



## Planning & Zoning Commission Agenda

---

Tuesday, May 27, 2025  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

---

### 1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

*Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

### 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 May 13, 2025 Planning & Zoning Commission meeting.
- B. Miller Estates Addition, Lots 1 & 2, Block 1 (Case25-049): Consider and take possible action on a final plat for Miller Estates, Lots 1 & 2, Block 1 addition; addressed as 4616 E Renfro Street. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)
- C. Caddo Forest Estates, Lots 9R and 9R-1, Block A (Case25-080): Consider and take possible action on a replat for Caddo Forest Estates, Lots 9R and 9R-1, Block A addition; addressed as 6716 Willow Creek Dr. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

### 4. **PUBLIC HEARING**

---

**5. REPORTS AND PRESENTATIONS****6. GENERAL****7. COMMUNITY INTERESTS ITEMS****8. EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

**9. 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 May 2025, 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:** May 27, 2025

---

**SUBJECT:**

Approve the minutes from May 13, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the May 13, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the May 13, 2025 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](mailto:pfisher@burlesontx.com)  
817-426-9611

## PLANNING AND ZONING COMMISSION

May 13, 2025  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Dan Taylor  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Clint Faram  
Bobby Reading

#### Commissioners Absent

Michael Tune  
Brandon Crisp  
Michael Kurmes

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
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**

**Texas Pledge**

#### **2. Citizen Appearance**

None

#### **8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.



### **A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

Attorney Matt Ribitzki requested that the commissioners convene into Executive Session.

Motion was made by David Hadley and second by Bill Janusch to convene into Executive.

Motion passed, 6-0. Commissioner Michael Tune, Brandon Crisp, & Michael Kurmes were absent.

Convened into Executive Session at 6:02 PM.

Reconvened from Executive Session at 6:21 PM.

### **3. Consent Agenda**

- A.** Consider approval of the minutes from April 22, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Highpoint Business Park Burleson, Lots 1R-A1 & 1R-A2, Block 1 (Case 24-369): Consider approval of a replat of Highpoint Business Park Burleson, Lots 1R-A1 & 1R-A2, Block 1 addressed as 4051 Vantage DR. (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Clint Faram and second by Commissioner Ashley Brookman to approve the consent agenda.

Motion passed, 6-0. Commissioner Michael Tune, Brandon Crisp, & Michael Kurmes were absent.

### **4. Public Hearing**

- A. 185 NW John Jones DR, Suite 150 (Case 25-095):** Hold a public hearing and consider and take possible action on a zoning ordinance change request from "C", Commercial, to "C", Commercial with a Specific Use Permit for a Liquor Store. (Staff Contact: Lidon Pearce, Principal Planner)

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

Commission Vice Chairman Dan Taylor opened the public hearing at 6:25 p.m.

Commission Vice Chairman Dan Taylor closed the public hearing at 6:26 p.m.

Motion made by Commissioner Cobi Tittle and second by Commissioner Clint Faram to approve.

Motion passed, 4-2. Commissioner Ashley Brookman & Dan Taylor were opposed. Commissioner Michael Tune, Brandon Crisp, & Michael Kurmes were absent.

**5. Reports and Presentations**

None

**6. General**

None

**7. Community Interest Items**

None

**8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

**9. Adjourn**

There being no further business Vice Chair Dan Taylor adjourned the meeting.  
**Time – 6:27PM**

---

Peggy Fisher  
Administrative Assistant  
Recording Secretary

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Emilio Sanchez, Development Services Deputy Director

**MEETING:** May 27, 2025

---

**SUBJECT:**

Miller Estates Addition, Lots 1 & 2, Block 1 (Case25-049): Consider and take possible action on a final plat for Miller Estates, Lots 1 & 2, Block 1 addition; addressed as 4616 E Renfro Street. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

**SUMMARY:**

On February 17, 2025, an application for a final plat was submitted by Alan Dixon, Kathy Miller, and Kelly McCullouch (owners) for a final plat of approximately 9.64 acres. The property is being platted to create two lots in the ETJ.

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

**RECOMMENDATION:**

Approve the final plat for Miller Estates Addition, Lots 1 & 2, Block 1.

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

List date and description of any prior action related to the subject

**REFERENCE:**

<https://ecode360.com/39937354#39937354>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Emilio Sanchez  
Development Services Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686





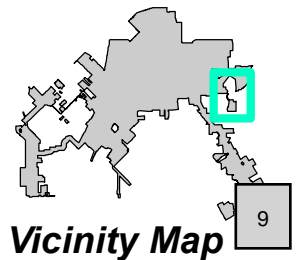


**Miller Estates Addition. Lots 1 and 2, Block 1**

**Final Plat**

**Case25-049**

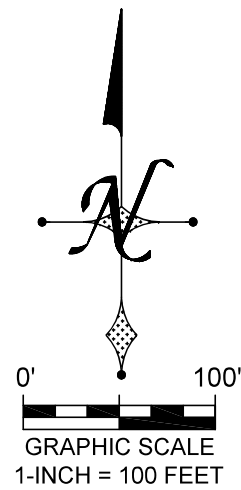
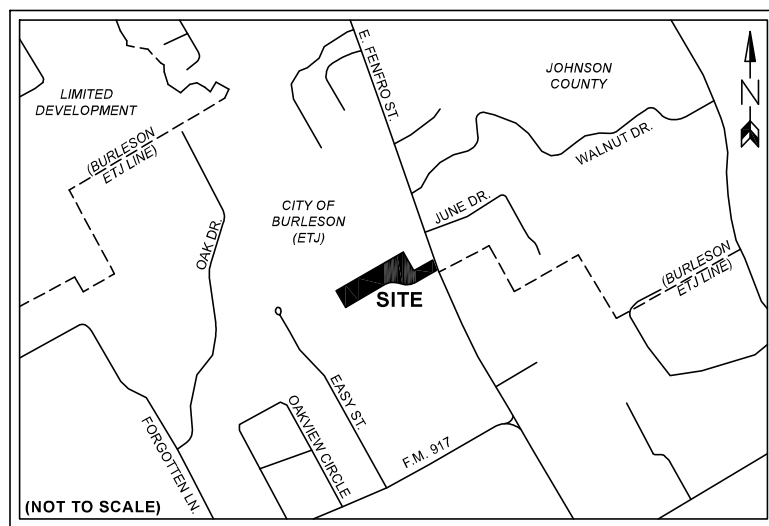
THE CITY OF  
**BURLESON**  
TEXAS



**Vicinity Map**



## VICINITY MAP



JOSE F. SALAS SURVEY ABSTRACT NO. 760

EAKIN PIPELINE CONSTRUCTION, INC.  
INST. NO. 14519  
O.P.R.J.C.T.**LOT 1  
BLOCK 1**196,225 SQUARE FEET  
4.505 ACRES (GROSS)  
193,419 SQUARE FEET  
4.440 ACRES (NET)**LOT 2  
BLOCK 1**195,851 SQUARE FEET  
4.496 ACRES (NET)DAN W. LUPER AND JILL C. LUPER  
INST. NO. 2021-17411  
O.P.R.J.C.T.L.R. SAYLORS  
VOL. 3205, PG. 393  
D.R.J.C.T.KENT R. RINEHART AND KELLI M. RINEHART  
INST. NO. 2017-14859  
O.P.R.J.C.T.KEVIN PILGRIM AND LISA PILGRIM  
VOL. 1230, PG. 282  
D.R.J.C.T.LAWRENCE C. SAYLORS  
AND BETTY SAYLORS  
VOL. 2316, PG. 597  
D.R.J.C.T.JAMES E. SAYLORS  
VOL. 969, PG. 84  
D.R.J.C.T.

LOT 11

LOT 10

HAPPY HILL ACRES  
VOL. 1, PG. 61  
D.R.J.C.T.

LOT 12

LOT 13

## SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48251C0205K, DATED 09/21/2023, THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING ZONES: ZONE X.
- THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
- ELECTRIC PROVIDER: NAME: UNITED COOP  
PHONE: 817-447-9292  
ADDRESS: 2601 S. BURLESON BLVD., BURLESON, TX 76028
- WATER PROVIDER: NAME: BETHESDA WATER SUPPLY  
PHONE: 817-295-2131  
ADDRESS: 509 S. BURLESON BLVD., BURLESON, TX 76028
- SEWER PROVIDER: ON-SITE SEPTIC SEWAGE FACILITY
- ALL BUILDING SETBACKS ARE SUBJECT TO JOHNSON COUNTY DEVELOPMENT REGULATIONS.

THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE  
TO TxDOT FOR USE AS STORM WATER, PUBLIC UTILITY,  
PEDESTRIAN, OR OTHER PUBLIC PURPOSES.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
EAST	RENFRO STREET	ARTERIAL	0.064

PROPERTY ADDRESS: 4616 EAST RENFRO STREET, ALVARADO, TX 76031  
OWNER: KATHY YVONNE MILLER, ALAN DALE, & KELLY DEANNE MCCULLOCH  
ADDRESS: 620 KAYEN COURT, BURLESON, TX 76028  
PHONE: 817-223-9016

## OWNER'S CERTIFICATE

## STATE OF TEXAS

## COUNTY OF JOHNSON

WHEREAS Alan Dale, Kathy Yvonne Miller, and Kelly Deanne McCulloch are the sole owners of a tract of land located in the JOSE F. SALAS SURVEY, Abstract No. 760, City of Burleson (E.T.J.), Johnson County, Texas, and being the same tract of land described in Affidavit of Death to Kathy Yvonne Miller, recorded in Instrument No. 2023-19957, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Southeast line of a tract of land described in deed to Eakin Pipeline Construction, Inc., recorded in Instrument No. 14519, Official Public Records, Johnson County, Texas, at the West corner of a tract of land described in deed to Danny Hugh Lewis, recorded in Volume 2953, Page 550, Deed Records, Johnson County, Texas, and being the Northerly Northeast corner of said Miller tract;

THENCE South 29 deg. 31 min. 19 sec. East, a distance of 303.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the South corner of Lot 1, Block 1, of Darla's Acreage, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 845, Slide C-440, Deed Records, Johnson County, Texas, same being the interior 'el' corner of said Miller tract;

THENCE North 60 deg. 12 min. 29 sec. East, a distance of 305.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Southwest line of E. Renfro Street, a variable width right-of-way, at the Easterly Northeast corner of said Miller tract;

THENCE South 20 deg. 51 min. 51 sec. East, with said Southwest line, a distance of 156.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of said Miller tract;

THENCE South 60 deg. 15 min. 45 sec. West, a distance of 346.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of Lot 1, Block 1, of James Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 288, Slide C-25, Deed Records, Johnson County, Texas, and being at the beginning of a curve to the right, having a central angle of 43 deg. 36 min. 10 sec., a radius of 250.00 feet, and a chord bearing and distance of North 76 deg. 17 min. 41 sec. West, 185.70 feet;

THENCE Northwest, with said Northwest line and said curve to the right, an arc distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE North 76 deg. 17 min. 41 sec. West, with said Northwest line, a distance of 75.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a curve to the left, having a central angle of 43 deg. 36 min. 10 sec., a radius of 250.00 feet, and a chord bearing and distance of South 81 deg. 54 min. 14 sec. West, 185.70 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of a tract of land described in deed to Dan W. Luper, and Jill C. Luper, recorded in Instrument No. 2021-17411, Official Public Records, Johnson County, Texas;

THENCE South 58 deg. 43 min. 49 sec. West, a distance of 431.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the Northwest line of a tract of land described in deed to James A. Saylor, recorded in Volume 2856, Page 934, Deed Records, Johnson County, Texas, and being the North corner of a tract of land described in deed to Lawrence C. Saylor and Betty Saylor, recorded in Volume 2519, Page 621, Deed Records, Johnson County, Texas;

THENCE South 58 deg. 55 min. 57 sec. West, a distance of 204.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found at the East corner of a tract of land described in deed to Serina Negron and Israel Pinales, recorded in Instrument No. 2023-30525, Official Public Records, Johnson County, Texas, and being the Southwest corner of said Miller tract;

THENCE North 29 deg. 50 min. 20 sec. West, a distance of 274.11' to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found in the said Southeast line of Eakin Pipeline Construction, Inc. tract, at the North corner of said Negron and Pinales tract, and being the Northwest corner of said Miller tract;

THENCE North 60 deg. 04 min. 29 sec. East, with said Southeast line, a distance of 1103.09 feet to the PLACE OF BEGINNING and containing 392,076 square feet or 9.001 acres of land.

## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alan Dale, Kathy Yvonne Miller, and Kelly Deanne McCulloch, do hereby certify and adopt this plat designating the herein-described property as **MILLER ESTATES ADDITION**, 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 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.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name: Alan Dale  
Title: OwnerName: Kathy Yvonne Miller  
Title: OwnerName: Kelly Deanne McCulloch  
Title: Owner

## STATE OF TEXAS

## COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Alan Dale, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

## STATE OF TEXAS

## COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Kathy Yvonne Miller, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

## STATE OF TEXAS

## COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Kelly Deanne McCulloch, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

## LEGEND

P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
YC	YELLOW CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"



PROFESSIONAL LAND SURVEYORS  
2701 SUNSET RIDGE DRIVE, ROCKWALL, TX 75032  
BARRY S. RHODES - RPLS NO. 3691 -  
- FIRM NO. 10194368  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090

JOB NO.: 202410539 DATE: 01/14/2025 DRAWN BY: TD

## SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Burleson, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes

Registered Professional Land Surveyor R.P.L.S. No. 3691

## STATE OF TEXAS

## COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

## CITY OF BURLESON NOTES

- 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 government 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. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- 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.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 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.
- 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.
- 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.
- All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
- 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.
- 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.
- The requirement of public infrastructure was based on the utility exhibit that was submitted for review with this plat on February 28th, 2025 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.
- No permanent structures shall be constructed within the area indicated as reserved for future right-of-way.
- No Fences or other structures will be allowed within the drainage easement.
- The undersigned does covenant and agree that the private access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Burleson, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises. Maintenance of private access easements shall be the responsibility of the property owner.
- Driveway locations on TxDOT facilities are proposed until a TxDOT permit is received. If a permit request is denied, or if changes to the drive location are required that result in significant site layout changes during the permitting process, the City may require a revised site plan be submitted and processed.

## CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission, Burleson, Texas  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Planning and Zoning Chair

By: \_\_\_\_\_  
City Secretary

## FINAL PLAT MILLER ESTATES ADDITION LOTS 1 & 2, BLOCK 1

AN 9.000 ACRE ADDITION LOCATED IN THE  
JOSE F. SALAS SURVEY, ABSTRACT NO. 760, IN THE  
EXTRATERRITORIAL JURISDICTION OF THE CITY OF  
BURLESON, JOHNSON COUNTY, TEXAS

PROJECT NO.  
FP25-049



---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Emilio Sanchez, Development Services Deputy Director

**MEETING:** May 27, 2025

---

**SUBJECT:**

Caddo Forest Estates, Lots 9R and 9R-1, Block A (Case25-080): Consider and take possible action on a replat for Caddo Forest Estates, Lots 9R and 9R-1, Block A addition; addressed as 6716 Willow Creek Dr. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

**SUMMARY:**

On March 17, 2025, an application for a replat was submitted by Marshall Miller with Lonestar Land Surveying (Applicant on behalf of Jose Ramirez (owners) for a replat of approximately 5.976 acres. The property is being replatted for two residential lots in the ETJ.

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

**RECOMMENDATION:**

Approve the replat for Caddo Forest Estates, Lots 9R and 9R-1, Block A.

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

List date and description of any prior action related to the subject

**REFERENCE:**

<https://ecode360.com/39937354#39937354>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Emilio Sanchez  
Development Services Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686



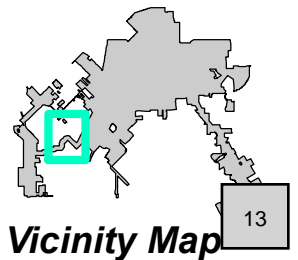




**Caddo Forest Estates, Lots 9R and 9R-1, Block A  
Replat**

**Case25-080**

THE CITY OF  
**BURLESON**  
TEXAS



**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.
2. 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.
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-PLATING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED FEBRUARY 17, 2025 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
11. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8 CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
12. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200  
JCSUD HAS 1 EASEMENT ACROSS THIS PROPERTY: INST. NO. 2017-11426  
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292  
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8800
13. 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.
14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
15. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
16. 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.
17. 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.
18. 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.
19. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
20. 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.
21. 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.
22. WHILE THE CITY OF BURLESON MAY REVIEW AND APPROVE THE PLAT, THIS DOES NOT GUARANTEE JOHNSON COUNTY WILL ISSUE PERMITS FOR ANY PROPOSED DEVELOPMENT OF THIS PROPERTY.
23. A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
24. FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
25. FIRE LANES SHALL BE PROVIDED SO THAT 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. THE 150 FEET IS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE WILL BE REQUIRED ON SITE. THIS DISTANCE MAY BE EXTENDED TO 200 FEET FOR SINGLE-FAMILY DWELLINGS WITH APPROVAL OF THE FIRE MARSHAL, EXCEPT FOR SINGLE OR TWO-FAMILY RESIDENCES. THE PATH OF MEASUREMENT SHALL BE ALONG A MINIMUM OF A TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.
26. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADIUS AND 54' OUTSIDE RADIUS. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE.
27. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ON ANY LOT WITHIN THIS SUBDIVISION.
28. PRIVATE ACCESS EASEMENT SHOWN HEREON IS TO SERVE LOT 9R.
29. ARROWHEAD LANE SHOWN HEREON IS TO SERVE LOTS 9R AND 9R-1.

## FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, A PORTION OF THIS PROPERTY LIES WITHIN ZONE A WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

§  
BEING A 5.976 ACRE TRACT OF LAND SITUATED IN THE E.M. THOMASON SURVEY, ABSTRACT NUMBER 827, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 9, BLOCK A, CADDO FOREST ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 9, SAME BEING THE SOUTHWEST CORNER OF LOT 8, SAID CADDO FOREST ESTATES, AND BEING ON A NORTH LINE OF A CALLED 120.00 ACRE TRACT OF LAND (TRACT I) DESCRIBED BY DEED TO BF JACK FAMILY, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-11289, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8 BEARS NORTH 89 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 246.97 FEET;

**THENCE** SOUTH 89 DEGREES 06 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, BEING COMMON WITH A NORTH LINE OF SAID CALLED 120.00 ACRE TRACT, A DISTANCE OF 239.76 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9, SAME BEING THE LOWER NORTHWEST CORNER OF SAID CALLED 120.00 ACRE TRACT, AND BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DEENIE'S PLACE, LP, RECORDED IN VOLUME 4259, PAGE 557, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 00 DEGREES 47 MINUTES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 9, BEING COMMON WITH THE EAST LINE OF SAID DEENIE'S PLACE TRACT, A DISTANCE OF 1006.66 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, BEING ON THE SOUTH LINE OF WILLOW CREEK DRIVE, A 60' RIGHT-OF-WAY;

**THENCE** NORTH 88 DEGREES 50 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, AND WITH THE SOUTH LINE OF SAID WILLOW CREEK DRIVE, A DISTANCE OF 30.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID WEST LINE, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID WILLOW CREEK DRIVE;

**THENCE** NORTH 00 DEGREES 47 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID WEST LINE AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID WILLOW CREEK DRIVE, A DISTANCE OF 52.75 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 9, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.92 ACRE TRACT OF LAND DESCRIBED BY DEED TO JONATHAN M. JORDAN AND KARON M. JORDAN, RECORDED IN VOLUME 4067, PAGE 960, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 9, BEING COMMON WITH THE SOUTH LINES OF SAID CALLED 0.92 ACRE TRACT AND LOT 5, SAID CADDO FOREST ESTATES, AT A DISTANCE OF 215.17 FEET, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, AND CONTINUING IN ALL 225.06 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 9, SAME BEING THE NORTHWEST CORNER OF SAID LOT 8;

**THENCE** SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 9, BEING COMMON WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 1057.39 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 5.976 ACRES OR 260,315 SQUARE FEET OF LAND, MORE OR LESS.

## NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **JOSE LINO RAMIREZ AND ARACELI RAMIREZ**, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 9R AND 9R-1, BLOCK A, CADDO FOREST ESTATES**, 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 PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

JOSE LINO RAMIREZ

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JACQUELYN BROWN**, 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 \_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ARACELI RAMIREZ

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

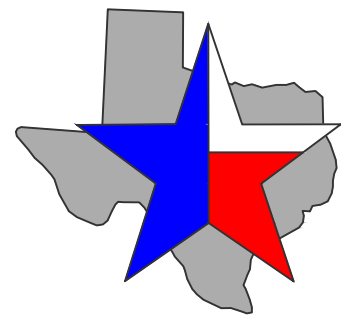
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TYLER BROWN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT  
LOTS 9R AND 9R-1, BLOCK A  
**CADDO FOREST ESTATES**

BEING A REPLAT OF LOT 9, BLOCK A,  
CADDO FOREST ESTATES, RECORDED IN  
VOLUME 3, PAGE 66, PLAT RECORDS,  
JOHNSON COUNTY, TEXAS  
PREPARED: MAY, 2025  
2 LOTS LOCATED WITHIN THE ETJ OF  
BURLESON, TEXAS.  
CASE: RP25-080



—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

