

LINE TABLE			CURVE TABLE			
TAG NO.	BEARING	DISTANCE	TAG NO.	RADIUS	LENGTH	DELTA ANGLE
L1	S51°54'42"E	75.39'	C1	1235.20'	199.94'	9°16'28"
L2	N51°19'32"W	7.45'	C2	1235.20'	149.97'	6°57'24"
L3	N14°23'54"W	2.10'	C3	1235.20'	442.44'	20°31'23"
L4	S10°04'48"E	41.21'				
L5	N10°04'48"W	34.28'				
L6	S49°58'31"W	3.26'				

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0050J, DATED DECEMBER 4, 2012, A PORTION OF THIS PROPERTY LIES WITHIN ZONE A WHICH IS A SPECIAL FLOOD HAZARD AREA INSIDE OF THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED; AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA OUTSIDE OF THE 100-YEAR FLOODPLAIN.. 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.

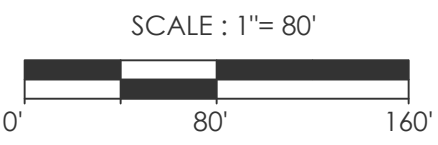
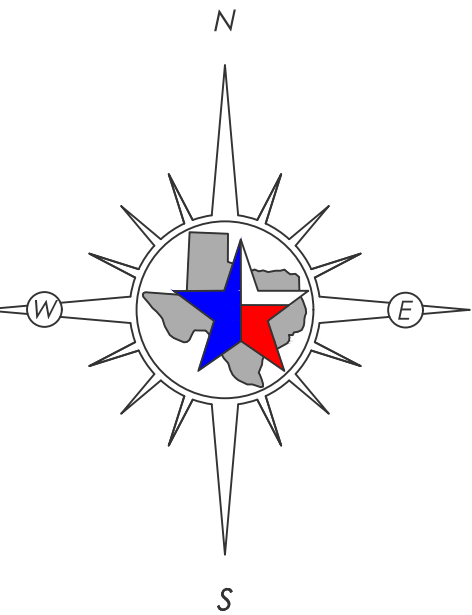
SURVEYOR'S CERTIFICATION

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 _____, 2025.

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



APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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.
5. 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.
6. 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.
7. 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 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 PERMISSION OF ANYONE.
8. 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-PLATING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED FEBRUARY 17, 2025 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.
11. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
12. WATER PROVIDER - PRIVATE WATER WELL
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8800
13. 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.
14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
15. 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.
16. 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.
17. 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.
18. 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.
19. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
20. 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.
21. 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.
22. WHILE THE CITY OF BURLESON MAY REVIEW AND APPROVE THE PLAT, THIS DOES NOT GUARANTEE JOHNSON COUNTY WILL ISSUE PERMITS FOR ANY PROPOSED DEVELOPMENT OF THIS PROPERTY.
23. 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.
24. 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.
25. FIRE LANES SHALL BE PROVIDED SO THAT 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. THE 150 FEET IS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE WILL BE REQUIRED ON SITE. THIS DISTANCE MAY BE EXTENDED TO 200 FEET FOR SINGLE-FAMILY DWELLINGS WITH APPROVAL OF THE FIRE MARSHAL, EXCEPT FOR SINGLE OR TWO-FAMILY RESIDENCES. THE PATH OF MEASUREMENT SHALL BE ALONG A MINIMUM OF A TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.
26. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADIUS AND 54' OUTSIDE RADIUS. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE.
27. 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.
28. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
29. THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF BURLESON, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FILING BLOCK

PLAT FILED _____ / _____ / _____
INSTRUMENT #: 2025- _____
DRAWER _____ SLIDE _____
BY: _____
JOHNSON COUNTY CLERK
BY: _____
DEPUTY CLERK

OWNER(S)
JACQUELYN BROWN &
TYLER BROWN
2511 LIME COURT,
BURLESON, TX 76028
817-937-2204

LEGEND
DRUCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
RFE = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
BFE = BASE FLOOD ELEVATION
MFF = MINIMUM FINISHED FLOOR ELEVATION

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, JACQUELYN BROWN AND TYLER BROWN, OWNERS OF A 6.849 ACRE TRACT OF LAND SITUATED IN THE JOHN S. FOSTER SURVEY, ABSTRACT NUMBER 276 AND THE STEPHEN TOWNSEND SURVEY, ABSTRACT NUMBER 26, AND BEING ALL OF A SAID OPEN SPACE, EMERALD FOREST ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 298, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE NORTHWEST CORNER OF SAID OPEN SPACE, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF LIME COURT, A 60 FOOT RIGHT-OF-WAY, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.394 ACRE TRACT OF LAND DESCRIBED BY DEED TO DENNIS COSSIO AND CARMELA BERNAL, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-39455, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A COTTON SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 3.394 ACRE TRACT BEARS NORTH 33 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 440.08';
THENCE NORTH 56 DEGREES 17 MINUTES 25 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 3.394 ACRE TRACT, A DISTANCE OF 266.09 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 3.394 ACRE TRACT, AND BEING THE AN ANGLE POINT IN THE WEST LINE OF LOT 34;
THENCE SOUTH 51 DEGREES 54 MINUTES 42 SECONDS EAST, DEPARTING SAID NORTHWEST LINE, ALONG THE NORTHEAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTHWEST LINE OF LOT 34, A DISTANCE OF 75.39 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID OPEN SPACE, SAME BEING THE SOUTHERNMOST CORNER OF LOT 34, AND BEING THE WESTERNMOST CORNER OF LOT 36, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED GSI FOR THE NORTHERNMOST CORNER OF LOT 36 BEARS NORTH 67 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 367.45 FEET;
THENCE SOUTH 29 DEGREES 19 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE WEST LINES OF BOTH LOT 36 AND LOT 37, A DISTANCE OF 347.11 FEET, TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID OPEN SPACE, AND BEING THE WEST LINE OF LOT 38;
THENCE SOUTH 30 DEGREES 10 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 170.08 FEET, TO A 5/8" IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE SOUTHERNMOST CORNER OF LOT 38, AND BEING THE WESTERNMOST CORNER OF LOT 39, AND BEING THE NORTHERNMOST CORNER OF A CALLED 1.048 ACRE TRACT OF LAND DESCRIBED BY DEED TO ISABELLE R. MARTINEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-24215, DEED RECORDS, JOHNSON COUNTY, TEXAS;
THENCE SOUTH 65 DEGREES 53 MINUTES 35 SECONDS WEST, DEPARTING SAID COMMON LINE, ALONG THE SOUTHEASTERN LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 150.24 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE NORTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT;
THENCE SOUTH 22 DEGREES 07 MINUTES 24 SECONDS EAST, DEPARTING SAID COMMON LINE, ALONG THE WESTERNMOST SOUTHEAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 302.44 FEET, TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT, AND BEING ON THE NORTH LINE OF A CALLED 1.048 ACRE TRACT OF LAND DESCRIBED BY DEED TO ISABELLE R. MARTINEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-1315, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH 1/2" IRON ROD FOUND LAID BEARS NORTH 14 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 2.10 FEET;
THENCE SOUTH 67 DEGREES 19 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 152.21 FEET, TO A POINT FOR CORNER 1/2" CAPPED IRON ROD FOUND STAMPED 5544 FOR THE SOUTHERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT, AND BEING ON THE EAST LINE OF LOT 107;
THENCE NORTH 20 DEGREES 49 MINUTES 47 SECONDS WEST, DEPARTING SAID SOUTHERNMOST LINE, ALONG THE WEST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE EAST LINE OF LOTS 107, 106, AND 105, AND BEING COMMON WITH LOT 126A, BLOCK 1, EMERALD FOREST ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-140, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED GSI SURVEYING, CONTINUING IN ALL 507.67 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 AT AN ANGLE POINT IN THE WEST LINE OF SAID OPEN SPACE, AND BEING THE NORTHEAST CORNER OF LOT 126A;
THENCE NORTH 53 DEGREES 33 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 402.56 FEET, TO 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE WESTERNMOST INTERIOR CORNER OF SAID OPEN SPACE, SAME BEING THE NORTHWEST CORNER OF LOT 126A, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF LIME COURT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 126A BEARS SOUTH 10 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 149.88 FEET;
THENCE WITH SAID CURVE TO THE CURVE TO THE LEFT 199.94 FEET, HAVING A RADIUS OF 1235.20 FEET, A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 28 SECONDS, WHOSE LONG CHORD BEARS NORTH 19 DEGREES 01 MINUTES 01 SECONDS WEST, A CHORD LENGTH OF 199.72 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 6.849 ACRES OR 298.335 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT JACQUELYN BROWN AND TYLER BROWN, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 127R-1 AND 127R-2, BLOCK 1, EMERALD FOREST ESTATES**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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 PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

JACQUELYN BROWN

DATE _____/_____/_____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JACQUELYN BROWN**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

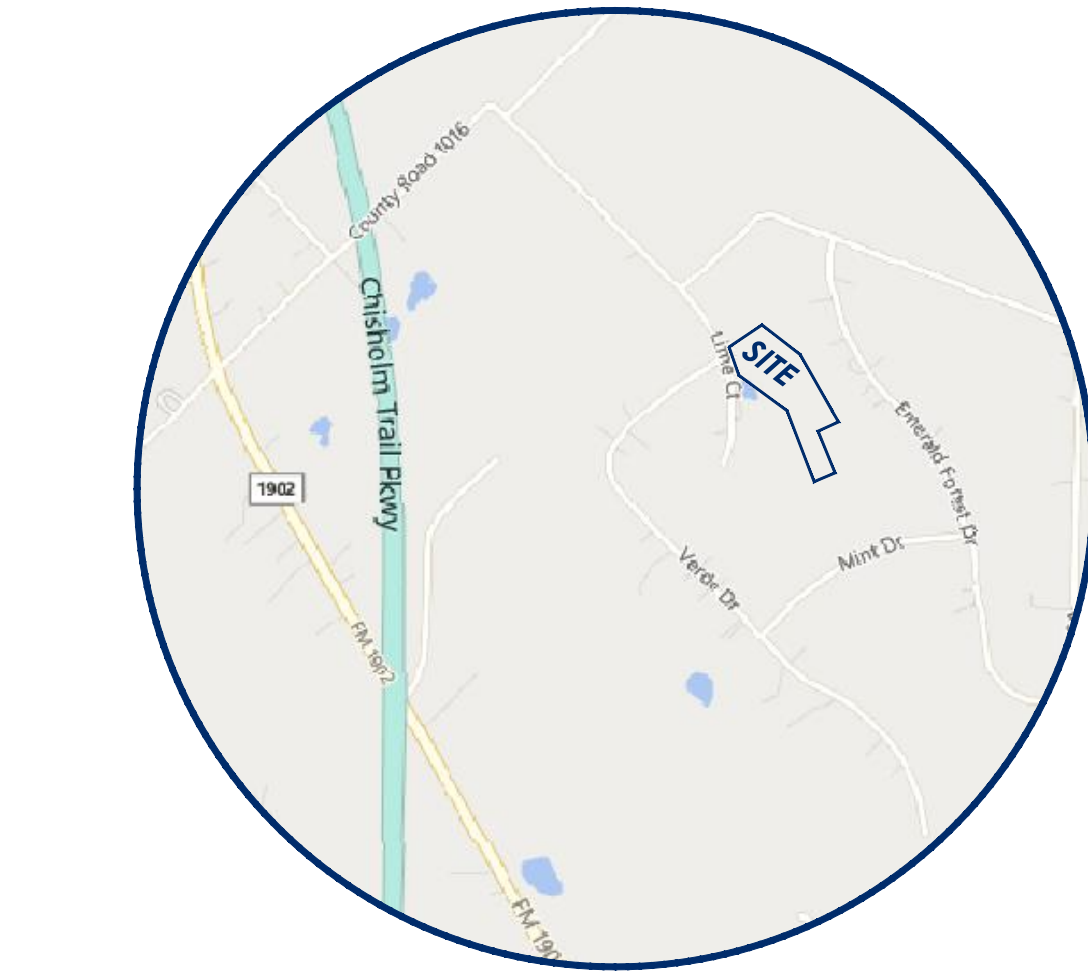
TYLER BROWN

DATE _____/_____/_____

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

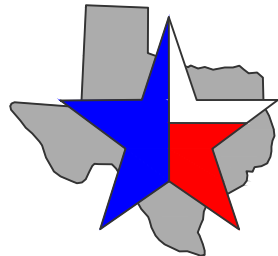
WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



REPLAT
LOTS 127R-1 & 127R-2, BLOCK 1
EMERALD FOREST ADDITION

BEING A REPLAT OF THE OPEN SPACE,
EMERALD FOREST ESTATES, RECORDED IN
VOLUME 1, PAGE 298, PLAT RECORDS,
JOHNSON COUNTY, TEXAS
PREPARED: JUNE, 2025
2 LOTS LOCATED WITHIN THE ETJ OF
BURLESON, TEXAS.
CASE: RP25-096



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 250026 DATE: JUNE 22, 2025
REVISED DATE:
REVISION NOTES: