

Jan 05, 2024 - 1:26pm  
C:\Users\David Lewis\Documents\Projects\034-Hamilton Duffy\034-285-200 South Dobson St-Burleson\30-Plat\SPRY-200 S Dobson St.dwg



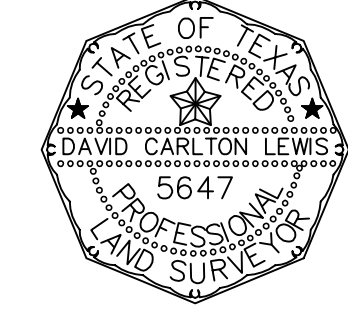
**SURVEYOR'S CERTIFICATION:**

That I, David Carlton Lewis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the Subdivision Regulations of the City of Burleson, Johnson County, Texas

**This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY**

David Carlton Lewis  
Texas Registration No. 5647

David Carlton Lewis  
R.P.L.S. No. 5647  
Date: January 5, 2024



STATE OF TEXAS  
COUNTY OF TARRANT

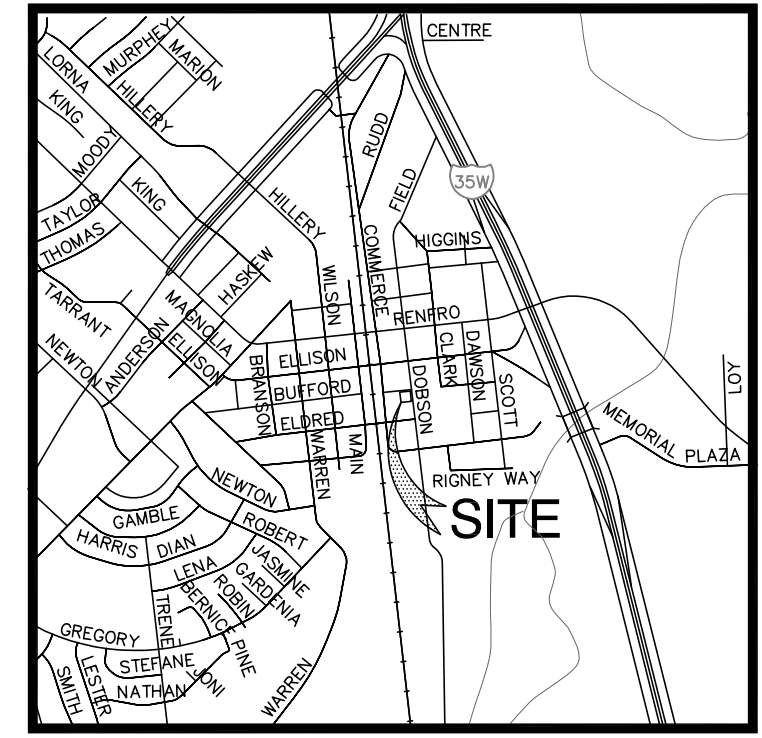
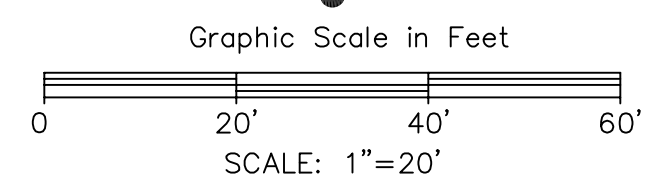
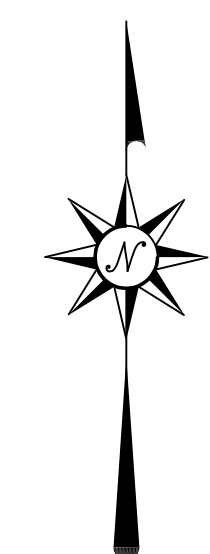
BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared David Carlton Lewis whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on \_\_\_\_\_, 2024.

Expiration Date: \_\_\_\_\_ Signed \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
STATE OF TEXAS

**NOTES**

- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- According to the Flood Insurance Rate Map No. 48251C0065J, published by the Federal Emergency Management Agency, dated: December 4, 2012, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned SFA - Single-Family Attached according to the City of Burleson zoning ordinance maps.



VICINITY MAP  
NOT TO SCALE

**OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF JOHNSON**

WHEREAS, Rhythm Ventures LLC, is the owner of all that certain 15,625 square feet of land, by virtue of the deeds recorded in Document Numbers 2022-38274 and \_\_\_\_\_, in the Deed Records of Johnson County, Texas (D.R.J.C.T.), which is Lots 7R, Block 33, Original Town of Burleson, recorded in Document Number \_\_\_\_\_ in the Plat records of Johnson County, Texas (P.R.J.C.T.), in the James Henderson Survey, A-376, City of Burleson, Johnson County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the northeast corner of Lot 1R1, of said Block 33 Original Town of Burleson, and in the south right-of-way line of East Bufford Street (80' R.O.W.);

THENCE North 84° 09' 36" East, along the south right-of-way line of said East Bufford Street passing at a distance of 10.00' a 1/2" iron rod found, continuing for a total distance of 125.00', to a bent 1/2" iron rod found for the northeast corner of the herein described tract, at the intersection of the south right-of-way line of said East Bufford Street and the west right-of-way line of South Dobson Street (80' R.O.W.);

THENCE South 05° 49' 30" East - 125.00' along the west right-of-way line of said South Dobson Street, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of Lot, of said Block 33, Original Town of Burleson, from which a found 1/2" iron rod bears South 05° 49' 30" East - 10.00'

THENCE South 84° 09' 36" West - 125.00' to 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the northwest corner of Lot, of said Block 33, Original Town of Burleson, and in the east line of Lot 3R1, of said Block 33, Original Town of Burleson;

THENCE North 05° 49' 30" West - 125.00' along the west line of the herein described tract, common to the east line of Lot 3R1 and Lot 1R1, Block 33, Original Town of Burleson, to the POINT OF BEGINNING and containing 15,625 square feet (0.3587 of an acre) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Rhythm Ventures LLC, the Owner, does hereby adopt this plat designating the hereinbefore described property as **LOTS 7R-1, 7R-2, 7R-3, AND 7R-4, BLOCK 33, ORIGINAL TOWN OF BURLESON**, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all street, 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 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 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.

**OWNER:**

Eduardo Paul Jenkins  
for Rhythm Ventures LLC

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eduardo Paul Jenkins, 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 \_\_\_\_\_, 2024.

Expiration Date: \_\_\_\_\_ Signed \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
STATE OF TEXAS

**ABBREVIATIONS**

D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS OF JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY

**\*\*PLEASE NOTE, all blank document numbers are per the replat of Lots 1R1, 3R1 & 5R-7R, Block 33, Original Town of Burleson. This plat is currently under review at the City of Burleson, and Spry Surveyors was provided a preliminary copy of the replat. Once recorded, Spry Surveyors will fill in all blank document numbers shown on this replat.**

**PURPOSE OF REPLAT**  
The Purpose of this replat is to subdivide one existing platted lot into four residential lots.

**A REPLAT OF  
LOTS 7R-1, 7R-2, 7R-3 AND 7R-4, BLOCK 33  
ORIGINAL TOWN OF BURLESON**

AN ADDITION TO THE BURLESON, WHICH IS A REPLAT OF  
LOT 7R, BLOCK 33, ORIGINAL TOWN OF BURLESON  
WHICH IS 15,625 SQUARE FEET  
IN THE JAMES HENDERSON SURVEY, A-376  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

JANUARY 2024

PLAT FILED \_\_\_\_\_, 2024  
JOHNSON COUNTY PLAT RECORDING  
YEAR \_\_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_  
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 \_\_\_\_\_, 2024  
BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION  
BY: \_\_\_\_\_  
CITY SECRETARY

SURVEYOR: Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000  
Spry Project No. 034-285-30

ENGINEER: Hamilton Duffy, P.C.  
E.S.&C.M., Inc.  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-268-0408

OWNER: Rhythm Ventures LLC  
8912 Von Deman Drive  
Benbrook, TX 76116

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