

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. Vertical Datum established using AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. **Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0200J, effective date December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the flood plain).

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 areas, 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".

4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. **The purpose of this replat is to combine 2 lots onto 1 one lot for development purposes.**
6. 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.
7. 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.
8. 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.
9. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
10. 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*.
11. 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

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

LEGEND

N NORTH  
S SOUTH  
E EAST  
W WEST  
° DEGREES  
' MINUTES/FEET  
" SECONDS/INCHES  
B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS  
D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS  
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS

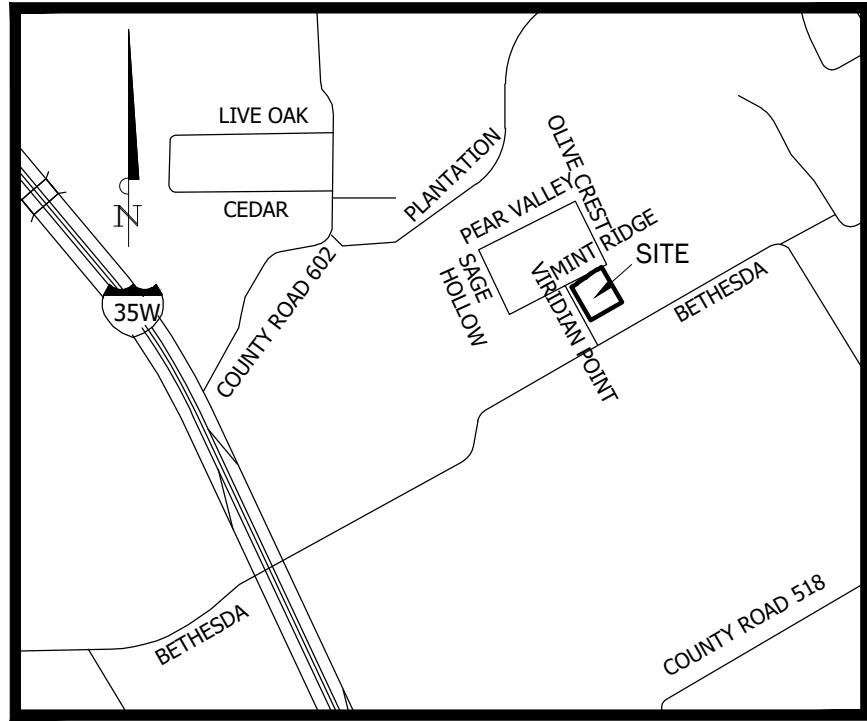
**WATER SERVICE:**  
BETHANY SPECIAL UTILITY DISTRICT  
133 SOUTH COUNTY ROAD 810  
ALVARADO, TEXAS 76009  
PHONE: 817-790-2516  
FAX: 817-790-2525

**SEWER SERVICE:**  
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

**ELECTRIC SERVICE:**  
UNITED COOPERATIVE SERVICES  
2601 S. INTERSTATE 35W  
BURLESON, TEXAS 76028  
PHONE: 817-782-8316

**ENGINEER / SURVEYOR:**  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

**OWNER / DEVELOPER:**  
CODY PETTERS AND  
STEPHANIE PETTERS  
1200 SWINEY HIETT DRIVE  
KENNE DALE, TEXAS 76060



VICINITY MAP  
SCALE: 1" = 2000'  
JOHNSON COUNTY, TEXAS

Purpose Note: The intended use of this lot is residential.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Chair of the Planning and Zoning Commission

By: \_\_\_\_\_

City Secretary

Plat Filed for Record \_\_\_\_\_, 2022

Slide \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

Johnson County Plat Records

By: \_\_\_\_\_

County Clerk

REPLAT

OF

VERIDIAN POINT

LOT 26R, BLOCK A

BEING 2.230 acres out of the  
Vincent Hamilton Survey, Abstract No. 330  
E.T.J. of the City of Burleson  
Johnson County, Texas

SHEET 1 OF 2

CASE NUMBER 22-086

PREPARED BY:

PROJECT NO. 350-22-001

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

OWNER'S DEDICATION:

WHEREAS, **CODY PETTERS AND STEPHANIE PETTERS**, are the sole owners of a 2.230 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.230 acre tract of land being all of that certain tract of land described as Lot 25 and Lot 26, Veridian Point (hereinafter referred to as Lot 25 and/or Lot 26), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, Plat Records, Johnson County, Texas (P.R.J.C.T.), and all of that certain tract of land described in a General Warranty Deed to Cody Petters and Stephanie Petters, as recorded in Instrument Number 2022-9279, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 2.230 acre tract of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 25, same being a Southwesterly corner of that certain tract of land described as Lot 24, Veridian Point (hereinafter referred to as Lot 24), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same also being the Northwesterly line of that certain tract of land described as Lot 27, Veridian Point (hereinafter referred to as Lot 27), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

**THENCE** South 60 degrees 19 minutes 20 seconds West with the common line between said Lot 25 and said Lot 27, pass at a distance of 137.83 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said Lot 25, same being the Southeasterly corner of said Lot 26, continue with said course, with the common line between said Lot 26 and said Lot 27 for a total distance of 298.00 feet to an "X" cut in concrete found for the Southwesterly corner of said Lot 26, same being the Northwesterly corner of said Lot 27, same being the Northeasterly line of that certain tract of land described as Lot 3, Veridian Point (hereinafter referred to as Lot 3), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same also being in Veridian Point Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

**THENCE** North 29 degrees 40 minutes 40 seconds West with the common line between said Lot 26 and said Lot 3, with said Veridian Point Drive, pass at a distance of 27.90 feet, an "X" cut in concrete found for the Northeasterly corner of said Lot 3, same being the Southeasterly corner of that certain tract of land described as Lot 4, Veridian Point (hereinafter referred to as Lot 4), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said course, with the common line between said Lot 26 and said Lot 4, continue with said Veridian Point Drive for a total distance of 316.44 feet to an "X" cut in concrete found for the Northwesterly corner of said Lot 26, same being the Northeasterly corner of said Lot 4, same also being the intersection of said Veridian Point Drive and Mint Ridge Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

**THENCE** North 60 degrees 19 minutes 20 seconds East with the common line between said Lot 26 and said Lot 31, with said Mint Ridge Drive, a distance of 55.22 feet to an "X" cut in concrete found, same being the beginning of a curve to the left, whose long chord bears North 55 degrees 35 minutes 55 seconds East, a distance of 82.35 feet;

**THENCE** Easterly, continue with the common line between said Lot 26 and said Lot 31, continue with said Mint Ridge Drive, with said curve to the left, having a radius of 500.00 feet, through a central angle of 09 degrees 26 minutes 50 seconds, pass at a arc distance of 51.43 feet, an "X" cut in concrete found for the Southeasterly corner of said Lot 31, same being the Southwesterly corner of that certain tract of land described as Lot 30, Veridian Point (hereinafter referred to as Lot 30), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said curve to the left for a total arc distance of 82.44 feet to an "X" cut in concrete found for corner;

**THENCE** North 50 degrees 52 minutes 29 seconds East, continue with said course, with the common line between said Lot 26 and said Lot 30, continue with said Mint Ridge Drive, pass at a distance of 23.19 feet, an "X" cut in concrete found for Northeasterly corner of said Lot 26, same being the Northwesterly corner of said Lot 25, continue with said course, with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, continue with said course, with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, for a total distance of 55.59 feet to the beginning of a non-tangent curve to the right, whose long chord bears North 56 degrees 39 minutes 14 seconds East, a distance of 63.98 feet;

**THENCE** Easterly, continue with said course, continue with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, with said curve to the right, having a radius of 500.00 feet, through a central angle of 07 degrees 20 minutes 13 seconds, for an arc distance of 64.03 feet to an "X" cut in concrete found for corner;

**THENCE** North 60 degrees 19 minutes 20 seconds East, continue with the common line between said Lot 25 and said Lot 30, continue with said Mint Ridge Drive, a distance of 42.02 feet to an "X" cut in concrete found for the Northeasterly corner of said Lot 25, same being the Northwesterly corner of said Lot 24;

**THENCE** South 29 degrees 40 minutes 40 seconds East, departing said Mint Ridge Drive, with the common line between said Lot 25 and said Lot 24, a distance of 336.44 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.230 acres (97,136 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, **CODY PETTERS AND STEPHANIE PETTERS**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 26R, VERIDIAN POINT**, 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, 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 permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Executes this \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_ By: \_\_\_\_\_  
**CODY PETTERS** **STEPHANIE PETTERS**

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

BEFORE ME, the undersigned authority, on this day personally appeared **CODY PETTERS**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, The State of Texas

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

BEFORE ME, the undersigned authority, on this day personally appeared **STEPHANIE PETTERS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, The State of Texas

GENERAL NOTES:

- 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 filled and may be subject to change.
- No fences or other structures will be allowed within the drainage easement.
- 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.
- The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service of function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City of County to remove any vehicle or obstacle within the street that impairs emergency access.
- The following public services are not provided within this subdivision:
  - Street Maintenance
  - Routine Police Patrols
  - Enforcement of Traffic and Parking Ordinance
  - Preparation of Accident Reports
  - Solid Waste Pickup
- The City of Burleson is not responsible for the design, construction, operation, maintenance of use of any storm water storage facility and associated drainage easement hereinafter referred to as "improvements", to be developed and constructed by developer or successor. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition of use of the improvements, including any non-performance for the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- 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 of loss of life or property occasioned by flooding or flood conditions.
- on-site sewage facility performance cannot be guaranteed even through all provisions of the Rule of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of 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.
- 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 Johnson County, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, others growths of 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 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.
- 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.

**ELECTRIC SERVICE:**  
**UNITED COOPERATIVE SERVICES**  
2601 S. INTERSTATE 35W  
BURLESON, TEXAS 76028  
PHONE: 817-782-8316

**WATER SERVICE:**  
**BETHANY SPECIAL UTILITY DISTRICT**  
133 SOUTH COUNTY ROAD 810  
ALVARADO, TEXAS 76009  
PHONE: 817-790-2516  
FAX: 817-790-2525

**SEWER SERVICE:**  
**PRIVATE INDIVIDUAL SEPTIC SYSTEMS**

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

Plat Filed for Record \_\_\_\_\_, 2022

Slide \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_  
Johnson County Plat Records

By: \_\_\_\_\_  
County Clerk

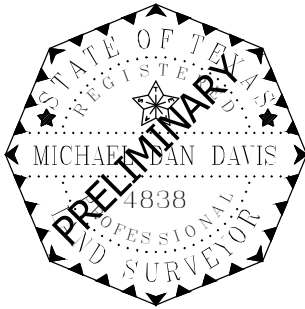
**OWNER / DEVELOPER:**  
**CODY PETTERS AND STEPHANIE PETTERS**  
1200 SWINEY HIETT DRIVE  
KENNEDALE, TEXAS 76060

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

**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

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



REPLAT  
OF

**VERIDIAN POINT**  
**LOT 26R, BLOCK A**  
**BEING 2.230 acres out of the**  
**Vincent Hamilton Survey, Abstract No. 330**  
**E.T.J. of the City of Burleson**  
**Johnson County, Texas**

SHEET 2 OF 2 CASE NUMBER 22-086

PREPARED BY: PROJECT NO. 350-22-001

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823