

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

LEGEND

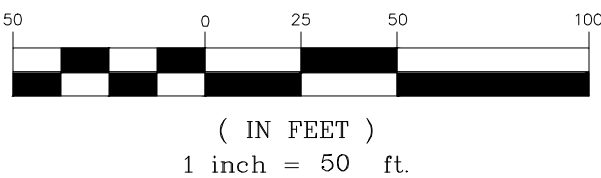
N NORTH  
S SOUTH  
E EAST  
W WEST  
\* DEGREES  
' MINUTES/FEET  
" SECONDS/INCHES

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

GRAPHIC SCALE



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

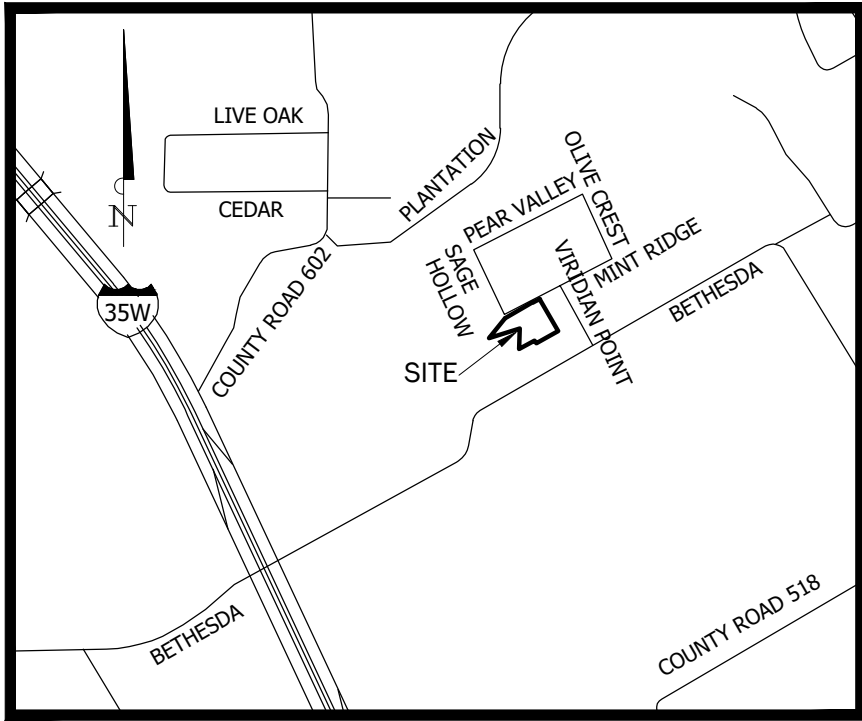
**SEWER SERVICE:**  
PRIVATE INDIVIDUAL  
SEPTIC SYSTEMS

**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:**  
MARK PAGEL AND CLARISA PAGEL  
13404 TYE OAKS COURT  
BURLESON, TEXAS 76028

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



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 6R, BLOCK A

BEING 2.456 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 22-087

PREPARED BY:

PROJECT NO. 350-22-001

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

B:\Clients\350, (TNT Builders)\350-22-001 (Veridian Point Lots - Johnson County)\Survey\350-22-001 Survey Base.dwg  
6/29/2022 9:32:09 AM

OWNER'S DEDICATION:

WHEREAS, **MARK PAGEL AND CLARISA PAGEL AND VTS DEVELOPMENT I, LLC**, are the sole owners of a 2.456 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.456 acre tract of land being all of that certain tract of land described as Lot 5 and Lot 6, Veridian Point (hereinafter referred to as Lot 5 and/or Lot 6), 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 being all of that certain tract of land described in a General Warranty Deed to Mark Pagel and Charisa Pagel, as recorded in Instrument Number 2022-9284, 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 Mark Pagel and Charisa Pagel, as recorded in Instrument Number\_\_\_\_\_, O.P.R.J.C.T.; said 2.456 acre tract of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a PK nail found in top of nine inch wood post for a Southwesterly corner of said Lot 6, same being the Northeasterly corner of that certain tract of land described as Lot 1, Block 1, Mickey Park (hereinafter referred to as Lot 1), an addition in Johnson County, Texas, according to the plat recorded in Volume 8, Page 971, P.R.J.C.T.;

**THENCE** South 72 degrees 42 minutes 49 seconds West with the common line between said Lot 6 and said Lot 1, a distance of 267.22 feet to a five-eighths inch iron rod with plastic cap stamped (BHB INC) found for the most Westerly corner of said Lot 6, same being the Southeasterly corner of said Lot 7R, Veridian Point (hereinafter referred to as Lot 7), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

**THENCE** North 38 degrees 29 minutes 26 seconds East, departing the Northeasterly line of said Lot 1, with the common line between said Lot 6 and said Lot 7R, a distance of 210.48 feet to an "X" cut in concrete found for the Northwesterly corner of said Lot 6, same being a Southeasterly corner of said Lot 7R, same being the Southeasterly line of that certain tract of land described as Lot 33, Veridian Point (hereinafter referred to as Lot 33), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same being in 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 6 and said Lot 33, pass at a distance of 182.08 feet, an "X" cut in concrete found for the Northeasterly corner of said Lot 6, same being the Northwesterly corner of said Lot 5, continue with said course, with the common line between said Lot 5 and said Lot 33, pass at a distance of 212.26 feet, the Southeasterly corner of said Lot 33, same being the Southwesterly corner of that certain tract of land described as Lot 32, Veridian Point (hereinafter referred to as Lot 32), 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 5 and said Lot 32 for a total distance of 262.94 feet to an "X" cut in concrete found for the beginning of a curve to the right, whose long chord bears North 63 degrees 59 minutes 27 seconds East, a distance of 63.98 feet;

**THENCE** Easterly, continue with the common line between said Lot 5 and said Lot 32, 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 69 degrees 46 minutes 10 seconds East, continue with the common line between said Lot 5 and said Lot 32, a distance of 4.62 feet to an "X" cut in concrete found for the Northeasterly corner of said Lot 5, same being the Northwesterly 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.;

**THENCE** South 29 degrees 40 minutes 40 seconds East, departing the Southeasterly line of said Lot 32, departing said Mint Ridge Drive, with the common line between said Lot 5 and said Lot 4, a distance of 303.69 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Lot 5, same being the Southwesterly corner of said Lot 4, same also being the Northwesterly 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.;

**THENCE** South 60 degrees 19 minutes 20 seconds West with the common line between said Lot 5 and said Lot 3, pass at a distance of 149.27 feet, a five-eighths inch iron rod found for the Southwesterly corner of said Lot 5, same being the Southeasterly corner of said Lot 6, continue with said course, with the common line between said Lot 6 and said Lot 3 for a total distance of 208.43 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found for the Northwesterly corner of said Lot 3, same being the Northeasterly line of that certain tract of land described in a deed to David H. Jewett (hereinafter referred to as Jewett tract), as recorded in Instrument Number 201100017040, O.P.R.J.C.T.;

**THENCE** North 29 degrees 45 minutes 46 seconds West with the common line between said Lot 6 and said Jewett tract, a distance of 28.59 feet to a five-eighths inch iron rod with plastic cap stamped "BHB INC" found;

**THENCE** South 60 degrees 40 minutes 35 seconds West, continue with the common line between said Lot 6 and said Jewett tract, a distance of 147.08 feet to a one-half inch iron rod found for a Southwesterly corner of said Lot 6, same being the Northwesterly corner of said Jewett tract, same also being the Easterly line of the aforesaid Lot 1;

**THENCE** North 02 degrees 22 minutes 28 seconds East with the common line between said Lot 6 and said Lot 1, a distance of 169.23 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.456 acres (106,967 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, **MARK PAGEL AND CLARISA PAGEL**, Owners do hereby adopt this plat designating the hereinbefore described property as **Lot 6R, 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 \_\_\_\_\_, 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 \_\_\_\_\_, 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 of 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

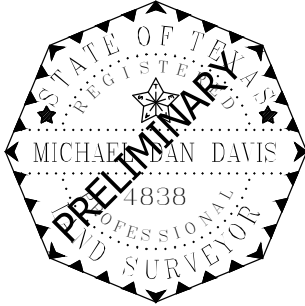
SURVEYOR'S CERTIFICATION:

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 6R, BLOCK A

BEING 2.456 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 22-087

PREPARED BY:

PROJECT NO. 350-22-001

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