* LEGEND *

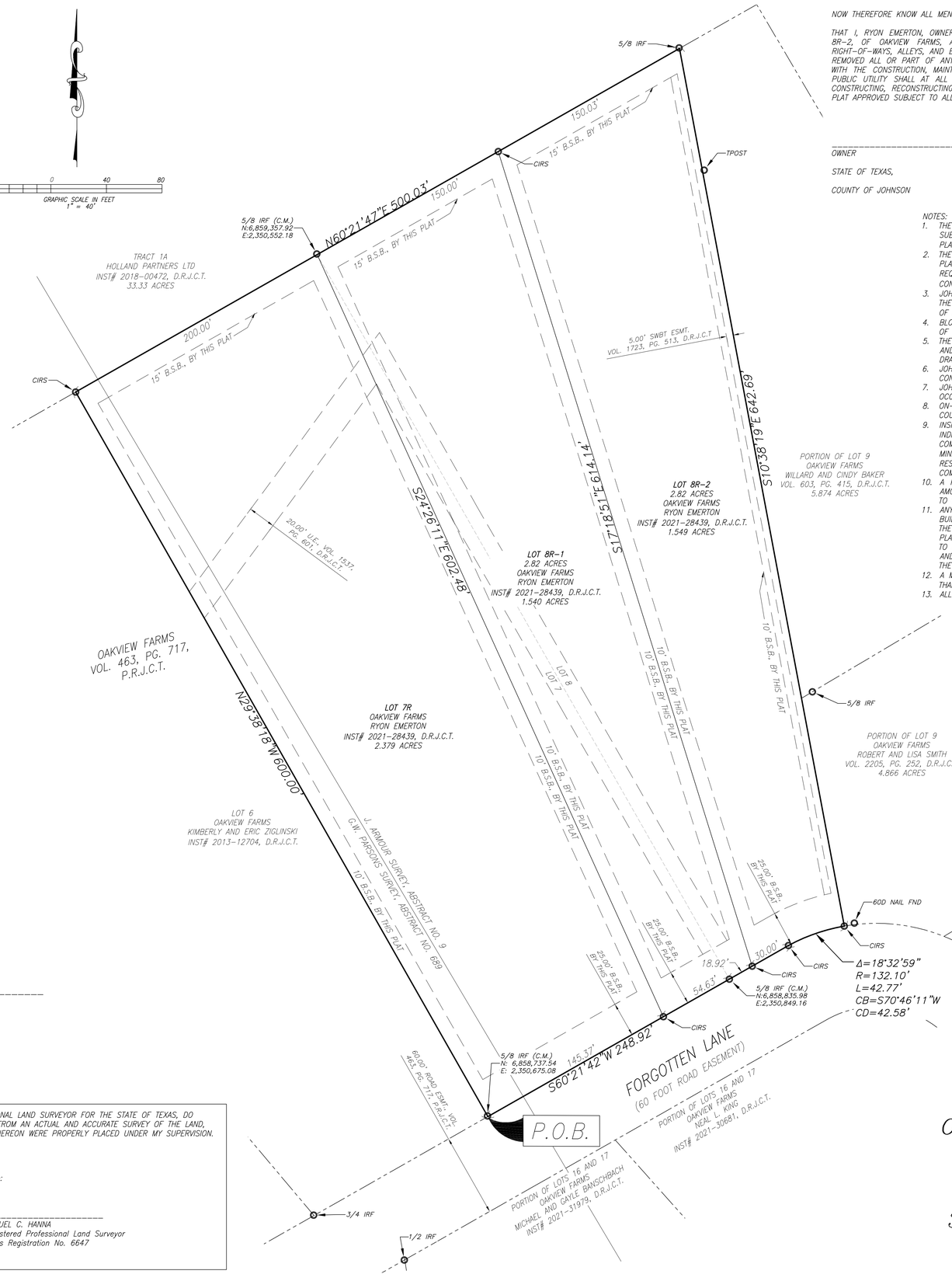
PROPERTY LINE	
EASEMENT	
EDGE OF ASPHALT	

* LEGEND *

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT ON CONCRETE
ABST.	ABSTRACT NUMBER
(C.M.)	CONTOLLING MONUMENT
PFC	POINT FOR CORNER
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
B.S.B.	BUILDING SETBACK BOUNDARY
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POB	POINT OF BEGINNING
NTS	NOT TO SCALE
AC	ACRES
SF	SQUARE FEET
N	NORTHING
E	EASTING

LOCATION MAP (N.T.S.)

GRAPHIC SCALE IN FEET
1" = 40'



STATE OF TEXAS:

COUNTY OF JOHNSON:

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE J. ARMOUR SURVEY, ABSTRACT NO. 9, AND THE G.W. PARSONS SURVEY, ABSTRACT NUMBER 889, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 7 AND 8 OF THE OAKVIEW FARMS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT THEREOF, RECORDED IN VOLUME 463, PAGE 717, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AS CONVEYED TO RYON EMERTON IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-28439, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING** AT A 5/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 6, OF SAID OAKVIEW FARMS ADDITION, AS CONVEYED TO KIMBERLY AND ERIC ZIGLINSKI IN A DEED RECORDED IN INSTRUMENT NUMBER 2013-12704, D.R.J.C.T., SAID POINT ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF FORGOTTEN LANE, SAID POINT ALSO BEING **THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF FORGOTTEN LANE, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 6, NORTH 29 DEGREES 38 MINUTES 18 SECONDS WEST, A DISTANCE OF 600.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED HANNA SURV PLS 6647 , SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF A 33.33 ACRES TRACT OF LAND, AS CONVEYED TO HOLLAND PARTNERS, LTD, IN A DEED RECORDED IN INTRUMENT NUMBER 2018-00472, D.R.J.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 7 AND SAID LOT 6, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 7 AND 8 AND SAID HOLLAND PARTNERS TRACT, NORTH 60 DEGREES 21 MINUTES 47 SECONDS EAST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 200.00 FEET, FOR THE MOST NORTHERLY CORNER OF SAID LOT 7, AND THE MOST WESTERLY CORNER OF SAID LOT 8, CONTINUING A TOTAL DISTANCE OF 500.03 FEET, TO A 5/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A PORTION OF LOT 9 OF SAID OAKVIEW FARMS ADDITION, AS CONVEYED TO WILLARD AND CINDY BAKER IN A DEED RECORDED IN VOLUME 603, PAGE 415, D.R.J.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 8 AND SAID HOLLAND PARTNERS TRACT, AND FOLLOWING THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, SOUTH 10 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 642.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED HANNA SURV PLS 6647 , SAID POINT BEING THE MOST EASTERLY CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A PORTION OF LOT 9, OF SAID OAKVIEW FARMS, AS CONVEYED TO ROBERT AND LISA SMITH IN A DEED RECORDED IN VOLUME 2205, PAGE 252, D.R.J.C.T., SAID POINT ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF FORGOTTEN LANE, SAID POINT ALSO BEING ALONG A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 132.10 FEET, A CENTRAL ANGLE OF 18 DEGREES 32 MINUTES 59 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 70 DEGREES 46 MINUTES 11 SECONDS WEST, A CHORD DISTANCE OF 42.58 FEET;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FORGOTTEN LANE, AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 42.77 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED HANNA SURV PLS 6647 ;

*THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FORGOTTEN LANE, SOUTH 60 DEGREES 21 MINUTES 42 SECONDS WEST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 48.92 FEET, FOR THE MOST SOUTHERLY CORNER OF SAID LOT 8, AND THE MOST EASTERLY CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 248.92 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 238,164.40 SQUARE FEET, OR 5.468 ACRES OF LAND, MORE OR LESS.*

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RYON EMERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS 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 _____, 2022

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RYON EMERTON, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 7R, LOT 8R-1, AND LOT 8R-2, OF OAKVIEW FARMS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHT-OF-WAYS, ALLEYS, AND EASEMENTS AS 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 RETROSPECTIVE 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 PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS, OR JOHNSON COUNTY.

_____

OWNER

STATE OF TEXAS,

COUNTY OF JOHNSON

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 FILED AND MAY BE SUBJECT TO CHANGE (ORD. 6.1.H).*
2. *THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON JULY 25, 2022 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.*
3. *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.*
4. *BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.*
5. *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.*
6. *JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.*
7. *JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.*
8. *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.*
9. *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.*
10. *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.*
11. *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 EFFICIENCY 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.*
12. *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.*
13. *ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.*
14. *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.*
15. *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.*
16. *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.*
17. *ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.*
18. *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.*
19. *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 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.*

APPROVED BY THE PLANNING AND ZONING COMMISION OF BURLESON, TEXAS

THIS THE ___ DAY OF _____, 2022

BY: _____
CHAIR OF PLANNING AND ZONING COMMISION

BY: _____
CITY SECRETARY

PLAT FILED _____, 2022

SLIDE _____, VOL., _____ PG. _____

JOHNSON COUNTY PLAT RECORDS

BY: _____

COUNTY CLERK

I, SAMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, 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 SUPERVISION.

STATE OF TEXAS · REGISTERED · SAMUEL C. HANNA · 6647 · PROFESSIONAL LAND SURVEYOR

PRELIMINARY

Date:

_____
SAMUEL C. HANNA
Registered Professional Land Surveyor
Texas Registration No. 6647

CLIENT:
RYON EMERTON
(512) 648-1600
RYON@EMERTONHOMES.COM
617 FORGOTTON LN, BURLESON, TEXAS

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

* NOTES *

1. *THE PURPOSE OF THIS PLAT IS TO CREATE THREE, SINGLE-FAMILY RESIDENTIAL LOTS, ON WHAT WAS PREVIOUSLY LOT 7 & 8 OF THE OAKVIEW FARMS ADDITION, JOHNSON COUNTY, TEXAS.*
2. *BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.*
3. *CONTROLLING MONUMENTS ARE AS NOTED.*
4. *ALL CAPPED IRON RODS SET WITH 5/8 INCH REBAR WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"*
5. *ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48251C0200J, DATED 12/04/2012, JOHNSON COUNTY UNINCORPORATED AREAS, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.*
6. *THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.*

FIELD SURVEY BY: KR	*DATE: 08/11/2022*	*PROJECT NO. 22-401*
DRAWN BY: DL	*SCALE: 1" = 40'*	*SAM@HANNA-SE.COM*

HSE HANNA SURVEYING & ENGINEERING LLC.

REPLAT
LOT 7R, 8R-1, AND 8R-2
OAKVIEW FARMS ADDITION
BEING A REPLAT OF LOTS 7 & 8, OAKVIEW FARMS, AN ADDITION TO THE ETJ CITY OF BURLESON, TEXAS
5.468 ACRES OF LAND
PREPARED: AUGUST 2022
3 LOTS LOCATED WITHIN THE ETJ OF BURLESON, TEXAS.
CASE: 22-111

H:\2022\22-401 - 617 Forgotten Ln Burleson TX Plat\Survey\22-401 617 Forgotten Ln Plat.dwg