

Planning & Zoning Commission Agenda

Tuesday, April 25, 2023 6:00 PM

City Hall - 141 W. Renfro Burleson, TX 76028

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 March 7, 2023 Planning & Zoning Commission meeting.
- B. Sierra Estates; Lot 23-R1, Block 9 (Case 23-022): Consider approval of a replat of Lot 23, Block 9 of Sierra Estates. (Staff Presenter: Lidon Pearce, Senior Planner)
- C. Faith Addition; Lots 1 & 2, Block 1 (Case 23-020): Consider approval of a final plat of Lots 1 & 2, Block 1 of Faith Addition. (Staff Presenter: Lidon Pearce, Senior Planner)
- D. J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017): Consider approval of a final plat for Lots 1, 2 and 3, Block 1 of J&K Miller Addition Addition (Staff Presenter: JP Ducay, 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 21st of April 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: April 25, 2023

SUBJECT:

Approve the minutes from March 7, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the March 7, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the March 7, 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

March 7, 2023 MINUTES

Roll Call

Commissioners Present

Adam Russell(Chair)
David Hadley
Cobi Tittle
Bill Janusch
Michael Tune
Clint Faram

Bobby Reading

Commissioners Absent Dan Taylor

Staff

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

REGULAR SESSION

1. Call to Order - 6:00 PM

Invocation - Adam Russell

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- **A.** Consider approval of the minutes from February 28, 2023 Planning and Zoning Regular Commission meeting. (*Staff Contact: Tony McIlwain, Director Development Services*)
- **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)

Motion made by Commissioner David Hadley and second by Commissioner Bill Janusch to approve the consent agenda.

Motion passed, 6-0. Commissioner Dan Taylor was absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. <u>Community Interest Items</u>

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 Sec. 551.071 consultation with its Attornev: 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 the Government Code. of

8. <u>Adjourn</u>

There being no further business Chair Adam Russell adjourned the meeting. **Time – 6:01PM**

Peggy Fisher
Administrative Assistant
Recording Secretary





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: April 25, 2023

SUBJECT:

Sierra Estates; Lot 23-R1, Block 9 (Case 23-022): Consider approval of a replat of Lot 23, Block 9 of Sierra Estates. (Staff Presenter: Lidon Pearce, Senior Planner)

SUMMARY:

On February 20, 2023, an application for a replat, including 0.702 acres, was submitted by John Barton (surveyor) on behalf of Larry & Tammy Riemenschneider (owners). The replat is adding a portion of unplatted land to the rear of their previously platted residential lot (Lot 23).

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 is served by the City of Burleson.

OPTIONS:

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

RECOMMENDATION:

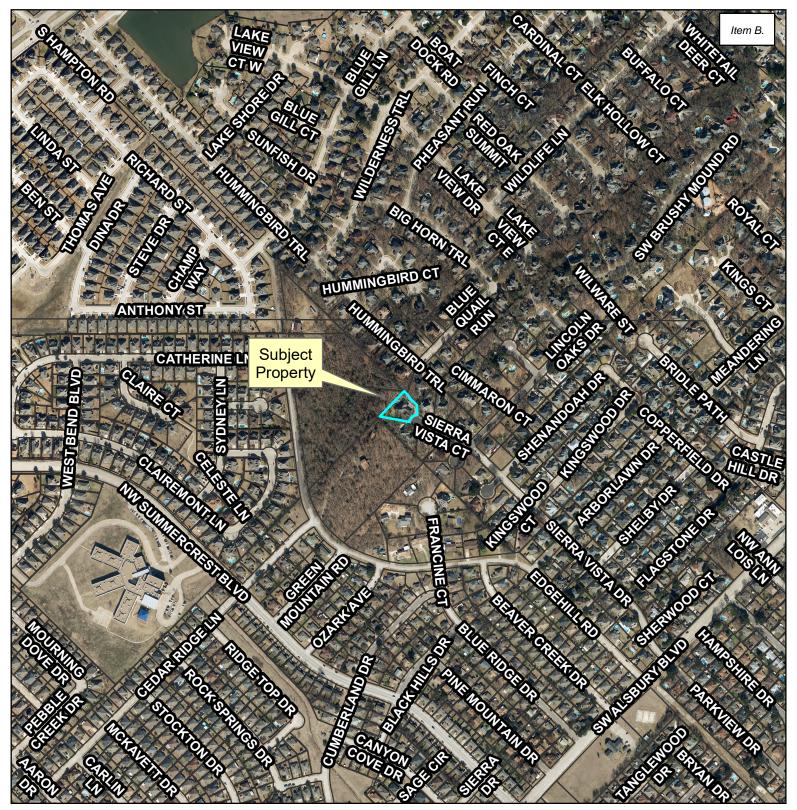
Approve a replat for Sierra Estates; Lot 23-R1, Block 9 (Case 23-022)

FISCAL IMPACT:

None.

STAFF CONTACT:

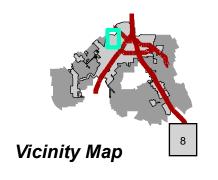
Lidon Pearce Senior Planner <u>Ipearce@burlesontx.com</u> 817-426-9649







Sierra Estates Lot 23-R1, Block 9 Replat Case 23-022



SURVEYOR'S NOTES:

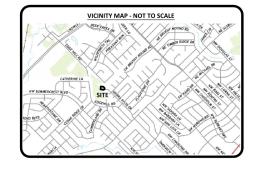
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- 2. Monuments are found unless specifically designated as set.

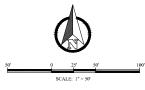
PLAT NOTES:

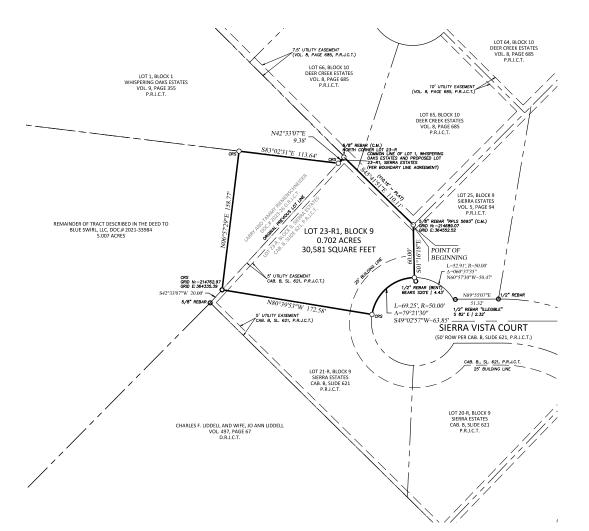
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- The purpose of this plat is to combine unplatted land with existing Lot 23-R under the same ownership.
- 4. The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on February 20, 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.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0065J dated 12/04/2012 the subject property is located within the following zones: Zone X – Areas determined to be outside the 100-year floodplain
- 6. No permanent structures will be allowed within the existing 5 foot utility easement without approval from City.

LEGEND OF ABBREVIATIONS

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 DOC # DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
 SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
 CRS CAPPED REBAR SET







STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS LARRY AND TAMMY RIEMENSCHNEIDER are the owners of a tract situated in the H.G. Catlett Survey Number 6, Abstract Number 181, Johnson County, Texas, being part of the tract described in the deed to BLUE SWIRL, LLC, recorded in document number 2021-33984, Deed Records, Johnson County, Texas (said part described in the deed to Larry and Tammy Riemenschneider, recorded in document number 2023-26, in said Deed Records), together with all of Lot 23-R, Block 9, Sierra Estates, an addition in the City of Burleson, Johnson County, Texas, according to the plat recorded in Cabinet 8, Sidia 621, Plat Records, Johnson County, Texas, the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4222) North American Datum of 1983 (NAD *831):

BEGINNING at a 5/8 inch rebar with cap stamped "RPLS 5693" found at the easternmost corner of said Lot 23-R;

THENCE with the perimeter and to the corners of said Lot 23-R, the following calls:

- 1. SOUTH 01 degree 16 minutes 18 seconds EAST, a distance of 60.00 feet to a point on the northwest right-of-way of Sierre Vista Court from which a bent 1/2 inch rebar found bears SOUTH 20 degrees EAST, 4.43°, being the beginning of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 79 degrees 21 minutes 30 seconds, and a chord bearing and distance of SOUTH 49 degrees 02 minutes 57 seconds WEST, 63.85 feet;
- Along the arc of said curve, an arc distance of 69.25 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set");

3. NORTH 80 degrees 39 minutes 53 seconds WEST, a distance of 172.58 feet to a capped rebar set at the west corner of said Lot 23-R;

THENCE NORTH 06 degrees 57 minutes 29 seconds EAST, a distance of 158.77 feet to a capped rebar set in the south line of Lot 1, Block 1, Whispering Oaks Estates, recorded in Volume 9, Page 355, Plat Records, Johnson County, Texas;

THENCE with the south line of said Lot 1, SOUTH 83 degrees 02 minutes 31 seconds EAST, a distance of 113.64 feet to a capped rebar set in the northwest line of said Lot 23-R;

THENCE with the northwest line of said Lot 23-R, NORTH 42 degrees 33 minutes

07 seconds EAST, a distance of 9.38 feet to a 5/8 inch rebar found;

THENCE with the northeast line of said Lot 23-R, SOUTH 45 degrees 41 minutes
51 seconds EAST, a distance of 110.11 feet, returning to the POINT OF
BEGINNING and enclosing 0.702 acres (30,581 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF ______ §

KNOW ALL MEN BY THESE PRESENTS

That LARRY AND TAMMY RIEMENSCHNEIDER, Owners, do hereby adopt this plat designating the hereinbefore described property as LOT 23-R1, BLOCK 9, SIERRA ESTATES, an Addition in the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City 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 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,

LARRY RIEMENSCHNEIDER

TAMMY RIEMENSCHNEIDER							
STATE OF TEXAS	ε						
COUNTY OF	,						

Notary Public in and for
the State of Texas

STATE OF TEXAS

§

COUNTY OF

§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 he executed the same as for the purpose and consideration therein
expressed, and in the capacity therein stated. Witness my hand and seal of office

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Larry and Tammy
Riemenschneider
1018 Sierra Vista Ct.
Burleson, TX 76028

SURVEYOR
BARTON CHAPA SURVEYING, LLC
John H. Barton III
5200 State Highway 121
Colleyville, TX 76034
817.864.1949
jack@bcsdfw.com

SURVEYOR'S CERTIFICATE

I, John H. Barton III 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.Date of Plat/Map: February 20, 2023

John H. Barton III, RPI	S# 6737
STATE OF TEXAS	§
COUNTY OF	δ

Notary Public in and for

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURLESON, TEXAS $% \left(1\right) =\left(1\right) \left(1\right) \left($

BY:_______CHAIR OF PLANNING AND ZONING COMMISSION

ES BY._______

SIERRA ESTATES

IOB NO. 2021 137 003

TABLE OF REVISIONS

SUMMARY

DRAWN: BCS

CHECKED: JHB

DATE

Item B.

BCS

BARTON CHAPA

SURVEYING

5200 State Highway 121

Colleyville, TX 76034

Phone: 817-864-1957

info@bcsdfw.com TBPLS Firm #10194474

JOHNSON COUNTY, TEXAS

REPLAT LOT 23-R1, BLOCK 9 SIERRA ESTATES

BEING A REPLAT OF LOT 23-R, BLOCK 9
SIERRA ESTATES, SITUATED IN THE
H.G. CATLETT SURVEY NO. 6, ABSTRACT #181
0.702 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PREPARED DECEMBER, 2022
ZONED: SF-10
CITY CASE #23-022

SIERRA JOI CO T

VO1

REPLAT

9





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: April 25, 2023

SUBJECT:

Faith Addition; Lots 1 & 2, Block 1 (Case 23-020): Consider approval of a final plat of Lots 1 & 2, Block 1 of Faith Addition. (Staff Presenter: Lidon Pearce, Senior Planner)

SUMMARY:

On February 20, 2023, an application for a final plat of 2.88 acres, was submitted by Carter Mahanay (owner). The subdivision is creating two lots out of the previously unplatted 2.88 acres of land. The proposed lots are each greater than one acre and zoned single-family estate dwelling district.

The plat 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 is served water by Johnson County Special Utility District.

OPTIONS:

- 1) Approve the final plat; or
- 2) Deny the final plat

RECOMMENDATION:

Approve a final plat for Faith Addition; Lots 1 & 2, Block 1 (Case 23-020)

FISCAL IMPACT:

None.

STAFF CONTACT:

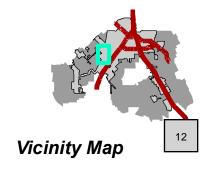
Lidon Pearce Senior Planner <u>lpearce@burlesontx.com</u> 817-426-9649

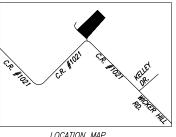






Faith Addition
Lots 1 & 2
Final Plat
Case 23-020





PROVERBS 16:3 PROPERTIES, LLC. 2705 COUNTY ROAD No. 1021 BURLESON, TEXAS 76028

OWNER'S CERTIFICATE

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

RECORD MAY AFFECT THIS PROPERTY

NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF

PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

LINE E L1 N L2 S L3 S LINE E L4 N L5 N L6 S WHEREAS, PROVERBS 16:3 PROPERTIES, LLC., IS THE OWNER OF THE ORIGINAL 2.88 ACRE TRACT OF LAND SITUATED OUT OF THE H G CATLETT SURVEY, ABSTRACT No. 179, JOHNSON COUNTY, TEXAS AND DESCRIBED IN DEED RECORDED IN INSTRUMENT No. 2022-31910, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY CURVE OF COUNTY ROAD \$1021 AND BEING THE MOST SOUTHERLY CORNER OF AN INGRESS & EGRESS EASEMENT RECORDED IN VOLUME 4246, PAGE 11, DEED RECORDS, JOHNSON COUNTY, THENCE NORTH 48'14'22" WEST (PER DEED NORTH 48'23'00" WEST) PASSING A 1/2" IRON ROD WITH A RECER FOX CAP IN TOTAL A DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID EASEMENT,

THENCE NORTH 45'54'51" EAST (PER DEED NORTH 45'36'00" EAST) A DISTANCE OF 18.63 FEET (PER DEED A DISTANCE OF 18.00 FEET) TO

AN "X" CUT IN CONCERTE AND BEING THE POINT OF BEGINNING AND THE MOST WESTERLY CORNER OF HEREIN DESCRIBED. SAID "X" CUT
BEING THE ORIGINAL MOST WESTERLY CORNER DEED TO POINTED SET OF THE MOST SUPPLY CORNER DEED TO GEORGE MILIMS & NITA WILLIAMS RECORDED IN VOLUME 3502. PAGE 257. DEED RECORDS. JOHNSON COUNTY. TEXAS:

THENCE NORTH 45°54°51" EAST (PER DEED NORTH 45°52°55" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID WILLAMS TRACT A DISTANCE OF 559.22 FEET (PER DEED A DISTANCE OF 559.88 FEET) TO A 3" METAL FENCE POST FOR THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT. SAID FENCE POST BEING THE MOST EASTERLY CORNER DEED TO SAID WILLAMS TRACT AND IN THE COMMON LINE DEED TO ROBERT IN. BRANSOM RECORDED IN INSTRUMENT No. 2011–16721, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 45°12'53" EAST (PER DEED SOUTH 46°09'59" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID BRANSOM TRACT A DISTANCE OF 206.73 FEET (PER DEED A DISTANCE OF 206.42 FEET) TO A 3" METAL FENCE POST FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT, SAID FENCE POST BEING THE MOST NORTHERLY CORNER DEED TO JULIA D. BULLARD RECORDED IN VOLUME 1545, PAGE 832, DEED RECORDS, JOHNSON COUNTY, TEMAS;

THENCE SOUTH 41'49'35" WEST (PER DEED SOUTH 41'45'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID THERMS SOUTH 4 THE 393 WEST (FOR DEED SOUTH 14 THE 90 OF MEST) ACRON THE COMMUNE LINE OF SHID THEREN DESTRUCTION THAT HE WAS SOUTH 4 THE MOST SOUTH THE FOR TH

THENCE NORTH 48'14'22" WEST (PER DEED NORTH 48'23'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID INCRESS & EGRESS EASEMENT À DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 125,250.89 SQUARE FEET OR 2.88 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PROVERBS 16:3 PROPERTIES, LLC., do (does) hereby adopt this plat designating the herein above—described property as LOTS 1 & 2 of FXIFI ADDITION, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements right—of—ways and any other public area shown hereon.

WITNESS, my hand, this the ____ day of _____ PROVERBS 16:3 PROPERTIES, LLC., Owner STATE OF

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared PROVERBS 16:3 PROPERIES, LLC, known to me to be the person whose name is subscribed to foregoing instrument and acknowledged to me tif they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of ____

NOTARY PUBLIC in and for the STATE OF ____

Gerardo Artegag, Owner

* LEGEND *

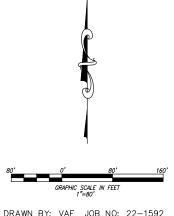
BENCHMARK CAPPED IRON ROD FOUND CAPPED IRON ROD SET CIRS IRON ROD FOUND IRON PIPE FOUND "X" CUT ON CONCRETE CONTOLLING MONUMENT X-CUT

(CM) D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS PLAT RECORDS, JOHNSON COUNTY, TEXAS INSTRUMENT NUMBER

INST# VOL. PG. VOLUME NUMBER ESMT POC FASEMENT POINT OF COMMENCING POINT OF BEGINNING POB NTS NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179 PH: 817-999-7385 FIRM NO. 10194267





TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I. Michael W. Myers.

PRELIMINARY

Registered Professional Land Surveyor, of the State of Texas, do hereby certify that prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusio across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Surveyed on the ground: 09/08/22

ARC LENGTH RADIUS DELTA ANGLE CHORD BEARIN 48.48' 30.00' 92'35'08" S 01'44'27" E	G CHORD LENGTH 43.37'		3" METAL FENCE POST
EARING DISTANCE 4870201" W 147.17' 467.47' 467.47' 47.17' 467.47' 47.17'	10° UJ	DILITY BASEMENT	ROBERT IN BRANSOM INST. No. 2011-18721 DR. J.C.T.
	GEORGE WILLIAMS ETUX NITA WILLIAMS VOL 5302, PO 257 D.R.J.C.T.	IRS. LOT 2	3; METAL PENCE POST
58" (R.F. (C.M.) 150" (R.F. (C.M.) 150" (R.F. (C.M.)		9 CLRS. 62618.66 SQ. 1.44 ACRES	
CONC. (C.M.) PO.B.	15 MUTUAL INST ACCES BASEMENT PER THIS PLAT 42375 SQ FT. 010 AGRES+	16.3 PROPERTIES, LLC. No. 2022-31910 DR.J.C.T. 1,250.89 SQ. FT. 2.88 ACRES± 5/8" C.I.R.S.	S. S
1/2" I.R.F. INGRESS & EGRESS EASEMENT VOL. 4246, PG. 11 D.R.J.C.T. 4,479.9 SG. FT. 0.1 ACRES±	LOT 1 62632.22 SQ. 1.44 ACRES		JULIA D. BULLARD VOL. 1545, PG. 832 D.R. J.G. T.
BRIAN S. SMIT INST. No. 2020 D.R.J.C.1	HSON 7585 1/2° C.I.R.F. PORT RECER-FOX		
	Signar Report Company and Comp	ENTRA COLO NO TORS	
	columna	1/2" I.R.F. IN ROAD	

INSTRUMENT No.:

JOHNSON COUNTY PLAT RECORDING

DRAWER: SLIDE: COUNTY CLERK

BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.

NO PERMANET STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY

IFILS PLAI.
ALL BUILDING OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF
THE BUILDING AREA WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE
RACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTION 80,000 Ibs SHALL BE REQUIRED
ON SITE AT TIME OF CONSTRUCTION.

ON SILE AT TIME OF CONSTICUTION.

THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON FEBRUARY 20, 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. THE CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATED TO DEVELOPMENT.

DEVELOPMENT.

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN ANY DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF ANY DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS. ON-SITE SEMAGE 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 CITY OF BURLESON SHALL

INSPECTION AND/OF AUGUST AUGUSTANCE OF A PROVINE SERVING FAULTH BY THE CHIT OF MELEON 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 REQUIATIONS. PRIVATE SERVING 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 DOES NOT COMPLY WITH GOVERNMENTAL

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILIT 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 LITHITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVEL

ANY PUBLIC UTILITY, INCLUDING THE 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 EFFICIENCY OF THE RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INCRESS 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,

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48251C0065J, DATED DECEMBER 04, 2012THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE A — NO BASE FLOOD ELEVATIONS DETERMINED

CITY OF BURLESON JOHNSON COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF BURLESON, TEXAS

DAY OF _

REGULATIONS.

re-platting may be required.

THIS THE .

MAYOR

CITY SECRETARY

PLAT FILED _

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 & 2 FROM A 2.88 ACRE TRACT.
THIS PROPERTY LIES INSIDE THE CITY LIMITS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DEPUTY COUNTY CLERK

FINAL PLAT

LOTS 1 & 2 OF FAITH ADDITION

BEING A 2.88 ACRE TRACT OF LAND SITUATED OUT OF THE

H. G. CATLETT SURVEY, ABSTRACT No. 179, CITY OF BURLESON OF JOHNSON COUNTY, TEXAS **MARCH 2023**

DOCUMENT NO.	 DATE





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: April 25, 2023

SUBJECT:

J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017): Consider approval of a final plat for Lots 1, 2 and 3, Block 1 of J&K Miller Addition Addition (Staff Presenter: JP Ducay, Senior Planner)

SUMMARY:

On February 6, 2023, an application for a final plat including 7.293 acres was submitted by Marcus Miller with Lonestar Land Surveying (applicant) on behalf of Jerry and Kristina Miller (owner). The purpose of this plat is to create three (3) single-family lots from 7.293 acres. The application is administratively complete and meets the requirments of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Final Plat of J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017).

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

None

PUBLIC NOTIFICATION:

None

FISCAL IMPACT:

None

STAFF CONTACT:

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





J&K Miller Addition



Final Plat Case 23-017



Vicinity Map

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND

FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

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.

2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN

3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

4. 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.

5. 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.

6. 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.

7. 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 EFFICACY 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.

8. 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.

9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.

CENTRAL ZONE, 4202.

10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON ON FEBRUARY 6, 2023. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANTIS) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.

11. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH

STANDARD NOTES

12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8 CAPPED IRON RODS SET STAMPED "LONESTAR 6882".

13. THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 7.293 ACRES INTO 3 SINGLE-FAMILY LOTS.

14. WATER PROVIDER - BETHESDA WATER SUPPLY CORP (817) 295-2131 ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292 FIRE PROTECTION - BRIAR OAKS FIRE DEPARTMENT (817) 295-9539

15. 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.

16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

17. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN

18. 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.

19. 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.

20. 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.

21. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

22. 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.

23. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY" ON THIS

24. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 917, AN 80' RIGHT-OF-WAY;

WHEREAS, JERRY AND KRISTINA MILLER, OWNERS OF A 7.293 ACRE TRACT OF LAND SITUATED IN THE G. WRIGHT SURVEY, ABSTRACT NUMBER 916, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.983 ACRE TRACT, ALL OF A CALLED 2.611 ACRE TRACT AND ALL OF A CALLED 1.702 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY MILLER AND KRISTINA MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-30559, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.702 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY MACK SPARKS AND LINDA R. SPARKS, RECORDED IN VOLUME 1326, PAGE 639, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH

THENCE NORTH 02 DEGREES 24 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 3.00 ACRE TRACT, A DISTANCE OF 439.92 FEET, TO A 1" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.702 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 3.00 ACRE TRACT, BEING ON THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT;

THENCE NORTH 89 DEGREES 40 MINUTES 08 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 3.00 ACRE TRACT, A DISTANCE OF 94.75 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "5544" AT THE SOUTHWEST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.983 ACRE TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 3.00 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.69 ACRE TRACT OF LAND DESCRIBED BY DEED TO LINDA MCMANUS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-22671 AND THE NORTH LINE OF A CALLED 1.31 ACRE TRACT OF LAND DESCRIBED BY DEED TO PAM MCMANUS, RECORDED IN VOLUME 2291, PAGE 423, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, A DISTANCE OF 499.62 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.31 ACRE TRACT, AND BEING ON THE EAST LINE OF A CALLED 3.290 ACRE TRACT OF LAND DESCRIBED BY DEED TO ARTURO HERNANDEZ, ALAN ARTURO HERNANDEZ AND SHELBY RAE HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-17988, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 33 MINUTES 28 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 3.290 ACRE TRACT AND THE EAST LINE OF A CALLED 6.706 ACRE TRACT OF LAND DESCRIBED BY DEED TO MICHAEL P. BLEDSOE AND DARLA BLEDSOE. RECORDED IN VOLUME 2062, PAGE 304, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 59.95 FEET, PASSING A 2" STEEL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF 3.290 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 6.706 ACRE TRACT, AND CONTINUING IN ALL 260.80 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO BEALL MONROE BARBEE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-29471, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.983 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 490.81 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "5544" AT THE NORTHEAST CORNER OF SAID CALLED 2.983 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.611 ACRE TRACT;

THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 431.47 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PAGE ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED COUNTY CLERK'S INSTRUMENT NUMBER 2015-126, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 40 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF 2.611 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 263.53 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.611 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A CALLED 1.70 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANZO JOINT LIVING TRUST, RECORDED IN VOLUME 3288, PAGE 21, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 57 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 0.36 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 2.611 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.70 ACRE TRACT, A DISTANCE OF 167.67 FEET, TO A POINT IN A 15" HACKBERRY TREE AT THE NORTHEAST CORNER OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE NORTHWEST CORNER OF SAID CALLED 1.70 ACRE TRACT;

LINE OF SAID CALLED 1.70 ACRE TRACT, A DISTANCE OF 439.37 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.702 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.70 ACRE TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 917;

THENCE SOUTH 02 DEGREES 23 MINUTES 53 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 1.702 ACRE TRACT, BEING COMMON WITH THE WEST

THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 168.86 FEET, TO THE POINT OF BEGINNING , AND CONTAINING 7.293 ACRES OR 317,666 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT JERRY AND KRISTINA MILLER, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1, 2 AND 3, BLOCK 1, J&K MILLER ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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 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.

JERRY MILLER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY . 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 THEREIN

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

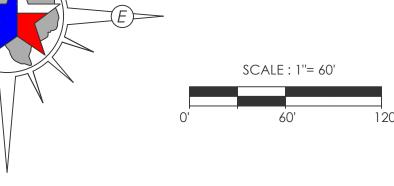
KRISTINA MILLER

DATE ____/___/

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY . 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 THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILING BLOCK

PLAT FILED _____ / ____ / ____

INSTRUMENT #: 2023 - ____

DRAWER SLIDE

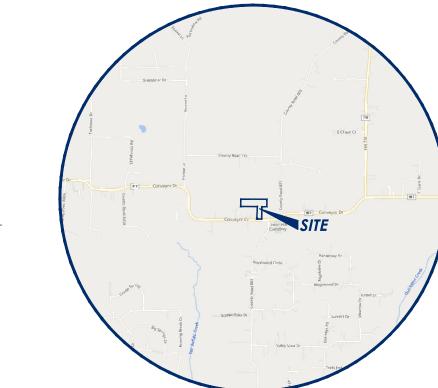
JOHNSON COUNTY CLERK

DEPUTY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF _____

CHAIR OF PLANNING AND ZONING COMMISSION CITY SECRETARY



JERRY AND KRISTINA MILLER 2001 CONVEYOR DRIVE BURLESON, TX 76028

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS CC# = COUNTY CLERK'S INSTRUMENT NUMBER IRF = IRON ROD FOLIND

IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

LOTS 1, 2 AND 3, BLOCK 1

FINAL PLAT

J&K MILLER ADDITION

BEING 7.293 ACRES OF LAND SITUATED IN THE G. WRIGHT SURVEY, ABSTRACT NUMBER 916, JOHNSON COUNTY, TEXAS. PREPARED: MARCH, 2023 3 LOTS LOCATED WITHIN THE ETJ OF BURLESON, TEXAS. CASE: 23-017



-LONESTAR-

LAND SURVEYING, LLC TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD., JOSHUA, TX 76058

817-935-8701 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM PROJECT NUMBER: 220954 DATE: MARCH 20, 2023 REVISED DATE:

SHEET 1 OF 1

REVISION NOTES: