



## Planning & Zoning Commission Agenda

Tuesday, May 28, 2024  
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 14, 2024 Planning & Zoning Commission meeting.

B. The Brauner Place, Lots 9R and 9R-1 (Case 24-128): Consider approval of a Replat for The Brauner Place, Lots 9R and 9R-1; addressed as 1709 Caddo Peak Road. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

### 4. **PUBLIC HEARING**

### 5. **REPORTS AND PRESENTATIONS**

### 6. **GENERAL**

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**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 of 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 22nd of May 2024, 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

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** May 28, 2024

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**SUBJECT:**

Approve the minutes from May 14, 2024 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the May 14, 2024 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the May 14, 2024 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 14, 2024  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Michael Kurmes

#### Commissioners Absent

Dan Taylor  
Bobby Reading

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Principal Planner  
Marah Aqqad, City Engineer  
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 April 23, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Turner Estates, Block 1 (Case 24-089): Consider approval of a Final Plat for Turner Estates, Lots 1 & 2, Block 1; addressed as 5400 County Road

704D. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

- C. J&C Duran Addition, Lots 1-4, Block 1 (Case 24-061): Consider approval of a Final Plat for J&C Duran Addition, Lots 1-4, Block 1; addressed as 3327 FM 731. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)
- D. East Park Addition, Lots 1 thru 8, Block 1 (Case 24-087): Consider approval of a Preliminary Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)
- E. East Park Addition, Lots 1 thru 8, Block 1 (Case 24-088): Consider approval of a Final Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

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

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

#### **4. Public Hearing**

*\*Items 4A & 4B will be presented together*

- A. 1679 SW Wilshire (Case 24-062): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "GR" General Retail for a food and beverage sales (grocery) store with retail. (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 Chairman Michael Tune opened the public hearing at 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Clint Faram to approve.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- B.** 1679 SW Wilshire (Case 24-114): Consider a recommendation of approval for a resolution for a commercial site plan with a variance to Chapter 63, Sign Regulations, Section 63-57; pertaining to multi-tenant pylon signage. *(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 Chairman Michael Tune opened the public hearing at 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- C.** 465 Forgotten Ln (Case 24-108): Consider a recommendation of approval for a resolution authorizing a site plan for a cold storage facility with a waiver to Appendix C, Article V, Business Park Design Standards, related to the orientation of the loading area. *(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 Chairman Michael Tune opened the public hearing at 6:10 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:11 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Covi Tittle to approve.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- D.** 1530 Candler Dr (Case 24-064): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development for Lot 3, Block 1, Shannon Creek Development, "The Cottages at Candler Drive". *(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 Chairman Michael Tune opened the public hearing at 6:18 p.m.

Kody Martin, 1524 Grace Ann Ct, addressed the commissioners and asked questions regarding this item.

Drew Wegman, applicant, PO Box 2017, addressed the commissioners and answered questions regarding this item.

Kody Martin, 1524 Grace Ann Ct, asked questions regarding this item regarding home prices.

Drew Wegman, applicant, PO Box 2017, addressed the commissioners and answered questions regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:33 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Clint Faram to approve.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

## **5. Reports and Presentations**

None

## **6. General**

None

## **7. Community Interest Items**

## **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 Chair Michael Tune adjourned the meeting.

**Time – 6:34PM**

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Peggy Fisher

Administrative Assistant  
Recording Secretary



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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

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

**MEETING:** May 28, 2024

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**SUBJECT:**

The Brauner Place, Lots 9R and 9R-1 (Case 24-128): Consider approval of a Replat for The Brauner Place, Lots 9R and 9R-1; addressed as 1709 Caddo Peak Road. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

**SUMMARY:**

On April 1, 2024, an application for a replat was submitted by Marshall Miller (applicant) on behalf of Trey Mitchell (owner) for a replat of approximately 10.117 acres. The property is being replatted to create 2 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 The Brauner Place, Lots 9R and 9R-1.

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

None

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS:](#)  
[§ 3.6 Replat. \(ecode360.com\)](#)

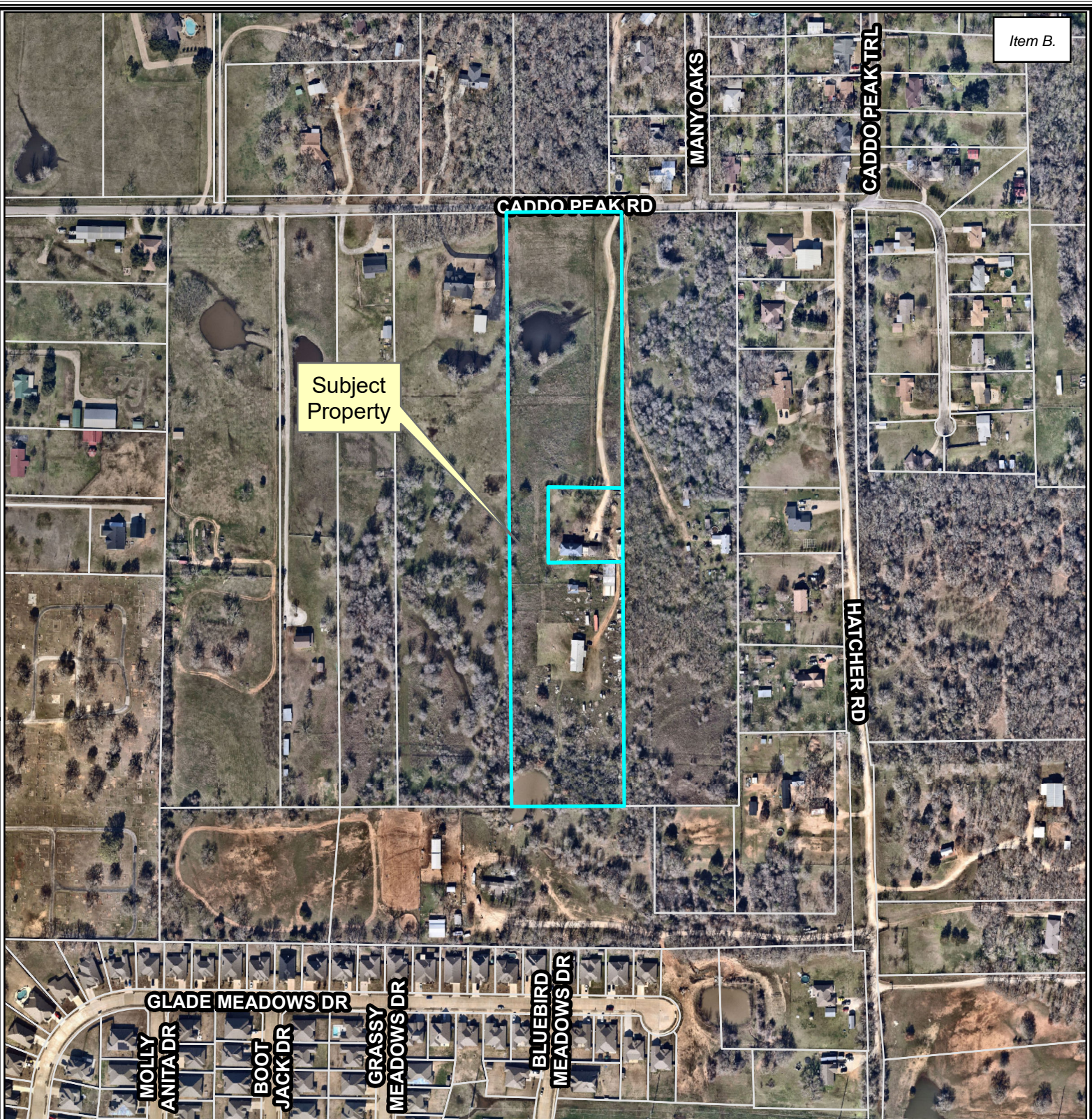
**FISCAL IMPACT:**

None

**STAFF CONTACT:**

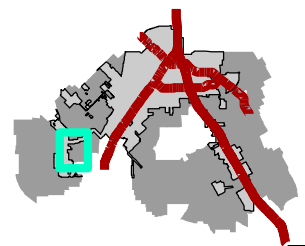
Emilio Sanchez  
Development Services Assistant Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686





THE CITY OF  
**BURLESON**  
TEXAS

**Replat**  
**Lots 9R & 9R-1**  
**The Brauner Place**  
**Case 24-128**

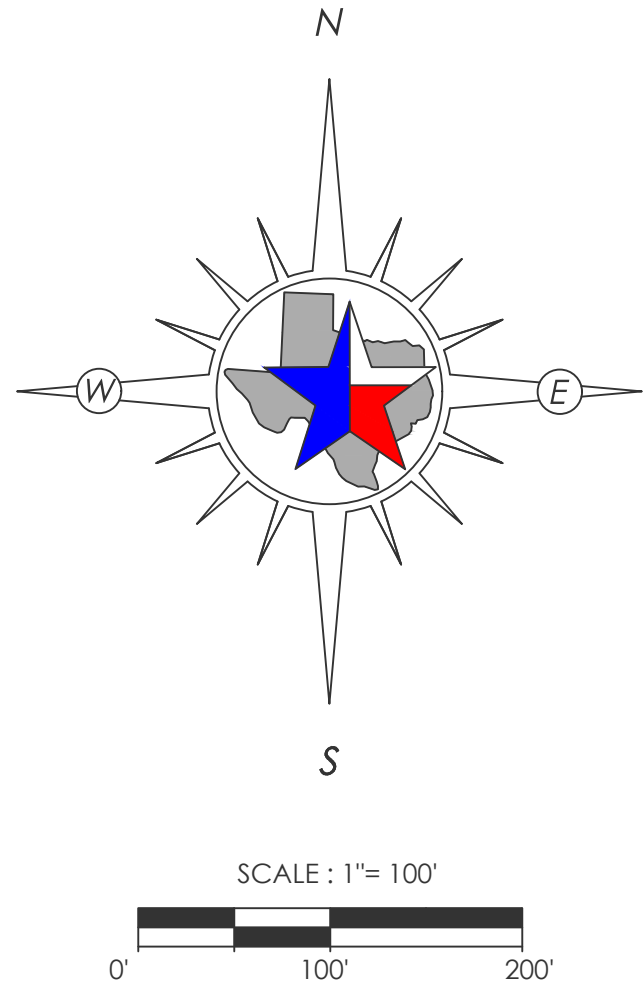


*Vicinity Map*



## STANDARD NOTES

- 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 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 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.
- 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).
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED JANUARY 16, 2024 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.
- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8 CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
- THE PURPOSE OF THIS PLAT IS TO DEVELOP 10.177 ACRES OF LAND INTO 2 LOTS FOR A SINGLE FAMILY RESIDENCE.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0160J, MAP REVISED DECEMBER 4, 2012.
- WATER PROVIDER - JCSUD (817) 740-5200  
JCSUD HAS 1 EASEMENT ACROSS THIS PROPERTY - CC#2021-1010  
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292  
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8800
- 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.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 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 RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- 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.
- 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.
- 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.

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, **TRULA MARIE MITCHELL**, IS THE SOLE OWNER OF A 10.117 ACRE TRACT OF LAND SITUATED IN THE ELI THOMASON SURVEY, ABSTRACT NUMBER 827, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 9, THE BRAUNER PLACE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 40, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 40-D NAIL FOUND AT THE NORTHEAST CORNER OF SAID LOT 9, SAME BEING THE NORTHWEST CORNER OF LOT 10, SAID THE BRAUNER PLACE, AND BEING IN THE CENTERLINE OF CADDO PEAK ROAD, A 60' ROAD EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 BEARS NORTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, A DISTANCE OF 290.19 FEET;

**THENCE** SOUTH 00 DEGREES 21 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 9, BEING COMMON WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 1520.40 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND BEING ON THE NORTH LINE OF LOT 11, SAID THE BRAUNER PLACE;

**THENCE** SOUTH 89 DEGREES 35 MINUTES 33 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 9, BEING COMMON WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 289.83 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 9, SAME BEING THE SOUTHEAST CORNER OF LOT 8, SAID THE BRAUNER PLACE (CORNER NOT SET IN POND);

**THENCE** NORTH 00 DEGREES 21 MINUTES 39 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 9, BEING COMMON WITH THE EAST LINE OF SAID LOT 8, AT A DISTANCE OF 1503.40 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 1520.58 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 9, SAME BEING THE NORTHEAST CORNER OF SAID LOT 8, AND BEING IN THE CENTERLINE OF SAID CADDO PEAK ROAD;

**THENCE** NORTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 9 AND WITH SAID CENTERLINE, A DISTANCE OF 289.83 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 10.117 ACRES OR 440.685 SQUARE FEET OF LAND, MORE OR LESS.

## NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **TRULA MARIE MITCHELL**, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 9R AND 9R-1, THE BRAUNER PLACE**, 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.

TRULA MARIE MITCHELL

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

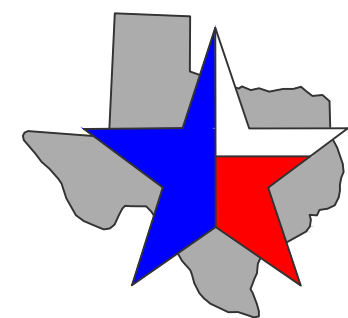
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF  
LOTS 9R AND 9R-1  
**THE BRAUNER PLACE**

BEING 10.117 ACRES OF LAND SITUATED IN THE  
ELI THOMASON SURVEY, ABSTRACT NUMBER 827  
JOHNSON COUNTY, TEXAS.  
PREPARED: MARCH, 2024  
2 LOTS LOCATED WITHIN THE ETJ OF THE CITY  
OF BURLESON, TEXAS.  
CASE NO: RP24-128



—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

DAVID YOUNT  
CC# 2021-43292  
OPRJCTROLAND ANTHONY FREEMAN  
VOLUME 663, PAGE 44  
DRJCTLOT 1  
CADDO PEAK ESTATES,  
PHASE I  
VOLUME 1, PAGE 323  
PRJCTCADDO PEAK ROAD  
60' RIGHT-OF-WAYPOINT OF  
BEGINNING40-D NAIL  
FOUND  
N:6858459.18  
E:2303490.69RIGHT-OF-WAY  
DEDICATION  
0.200 ACRES  
8,695 SQ. FEETLOT 9R  
2.500 ACRES  
108,902 SQ. FEETELI THOMASON SURVEY  
ABSTRACT NO. 827LOT 9R-1  
7.417 ACRES  
323,087 SQ. FEETLOT 9  
THE BRAUNER PLACE  
VOLUME 6, PAGE 40  
PRJCTLOT 10  
THE BRAUNER PLACE  
VOLUME 6, PAGE 40  
PRJCTCORNER NOT  
SET IN PONDLOT 11  
THE BRAUNER PLACE  
VOLUME 6, PAGE 40  
PRJCT

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CADDO PEAK RD	MINOR COLLECTOR (60' ROW)	0.200

OWNER(S)  
TRULA MARIE MITCHELL  
1709 CADDO PEAK ROAD  
JOSHUA, TEXAS 76058

## LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

## PRELIMINARY

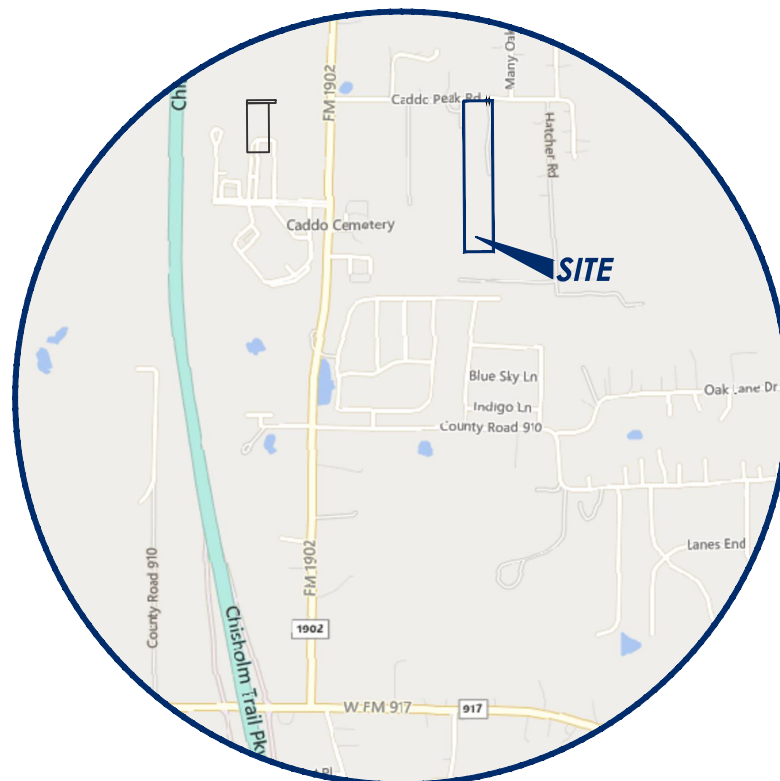
This document shall not be  
recorded for any purpose and shall  
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MARSHALL W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
STATE OF TEXAS

DATE: \_\_\_\_\_, 2024

PROJECT NUMBER: 231044  
REVISION NOTES:  
DATE: JANUARY 16, 2024

SHEET 1 OF 1

APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
CITY SECRETARY

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