

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

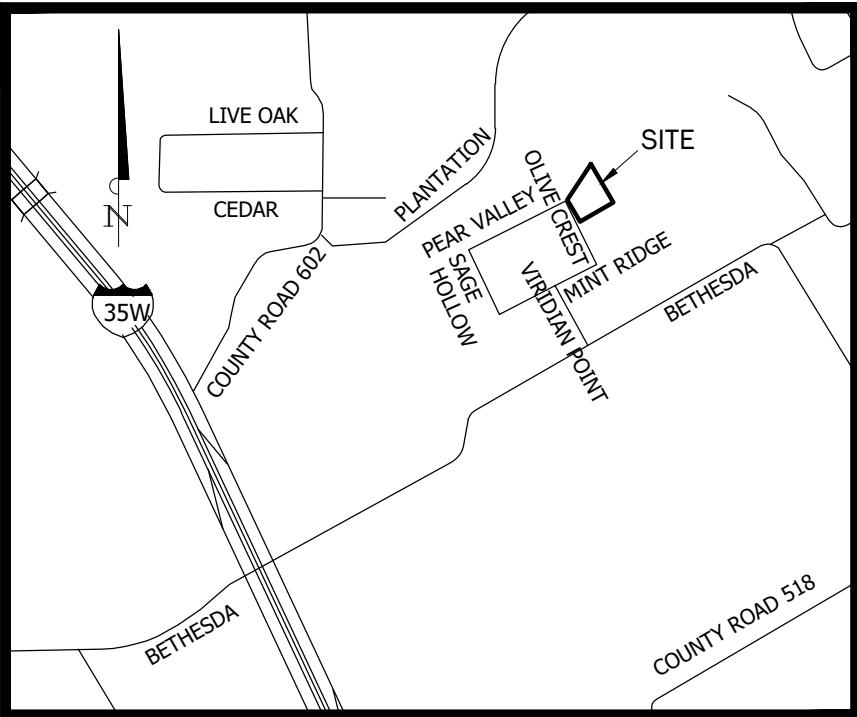
WATER SERVICE:
BETHANY SPECIAL UTILITY
DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

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:
JODY HATFIELD AND
LINLEY COLEMAN
11908 LONGSTONE DRIVE
BURLESON, TEXAS 76028



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 19R, BLOCK A

BEING 2.081 acres out of the
Vincent Hamilton Survey, Abstract No. 330

E.T.J. of the City of Burleson

Johnson County, Texas

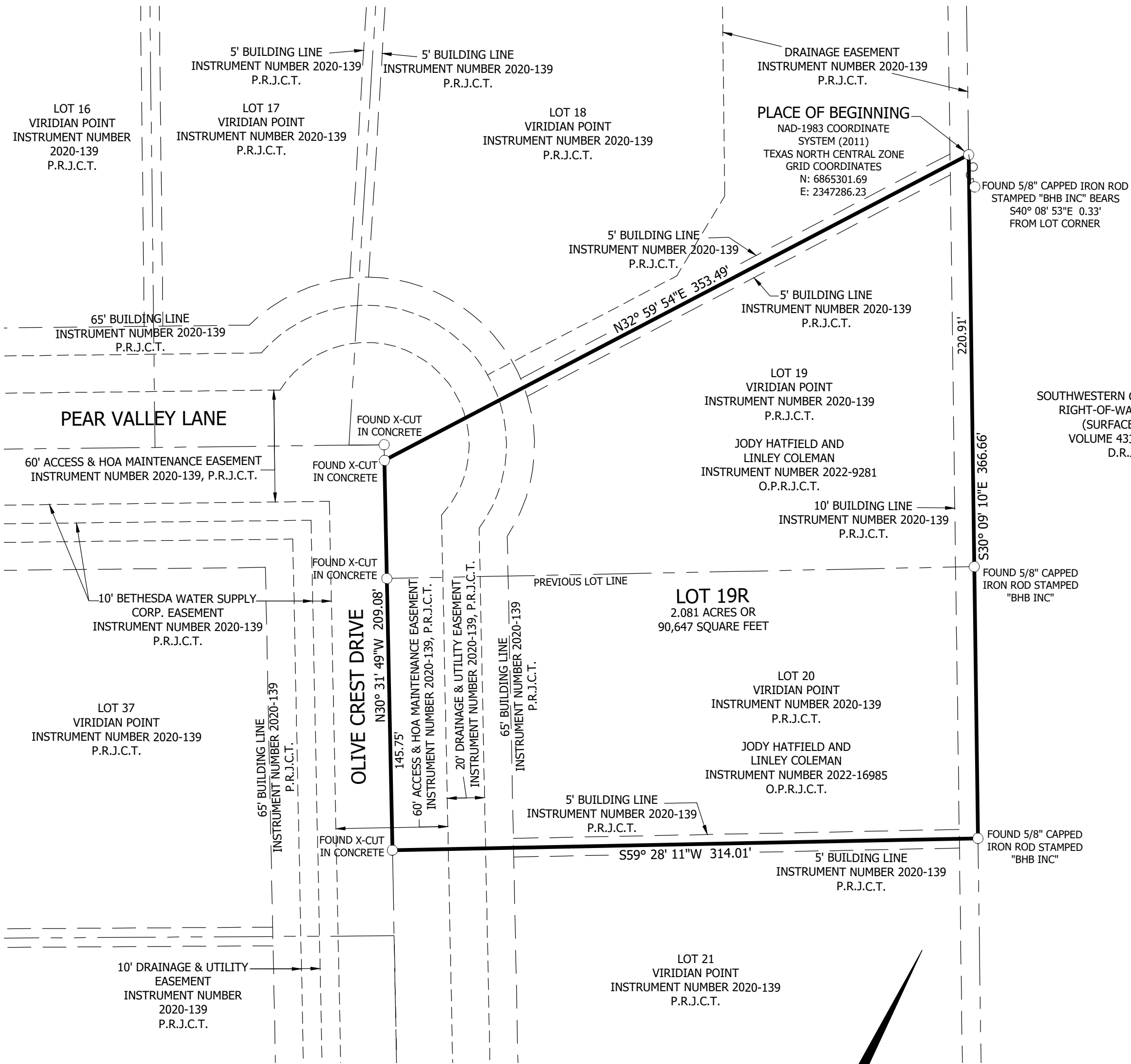
SHEET 1 OF 2

CASE NUMBER 22-088

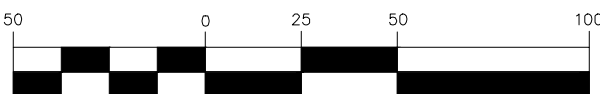
PREPARED BY:

PROJECT NO. 350-22-001

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



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OWNER'S DEDICATION:

WHEREAS, **JODY HATFIELD AND LINLEY COLEMAN**, are the sole owners of a 2.081 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.081 acre tract of land being all of that certain tract of land described as Lot 19 and Lot 20, Veridian Point (hereinafter referred to as Lot 19 and/or Lot 20), 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 Jody Hatfield and Linley Coleman, as recorded in Instrument Number 2022-9281, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being all of that certain tract of land described in a General Warranty Deed to Jody Hatfield and Linley Coleman, as recorded in Instrument Number 2022-16985, O.P.R.J.C.T.; said 2.081 acre tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at the Northeasterly corner of said Lot 19, same being the Southeasterly corner of that certain tract of land described as Lot 18, Veridian Point (hereinafter referred to as Lot 18), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same being the Southwesterly line of that certain tract of land described in a Right-of-Way Agreement to Southwestern Gas Pipeline, Inc. (hereinafter referred to as Southwestern Gas Pipeline tract), as recorded Volume 4332, Page 780, Deed Records, Johnson County, Texas, from which a five-eighths inch iron rod with plastic cap stamped "BHB INC" found bears South 40 degrees 08 minutes 53 seconds East, a distance of 0.33 feet;

THENCE South 30 degrees 09 minutes 10 seconds East with the common line between said Lot 19 and said Southwestern Gas Pipeline tract, pass at a distance of 220.91 feet, a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 19, same being the Northeasterly corner of said Lot 20, continue with said course, with the common line between said Lot 20 and said Southwestern Gas Pipeline tract for a total distance of 366.66 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Southeasterly corner of said Lot 20, same being the Northeasterly corner of that certain tract of land described as Lot 21, Veridian Point (hereinafter referred to as Lot 21), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 59 degrees 28 minutes 11 seconds West, departing the Southwesterly line of said Southwestern Gas Pipeline tract, with the common line between said Lot 20 and said Lot 21, a distance of 314.01 feet to an "X" cut in concrete found for the Southwesterly corner of said Lot 20, same being the Northwesterly corner of said Lot 21, same being in the Northeasterly line of that certain tract of land described as Lot 21, Veridian Point (hereinafter referred to as Lot 21), 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 Olive Crest Drive (60' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 30 degrees 31 minutes 49 seconds West with the common line between said Lot 20 and said Lot 37, with said Olive Crest Drive, pass at a distance of 145.75 feet, an "X" cut in concrete found for the Northwesterly corner of said Lot 20, same being the Southwesterly corner of said Lot 19, continue with said course, with the common line between said Lot 19 and said Lot 37, continue with said Olive Crest Drive for a total distance of 209.08 feet to an "X" cut in concrete found for the Northwesterly corner of said Lot 19, same being a Southwesterly corner of said Lot 18;

THENCE North 32 degrees 59 minutes 54 seconds East, departing said Olive Crest Drive, with the common line between said Lot 19 and said Lot 18, a distance of 353.49 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.081 acres (90,647 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, **JODY HATFIELD AND LINLEY COLEMAN**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 19R, 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: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JODY HATFIELD**, 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, in the capacity therein stated and as the act and deed of said Partnership.

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 **LINLEY COLEMAN**, 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, in the capacity therein stated and as the act and deed of said Partnership.

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

Notary Public, The State of Texas

GENERAL NOTES:

1. 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.

2. No fences or other structures will be allowed within the drainage easement.

3. 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.

4. 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.

5. 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

6. 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.

7. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

8. 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.

9. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

10. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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:
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11908 LONGSTONE DRIVE
BURLESON, TEXAS 76028

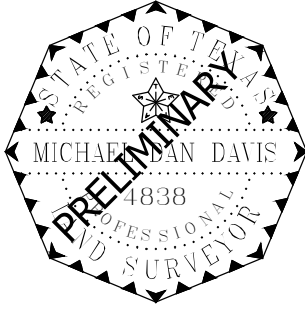
SURVEYOR'S CERTIFICATION:

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



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VERIDIAN POINT

LOT 19R, BLOCK A

BEING 2.081 acres out of the
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SHEET 2 OF 2

CASE NUMBER 22-088

PREPARED BY:

PROJECT NO. 350-22-001

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