



Planning & Zoning Commission Agenda

Tuesday, March 07, 2023
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. Consent Agenda

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Consider approval of the minutes from February 28, 2023 Planning & Zoning Commission meeting.

B. Spring Valley Addition; Lot 28A and Lot 28B (Case 23-005): Consider approval of a replat of Lot 28A and Lot 28B, of Spring Valley Addition (*Staff Presenter: JP Ducay, Senior Planner*)

C. Ranch Country Estates; Lot 1AR and Lot 1BR, Block 1 (Case 22-168): Consider approval of a replat of Lot 1, Block 1 of Ranch Country Estates. (*Staff Presenter: Lidon Pearce, Senior Planner*)

4. Public Hearing

5. Reports and Presentations

6. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

7. Recess into Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

8. Adjourn

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 3rd of March 2023, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos
City Secretary



ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: March 7, 2023

SUBJECT:

Approve the minutes from February 28, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the February 28, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the February 28, 2023 Regular Session of the Planning & Zoning Commission meeting.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

February 28, 2023
MINUTES

Roll Call

Commissioners Present

Adam Russell(Chair)
David Hadley
Dan Taylor
Cobi Tittle
Bill Janusch
Michael Tune
Clint Faram
Bobby Reading

Commissioners Absent

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Lidon Pearce, Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from February 14, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B. Hidden Vistas, Phase 8; Lot 37-R, Block 4 (Case 23-001): Consider approval of a replat of Lot 37, Block 4 of Hidden Vistas, Phase 8. *(Staff Presenter: Lidon Pearce, Senior Planner)*
- C. Valley View Estates Phase 2; Lot 23R, Block 1 (Case 23-002): Consider approval of a replat of Lot 23R, Block 2 of Valley View Estates Phase 2 *(Staff Presenter: JP Ducay, Senior Planner)*

Motion made by Commissioner Dan Taylor and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 7-0.

4. Public Hearing

- A. **5917 W FM 917 (Case 23-007):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "GR" General Retail *(Staff Presenter: Lidon Pearce, Senior Planner)*

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Adam Russell opened the public hearing at 6:04 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:04 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner David Hadley to approve.

Motion passed, 7-0.

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

1. Pursuant to Sec. 551.071 consultation with its Attorney:
The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its

attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

8. Adjourn

There being no further business Chair Adam Russell adjourned the meeting.

Time – 6:05PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: March 7, 2023

SUBJECT:

Spring Valley Addition; Lot 28A and Lot 28B (Case 23-005): Consider approval of a replat of Lot 28A and Lot 28B, of Spring Valley Addition (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On January 9, 2023, an application for a replat including 3.123 acres was submitted by Joe Cortez with Truth North Data (applicant) on behalf of Robert Gomez (owner). The purpose of this replat is to create two (2) lots of record from 3.123 acres. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

- 1) Approve the Replat; or
- 2) Deny the Replat.

RECOMMENDATION:

Staff recommends approval of the Replat of Spring Valley Addition; Lot 28A and Lot 28B (Case 23-005).

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

PUBLIC NOTIFICATION:

The Texas Local Government Code (LGC) requires property owners within 200 feet of a residential replat to receive a mailed notice post approval according to section 212.015 for the LGC.

FISCAL IMPACT:

None

STAFF CONTACT:

JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Item B.

Subject
Property

N COUNTY ROAD 810

S BURLESON BLVD

S INTERSTATE 35W

S BURLESON BLVD

S INTERSTATE 35W

PICA DR

VALLEY ST

SPRING ST

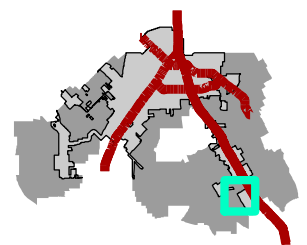
N COUNTY ROAD 810



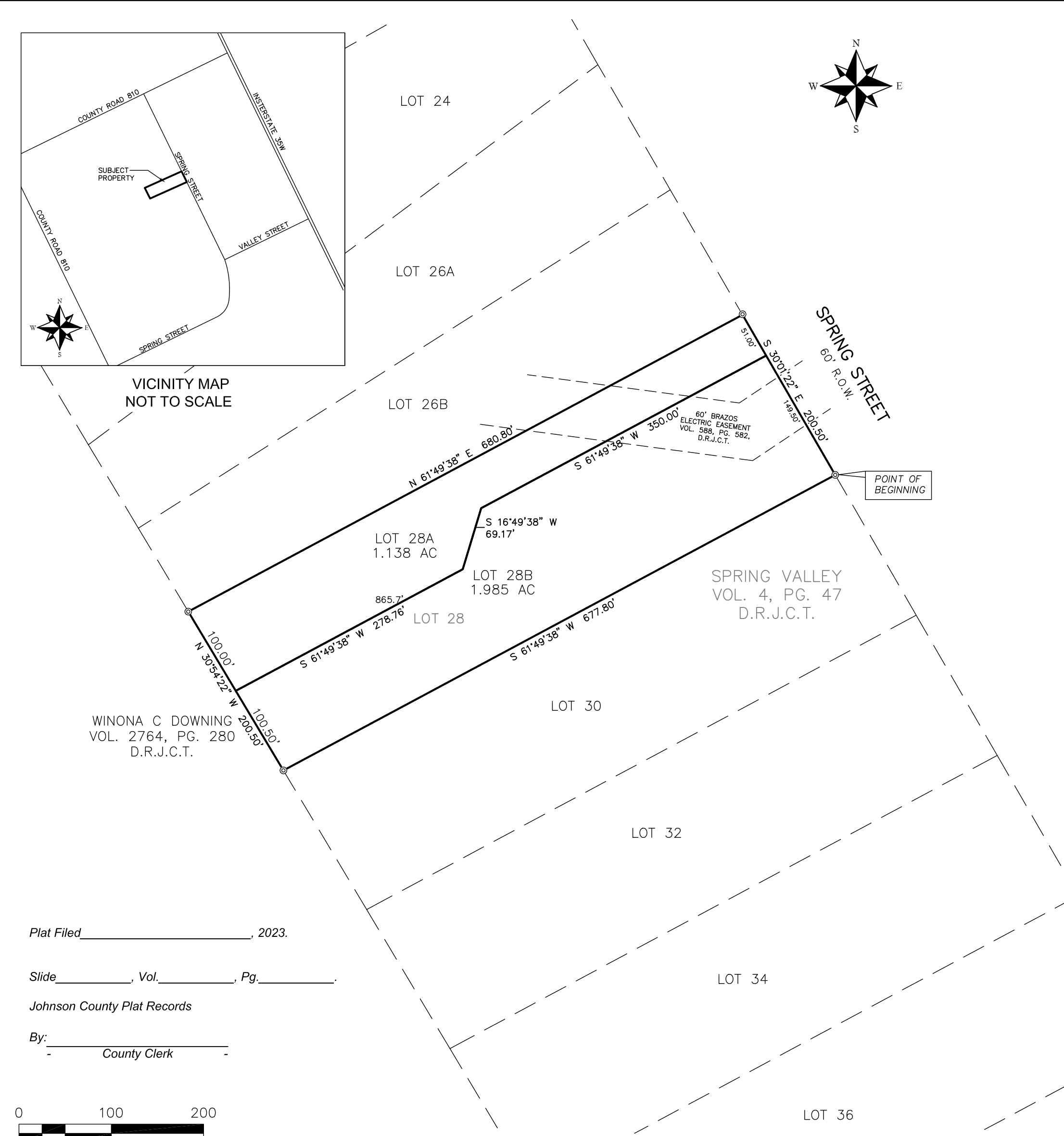
Spring Valley Addition

THE CITY OF
BURLESON
TEXAS

Replat
Case 23-005



Vicinity Map



PLAT FILED _____, 2023.

SLIDE _____, **VOL.** _____, **PG.** _____.

JOHNSON COUNTY PLAT RECORDS

BY: _____
County Clerk

SCALE 1" = 100 FEET

PROPERTY ADDRESSES:

5625 SPRING STREET
ALVARADO TX, 76009

LEGEND

© FOUND 1/2" IRON ROD
SUBJECT PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
EASEMENT / SETBACK LINE
R.O.W. RIGHT-OF-WAY

SURVEYOR'S NOTES

1. The purpose of this plat is to create two (2) lots of record from 3.123 acres.

2. Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

3. Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

5. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

6. All interior property corners are marked with a 5/8" iron rod unless noted otherwise.

7. No existing residential structures on Lot 28.

8. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

THAT WE, ROBERTO GOMEZ AND SILVIA GOMEZ, BEING THE OWNERS OF THAT CERTAIN TRACT OF LAND HEREINAFTER DESCRIBED AS FOLLOWS:

BEING A 3.123 ACRE TRACT OF LAND OUT OF I SAUNDERS SURVEY, ABSTRACT NO. 800, JOHNSON COUNTY, TEXAS, SAME BEING LOT 28, SPRING VALLEY ADDITION AN ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, SAID LOT 28 BEING DESCRIBED IN WARRANTY DEED DATED APRIL 11, 2022, FROM FERNANDO JUAREZ – GONZALEZ TO SILVIA GOMEZ AND ROBERT GOMEZ, RECORDED IN INSTRUMENT NO. 2022–12582, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 3.123 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTHWEST LINE OF SPRING STREET (A 60' R.O.W.) BEING A NORTH CORNER OF LOT 30, SAID SPRING VALLEY ADDITION, AND THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 61°49'38" WEST WITH THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 677.80 FEET TO A 3/8" IRON ROD FOUND AT A WEST CORNER OF SAID LOT 30, IN THE EAST LINE OF A TRACT OF LAND AS DESCRIBED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 18, 2002, FROM RICHARD EDWARD DENEFE AND KIMBERLY DAWN MINAR DENEFE TO WINONA C. DOWNING, RECORDED IN VOLUME 2764, PAGE 280, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 30°54'22" WEST A DISTANCE OF 200.50 FEET WITH THE COMMON LINE OF SAID DOWNING TRACT TO THE SOUTH CORNER OF LOT 26B, SAID SPRING VALLEY ADDITION, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 61°49'38" EAST A DISTANCE OF 680.80 FEET WITH THE COMMON LINE OF SAID LOT 26B TO ITS EAST CORNER, NORTH CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 30°01'22" EAST A DISTANCE OF 200.50 FEET WITH THE COMMON LINE OF SAID SPRING STREET TO THE POINT OF BEGINNING CONTAINING 3.123 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

- 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.
- 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 or loss of life or property occasioned by flooding or flood conditions.
- 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.
- 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.
- 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 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.
- 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.
- All building setbacks are subject to current Johnson County development regulations.

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on January 9, 2023 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.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we Roberto Gomez and Silvia Gomez, are the owners of the property described in this plat, do hereby adopt this plat, designating the hereinbefore described property as SPRING VALLEY ADDITION, an addition to Johnson County, Texas, and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purpose indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the for the purpose dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

WITNESS, my hand at Burleson, Texas, this the _____ day of, _____, 2023.

By: _____
AUTHORIZED PROPERTY OWNER'S SIGNATURE

BY: _____
AUTHORIZED PROPERTY OWNER'S SIGNATURE

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, that the undersigned authority, on this day personally appeared Roberto Gomez, 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 and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of, _____, 2023.

By: _____
Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, that the undersigned authority, on this day personally appeared Silvia Gomez, 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 and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of, _____, 2023.

By: _____
Notary Public in and for the State of Texas

My commission expires: _____

RE-PLAT

LOT 28A AND LOT 28B

SPRING VALLEY ADDITION

Being 3.123 acres tract of land located in the ETJ of The City of Burleson, out of I Saunders Survey, Abstract No. 800, known as Lot 28, Spring Valley Addition, an addition to the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 4, Page 47, Deed Records, Johnson County, Texas. Said Lot 28, described in Warranty Deed, Dated April 11, 2022, from Fernando Juarez - Gonzalez to Silvia Gomez and Robert Gomez, recorded in Instrument No. 2022-12582, Real Property Records, Johnson County, Texas.

Date of Preparation: January 2023

OWNER:
Roberto Gomez & Silvia Gomez
10437 Brangus Dr,
Crowley TX 76036

SURVEYOR:
MQI Land Surveying
P.O. Box 3506
San Angelo, Texas 76902
info@mqitx.com

CASE NUMBER: 23-002

FIRM No. 10194241

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: March 7, 2023

SUBJECT:

Ranch Country Estates; Lot 1AR and Lot 1BR, Block 1 (Case 22-168): Consider approval of a replat of Lot 1, Block 1 of Ranch Country Estates. *(Staff Presenter: Lidon Pearce, Senior Planner)*

SUMMARY:

On December 27, 2022, an application for a replat, including 9.420 acres, was submitted by Heather Houseman on behalf of the City of Burleson. The replat is subdividing the originally platted Lot 1 into two lots (1AR and 1BR). The subdivision is required because of the construction of Lakewood Drive which has bisected the previously connected parcel of land.

The replat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

ENGINEERING:

Roadways

This replat does not trigger the requirement for a Traffic Impact Analysis (TIA).

Utilities

The property water is served by Johnson County Special Utility District (JCSUD).

OPTIONS:

- 1) Approve the replat; or
- 2) Deny the replat

RECOMMENDATION:

Approve a replat for Ranch Country Estates; Lots 1AR and Lot 1BR, Block 1 (Case 22-168).

FISCAL IMPACT:

None.

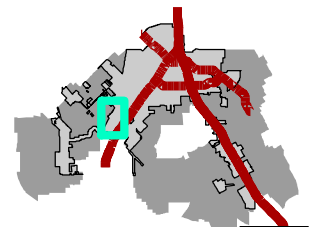
STAFF CONTACT:

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649



THE CITY OF
BURLESON
TEXAS

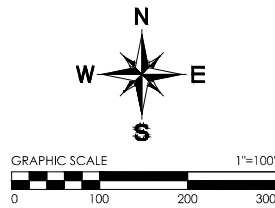
**Ranch Country Estates
Lots 1AR and 1BR, Block 1
Replat
Case 22-168**



Vicinity Map

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	5040.00'	137.05'	1°33'29"	N44°20'59"E
C2	800.00'	213.03'	15°15'25"	N53°10'15"W
C3	160.00'	205.61'	73°37'47"	S82°23'08"W
C4	665.50'	51.50'	4°26'02"	N50°18'30"W
C5	170.00'	240.52'	81°03'50"	N07°33'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°47'58"W	17.43'
L2	N45°32'33"W	27.31'
L3	N60°47'58"W	162.56'
L4	N32°58'21"E	41.58'
L5	N31°36'27"W	77.91'
L6	N44°25'45"W	40.00'
L7	N45°34'15"E	100.00'
L8	N44°25'45"W	40.00'



RIGHT-OF-WAY TABLE		
STREET NAME	AREA (SQ. FT.)	ACRES (AC)
LAKEWOOD DRIVE	48,531	1.114

The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS by deed recorded in Document Number 2017-17710, Real Property Records, Johnson County, Texas (RPRJCT), The City of Burleson is the owner of Lot 1, Block 1 of Ranch Country Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 255, Plat Records, Johnson County, Texas (PRJCT) together with the Certificate of Correction of Error recorded in Book 2022, Page 536 (RPRJCT), part of the H.G. Catlett Survey No. 16, Abstract No. 178, Johnson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron pin found at the most southerly corner of said Lot 1, Block 1, said point also being the most easterly corner of Lot 2, Block 1 of said Ranch Country Estates, said point also being in the northwesterly right-of-way line of Burlington Northern Santa Fe Railroad (100' R.O.W.);

THENCE North 44 deg. 31 min. 14 sec. West departing said northwesterly right-of-way line and continue along the common line between said Lot 1, Block 1 and said Lot 2, Block 1, a distance of 499.80 feet to a 5/8" iron pin found, said point also being in the southeasterly right-of-way line of County Road 1021 (R.O.W. Varies);

THENCE North 47 deg. 04 min. 02 sec. East along the southeasterly right-of-way line of County Road 1021, a distance of 314.83 feet to a 5/8" iron pin found, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 5040.00 feet, a central angle of 1 deg. 33 min. 29 sec., and being subtended by a chord which bears North 44 deg. 20 min. 59 sec. East - 137.05 feet;

THENCE in a northeasterly direction along said curve to the left and along the southeasterly right-of-way line of County Road 1021, a distance of 137.05 feet to a 5/8" iron pin found;

THENCE North 45 deg. 34 min. 15 sec. East tangent to said curve and along the southeasterly right-of-way line of County Road 1021, a distance of 1216.14 feet to a capped 1/2" iron pin set stamped "Goodwin & Marshall", said point also being in the said northwesterly right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE South 29 deg. 12 min. 02 sec. West along said northwesterly right-of-way line, a distance of 1737.54 feet to the POINT OF BEGINNING, containing 410,356 square feet or 9.420 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT The City of Burleson, Texas, does hereby adopt this plat of LOT 1AR and LOT 1BR, BLOCK 1 OF RANCH COUNTRY ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public, forever the streets and easements shown hereon. The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.

Date:

By: _____
Mayor

Attest: _____
City Secretary

SURVEYORS CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
metro (817) 329-4373

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. Issued for review 1/25/2023 10:21 AM

NOTES CONT...

13. City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

14. Property is located within the city limits of Burleson.

15. This subdivision is subject to the 20' Utility Easement and Right-Of-Way to Johnson County Special Utility District recorded in Book 4607, Page 877 of the Deed Records of Johnson County, Texas. The approximate location of the easement is shown as provided by the JCSUD through the City of Burleson.

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.

2. According to the Flood Insurance Rate Map (FIRM) panel 48251C0050J, effective December 4, 2012, this property is located in an area determined to be outside the 0.2% annual chance floodplain.

3. All 1/2" iron pin set with yellow plastic cap stamped "GMCivil" unless otherwise noted.

4. No direct residential access to Lakewood Drive will be permitted.

5. The drainage easements shown on this plat are copied from the Final Plat of Ranch Country Estates as recorded in Volume 8, Page 255, Plat Records, Johnson County, Texas (PRJCT) together with the Certificate of Correction of Error recorded in Book 2022, Page 536 (RPRJCT), part of the H.G. Catlett Survey No. 16, Abstract No. 178, Johnson County, Texas. That final plat states that those items reflect a graphic representation of fully urbanized watershed conditions based on a model prepared by Carler and Burgess, Inc. Neither GMCivil nor the surveyor has performed a drainage analysis for this final plat.

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

7. 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.

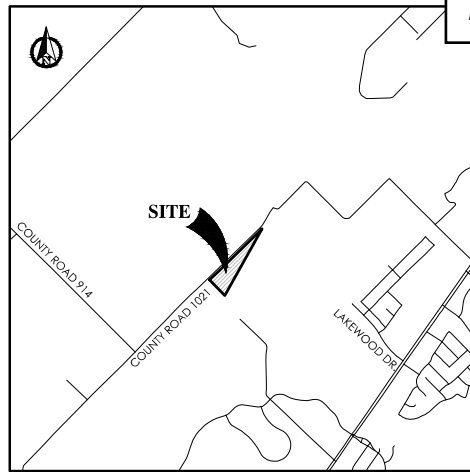
8. City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

9. Any public utility, including City of Burleson, 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 efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, 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.

10. The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision.

11. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

12. City of Burleson will be responsible for all floodplain regulations as it relates to development. All future proposed development shall follow the City of Burleson's floodplain regulations.



VICINITY MAP
N.T.S.

LEGEND

•	CORNER AS NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.P.F.	IRON PIPE FOUND
C.I.P.F.	CAPPED IRON PIPE FOUND
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
J.C.S.U.D.E.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
---	BOUNDARY
---	ADJOINERS
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF ____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

**RE-PLAT
OF****LOT 1AR AND LOT 1BR, BLOCK 1
RANCH COUNTRY ESTATES BEING A
REPLAT OF LOT 1, BLOCK 1 RANCH
COUNTRY ESTATES**

BEING
9.420 ACRES
SITUATED IN THE

H.G. CATLETT SURVEY, ABSTRACT No. 178
H.G. CATLETT SURVEY, ABSTRACT No. 182
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Date: January 2023

SHEET 1 of 1

PREPARED BY:



CASE 22-168