQUELINE
1801 COUNTY ROAD 529
BURLESON, TEXAS 76028

- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL, TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOT 22R1 & 22R2 FROM A 6.63 ACRE TRACT.
- 3) THIS SUBDIVISION OR ANY PART THEREOF IS LOCATED IN THE BURLESON ETJ, JOHNSON COUNTY, TEXAS
- 4) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- 5) THE 20' BETHESDA WATER SUPPLY CORPORATION EASEMENT IS RECORDED UNDER VOLUME 512, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.

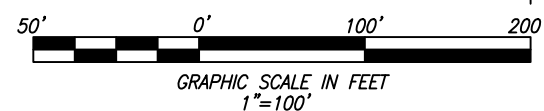
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.



BM	BENCHMARK
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT ON CONCRETE
(CM)	CONTROLLING MONUMENT
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
NTS	NOT TO SCALE

PROSPECT SURVEYING



PRELIMINARY

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 07/27/22

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

- 1) 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.
- 2) Inspections and/or acceptance of a private sewage facility by the 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.
- 3) A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that 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.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

- 1) According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0325J, effective date December 04, 2012, this property is located in zone "X," (Areas determined to be outside the flood plain).
- 2) The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low area, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".
- 3) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 4) 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.
- 5) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 6) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 7) Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

THE NEAREST FIRE HYDRANT IS LOCATED A DISTANCE OF 520.80 FEET GOING IN THE SOUTHWEST DIRECTION, CROSSING THE STREET, FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACTS.

PRE DIRECTION	STREET NAME	STREET TYPE/ SUFFIX	R.O.W. (ACRES)
NORTHEAST	529	COUNTY ROAD	0.013 ACRES

- 1) It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.
- 2) A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, 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 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 permissions of anyone.

COUNTY JUDGE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

**REPLAT
OF
22R1 & LOT 22R2
FOREST MEADOWS
A 23 ACRE TRACT OF LAND
OWNED ORIGINALLY AS
A TRACT OF FOREST MEADOWS
SEPARATED OUT OF THE
HAYMAN SURVEY, ABSTRACT
10000, HUNT COUNTY, TEXAS**

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF JOHNSON:

LEGAL DESCRIPTION

WHEREAS, JAMES D. CARROLL & JACQUELINE CARROLL, ARE THE OWNERS OF THE ORIGINAL 6.63 ACRE TRACT OF LAND SITUATED OUT OF THE MICHAEL S. HOFFMAN SURVEY, ABSTRACT No. 359, JOHNSON COUNTY, TEXAS AND ORIGINALLY DESCRIBED AS LOT 22R OF FOREST MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 992, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202);

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER, BEING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 22R, AND IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 529, SAME BEING THE SOUTHEAST CORNER OF LOT 24 OF FOREST MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 480, PAGE 757, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND CONVEYED TO BOBBY NOLAN PRIDDY BY QUIT CLAIM DEED RECORDED IN VOLUME 1660, PAGE 571, DEED RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 5/8" IRON ROD FOUND BEARING S59°34'55"W A DISTANCE OF 424.79 FEET CONTINUING FROM SAID IRON ROD ANOTHER 1/2" IRON ROD FOUND BEARING S59°34'55"W A DISTANCE OF 225.00 FEET;

THENCE N29°43'11"W, DEPARTING SAID COUNTY ROAD AND ALONG THE WEST LINE OF SAID CARROLL TRACT AND THE EAST LINE OF SAID PRIDDY TRACT, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" AT A DISTANCE OF 3.00 FEET, IN TOTAL A DISTANCE OF 869.86 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER AND BEING THE NORTHEAST CORNER OF SAID PRIDDY TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.80 ACRE TRACT CONVEYED TO ZANE E. MAHON & MABLE E. MAHON BY WARRANTY DEED RECORDED IN VOLUME 778, PAGE 457, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF A CALLED 5.0 ACRE TRACT CONVEYED TO JEREMY MICHAEL SHERMAN & MICHELLE CLAIRE SHERMAN BY WARRANTY DEED RECORDED IN INSTRUMENT No. 2021-28188, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.);

THENCE N59°45'30"E, ALONG THE NORTH LINE OF SAID CARROLL TRACT AND THE SOUTH LINE OF SAID SHERMAN TRACT A DISTANCE OF 399.62 FEET TO A 6" WOOD FENCE POST FOUND FOR THE NORTHEAST CORNER AND BEING THE NORTHWEST CORNER OF A CALLED 2 ACRE CONVEYED TO MELVIN PERKINS BY WARRANTY DEED RECORDED IN VOLUME 736, PAGE 518, DEED RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 6" WOOD FENCE CORNER POST FOUND BEARING N59°35'45"E A DISTANCE OF 255.32 FEET;

THENCE S29°43'19"E, ALONG THE EAST LINE OF SAID CARROLL TRACT AND THE WEST LINE OF SAID PERKINS TRACT, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" A DISTANCE OF 336.79 FEET, IN TOTAL A DISTANCE OF 532.95 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" TO A POINT FOR CORNER AND BEING THE NORTHEAST CORNER OF LOT 20R OF FOREST MEADOWS RECORDED IN VOLUME 10, PAGE 992, SAME BEING IN THE WEST LINE OF LOT 18R OF SAID FOREST MEADOWS RECORDED IN INSTRUMENT No. 2001-1844, PLAT RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "LBS 3946" FOUND BEARING S29°43'19"E A DISTANCE OF 336.35 FEET;

THENCE S60°15'41"W, ALONG THE SOUTH LINE OF SAID CARROLL TRACT AND THE NORTH LINE OF SAID LOT 20R, A DISTANCE OF 137.50 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" FOR A POINT FOR CORNER AND BEING THE NORTHWEST CORNER OF SAID LOT 20R;

THENCE S17°44'18"E, CONTINUING ALONG SAID COMMON LINE, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" AT 342.97 FEET, IN TOTAL A DISTANCE OF 346.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER AND IN SAID NORTHWEST RIGHT-OF-WAY LINE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 20R;

THENCE S59°40'40"W, ALONG THE SOUTH LINE OF SAID CARROLL TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 190.30 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 6.63 ACRES (289,028.62 SQ. FT.) MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAMES D. CARROLL & JACQUELINE CARROLL, do (does) hereby adopt this plat designating the herein above-described property as LOT 22R1 & LOT 22R2 of FOREST MEADOWS, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS, my hand, this the _____ day of _____, 20____.

By

James D. Carroll, Owner	Jacqueline Carroll, Owner
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STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared JAMES D. CARROLL & JACQUELINE CARROLL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

James D. Carroll, Owner	Jacqueline Carroll, Owner
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NOTARY PUBLIC in and for the STATE OF _____

NOTARY PUBLIC in and for the STATE OF _____


MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

* LEGEND *

BM	BENCHMARK
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
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NO.	NUMBER
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ESMT.	EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
NTS	NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267



PROSPECT
SURVEYING

NOTE:

•THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.

•THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

•NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

•THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON XXXXXX1 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.

•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 FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADII AND 54' OUTSIDE RADII. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TESTING AND SHALL PROVIDE THE RESULTS TO THE CITY INSPECTORS.

•FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOMES 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 THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

•THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

•A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.

•FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.

•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.

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 07/27/22

•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)

•ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.

•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.

•ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

REPLAT

OF

LOT 22R1 & LOT 22R2

FOREST MEADOWS

BEING A 6.63 ACRE TRACT OF LAND

KNOWN ORIGINALLY AS

LOT 22R OF FOREST MEADOWS

SITUATED OUT OF THE

MICHAEL S. HOFFMAN SURVEY, ABSTRACT No. 359,

JOHNSON COUNTY, TEXAS

PAGE 2 OF 2

DRAWN BY: VAF JOB NO: 24-571