



Planning & Zoning Commission Agenda

Tuesday, July 08, 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 June 24, 2025 Planning & Zoning Commission meeting.

B. K-Bar D Ranch Estates (Case 25-155): Consider and take possible action on a replat of K-Bar D Ranch Estates; Lots 7R, 7R-1, and 8R, Block 1. (Staff Contact: Lidon Pearce, Principal Planner)

C. Emerald Forest Addition, Lots 127R-1 & 127R-2, Block 1 (Case25-096): Consider and take possible action on a replat for Emerald Forest Addition, Lots 127R-1 & 127R-2; addressed as 2511 Lime Ct. (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 2nd of July 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: July 8, 2025

SUBJECT:

Approve the minutes from June 24, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the June 24, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the June 24, 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
817-426-9611

PLANNING AND ZONING COMMISSION

June 24, 2025
MINUTES

Roll Call

Commissioners Present

David Hadley
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Brandon Crisp
Bobby Reading

Commissioners Absent

Dan Taylor
Cobi Tittle

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 – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from June 10, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Highpoint Business Park, Lot 1, Block 8 (Case 25-117): Consider and take possible action on a final plat of Highpoint Business Park, Lot 1, Block 8

addressed as 5901 Vantage DR. (Staff Contact: Lidon Pearce, Principal Planner)

- C. Chisholm Summit, Phase 3 (Case 24-258): Consider and take possible action on a final plat of Chisholm Summit, Phase 3. (Staff Contact: Lidon Pearce, Principal Planner)
- D. Whispering Meadows Section One, Lots 1R & 2, (Case25-130): Consider and take possible action on a replat for Whispering Meadows Section one, Lots 1R & 2; addressed as 1701 County Road 914A. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)
- E. Chisholm Summit, Phase 2 (Case 24-257): Consider and take possible action on a final plat of Chisholm Summit, Phase 2. (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 7-0. Commissioners Dan Taylor and Cobi Tittle were absent.

4. Public Hearing

- A. The Phobia Project at 138 N. Wilson Street, Ste. A (Case 25-145): 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 indoor amusement as an escape room. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

Emilio Sanchez 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 6:07 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Cobi Tittle 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 Chair Michael Tune adjourned the meeting.
Time – 6:07PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: July 8, 2025

SUBJECT:

K-Bar D Ranch Estates (Case 25-155): Consider and take possible action on a replat of K-Bar D Ranch Estates; Lots 7R, 7R-1, and 8R, Block 1. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On May 27th, 2024, an application was submitted by Marshall Miller with Lonestar Land Surveying on behalf of Valerie Daunce (owner) for a replat of approximately 3.805 acres, for the creation of three lots in the ETJ of the City of Burleson.

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

RECOMMENDATION:

Approve the replat.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

N/A

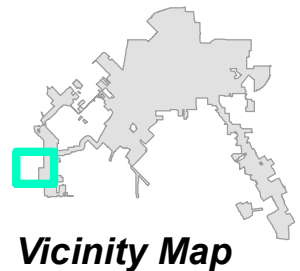
STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearcel@burlesontx.com
817-426-9649



THE CITY OF
BURLESON
TEXAS

K-Bar D Ranch Estates
Lots 7R, 7R-1, and 8R, Block 1
Replat
Case 25-155



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 APPROVED 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 APRIL 30, 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. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
13. THE PURPOSE OF THIS PLAT IS TO LOTS 7 AND 8 INTO 3 LOTS FOR A SINGLE FAMILY RESIDENCES.
14. 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. 48251C0175K, MAP REVISED SEPTEMBER 21, 2023.
15. WATER PROVIDER - JCSUD (817) 760-5200
JCSUD HAS 1 EASEMENT ACROSS THIS PROPERTY: VOLUME 1045, PAGE 229, DRJCT
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292
FIRE PROTECTION - JOHNSON COUNTY ESD#1 (817) 357-8800
16. 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.
17. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.
18. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
19. 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.
20. 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.
21. 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.
22. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
23. 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.
24. 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.
25. 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.
26. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENT.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS VALERIE DAUNCE IS THE SOLE OWNERS OF A 3.805 ACRE TRACT OF LAND SITUATED IN THE E, CROCKETT SURVEY, ABSTRACT NUMBER 129, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 7 AND 8, BLOCK 1, K-BAR-D RANCH ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 564, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 1, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF HIGH PLAINS TRAIL, A 60' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 9 BEARS NORTH 06 DEGREES 34 MINUTES 53 SECONDS EAST, A DISTANCE OF 150.05 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 8, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 536.22 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 9, AND BEING ON THE WEST LINE OF LOT 4, BLOCK 7, BLACKBERRY SPRINGS, PHASE ONE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 551, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 45 MINUTES 47 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINES OF SAID LOT 8 AND 7, BEING COMMON WITH THE WEST LINE OF SAID BLOCK 7, AT A DISTANCE OF 148.23 FEET, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, AND CONTINUING IN ALL 295.29 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 7, SAME BEING THE NORTHEAST CORNER OF LOT 6, SAID BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6 BEARS SOUTH 00 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 154.93 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 53 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 7, BEING COMMON WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 590.02 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7, SAME BEING THE NORTHWEST CORNER OF SAID LOT 6, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID HIGH PLAINS TRAIL, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 300.00 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4313.52 FEET, A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 05 SECONDS, WHOSE LONG CHORD BEARS NORTH 09 DEGREES 34 MINUTES 13 SECONDS EAST, A CHORD LENGTH OF 299.94 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.805 ACRES OR 165,751 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **VALERIE DAUNCE**, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 7R, 7R-1 AND 8R, BLOCK 1, K-BAR-D RANCH 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 PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

VALERIE DAUNCE

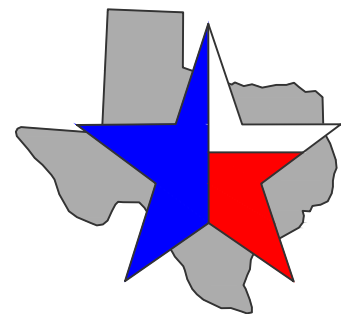
DATE ____/____/____.

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.

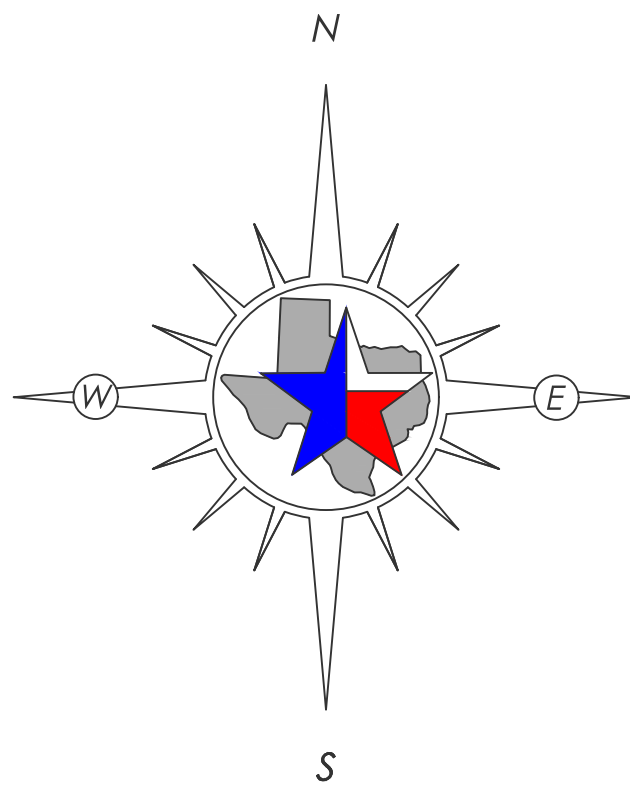
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
 LOTS 7R, 7R-1 AND 8R, BLOCK 1
K-BAR-D RANCH ESTATES
 BEING A REPLAT OF LOTS 7 AND 8, BLOCK 1,
 K-BAR-D RANCH ESTATES, RECORDED IN VOLUME
 8, PAGE 564, PLAT RECORDS, JOHNSON
 COUNTY, TEXAS.
 PREPARED: JUNE, 2025
 3 LOTS LOCATED WITHIN THE ETJ OF THE CITY
 OF BURLESON, TEXAS.
 CASE NO: RP25-155



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

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 4313.52 | 300.00 | 299.94 | N09°24'15"E | 3°59'05" |
| C2 | 4313.52 | 150.06 | 150.05 | N06°54'53"E | 1°59'35" |
| C3 | 730.00 | 150.60 | 150.33 | S06°15'41"W | 11°49'12" |



SCALE: 1"= 50'
 0' 50' 100'



APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

 BY: _____
 CHAIR OF PLANNING AND ZONING COMMISSION

 BY: _____
 CITY SECRETARY
FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2025 - ____

DRAWER ____ SLIDE ____

BY: _____

JOHNSON COUNTY CLERK

BY: _____

DEPUTY CLERK

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
 not be used or viewed or relied
 upon as a final survey document.

 MARSHALL W. MILLER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6882
 STATE OF TEXAS

DATE: _____, 2025

 PROJECT NUMBER: 250005
 REVISIONS: _____
 REVISION NOTES: _____
 DATE: FEBRUARY 17, 2025

SHEET 1 OF 1

 OWNER(S)
 VALERIE DAUNCE
 849 PINE MOUNTAIN
 BURLESON, TX 76028
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"

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: July 8, 2025

SUBJECT:

Emerald Forest Addition, Lots 127R-1 & 127R-2, Block 1 (Case25-096): Consider and take possible action on a replat for Emerald Forest Addition, Lots 127R-1 & 127R-2; addressed as 2511 Lime Ct. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On March 31, 2025, an application for a replat was submitted by Marshall Miller with Lonestar Land Surveying on behalf of Tyler Brown (owner) for a replat of approximately 6.849 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 replat.

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

None

REFERENCE:

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

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com

817-426-9686

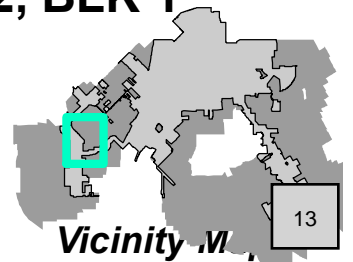


Emerald Forest Addition, Lots 127R-1 & 127R-2, BLK 1

Replat

Case 25-096

THE CITY OF
BURLESON
TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, JACQUELYN BROWN AND TYLER BROWN, OWNERS OF A 6.849 ACRE TRACT OF LAND SITUATED IN THE JOHN S. FOSTER SURVEY, ABSTRACT NUMBER 276 AND THE STEPHEN TOWNSEND SURVEY, ABSTRACT NUMBER 26, AND BEING ALL OF A SAID OPEN SPACE, EMERALD FOREST ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 298, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE NORTHWEST CORNER OF SAID OPEN SPACE, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF LIME COURT, A 60 FOOT RIGHT-OF-WAY, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.394 ACRE TRACT OF LAND DESCRIBED BY DEED TO DENNIS COSSIO AND CARMELA BERNAL, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-39455, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A COTTON SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 3.394 ACRE TRACT BEARS NORTH 33 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 440.08';

THENCE NORTH 56 DEGREES 17 MINUTES 25 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 3.394 ACRE TRACT, A DISTANCE OF 266.09 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 3.394 ACRE TRACT, AND BEING THE AN ANGLE POINT IN THE WEST LINE OF LOT 34;

THENCE SOUTH 51 DEGREES 54 MINUTES 42 SECONDS EAST, DEPARTING SAID NORTHWEST LINE, ALONG THE NORTHEAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTHWEST LINE OF LOT 34, A DISTANCE OF 75.39 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID OPEN SPACE, SAME BEING THE SOUTHERNMOST CORNER OF LOT 34, AND BEING THE WESTERNMOST CORNER OF LOT 35;

THENCE SOUTH 52 DEGREES 02 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH LOT 35, A DISTANCE OF 249.87 FEET, TO A 1/2 CAPPED IRON ROD FOUND STAMPED GSI AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID OPEN SPACE, SAME BEING THE SOUTHERNMOST CORNER OF LOT 35, AND BEING THE WESTERNMOST CORNER OF LOT 36, FROM WHICH A 1/2 CAPPED IRON ROD FOUND STAMPED GSI FOR THE NORTHERNMOST CORNER OF LOT 36 BEARS NORTH 67 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 367.45 FEET;

THENCE SOUTH 29 DEGREES 19 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE WEST LINES OF BOTH LOT 36 AND LOT 37, A DISTANCE OF 347.11 FEET, TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID OPEN SPACE, AND BEING THE WEST LINE OF LOT 38;

THENCE SOUTH 30 DEGREES 10 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 170.08 FEET, TO A 5/8" IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE SOUTHERNMOST CORNER OF LOT 38, AND BEING THE WESTERNMOST CORNER OF LOT 39, AND BEING THE NORTHERNMOST CORNER OF A CALLED 1.048 ACRE TRACT OF LAND DESCRIBED BY DEED TO ISABELLE R. MARTINEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-24215, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 65 DEGREES 53 MINUTES 35 SECONDS WEST, DEPARTING SAID COMMON LINE, ALONG THE SOUTHEASTERN LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 150.24 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE NORTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT;

THENCE SOUTH 22 DEGREES 07 MINUTES 24 SECONDS EAST, DEPARTING SAID COMMON LINE, ALONG THE WESTERNMOST SOUTHEAST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 302.44 FEET, TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT, AND BEING ON THE NORTH LINE OF A CALLED 1.048 ACRE TRACT OF LAND DESCRIBED BY DEED TO ISABELLE R. MARTINEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-1315, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH 1/2" IRON ROD FOUND LAID BEARS NORTH 14 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 2.10 FEET;

THENCE SOUTH 67 DEGREES 19 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 1.048 ACRE TRACT, A DISTANCE OF 152.21 FEET, TO A POINT FOR CORNER 1/2" CAPPED IRON ROD FOUND STAMPED 5544 FOR THE SOUTHERNMOST CORNER OF SAID OPEN SPACE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.048 ACRE TRACT, AND BEING ON THE EAST LINE OF LOT 107;

THENCE NORTH 20 DEGREES 49 MINUTES 47 SECONDS WEST, DEPARTING SAID SOUTHERNMOST LINE, ALONG THE WEST LINE OF SAID OPEN SPACE, AND BEING COMMON WITH THE EAST LINE OF LOTS 107, 106, AND 105, AND BEING COMMON WITH LOT 126A, BLOCK 1, EMERALD FOREST ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-140, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED GSI SURVEYING, CONTINUING IN ALL 507.67 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 AT AN ANGLE POINT IN THE WEST LINE OF SAID OPEN SPACE, AND BEING THE NORTHEAST CORNER OF LOT 126A;

THENCE NORTH 53 DEGREES 33 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 402.56 FEET, TO 1/2" CAPPED IRON ROD FOUND STAMPED RPLS 5544 FOR THE WESTERNMOST INTERIOR CORNER OF SAID OPEN SPACE, SAME BEING THE NORTHWEST CORNER OF LOT 126A, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF LIME COURT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 126A BEARS SOUTH 10 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 149.88 FEET;

THENCE WITH SAID CURVE TO THE CURVE TO THE LEFT 199.94 FEET, HAVING A RADIUS OF 1235.20 FEET, A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 28 SECONDS, WHOSE LONG CHORD BEARS NORTH 19 DEGREES 01 MINUTES 01 SECONDS WEST, A CHORD LENGTH OF 199.72 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 6.849 ACRES OR 298.335 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT JACQUELYN BROWN AND TYLER BROWN, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 127R-1 AND 127R-2, BLOCK 1, EMERALD 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.

JACQUELYN BROWN

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

TYLER BROWN

DATE ____/____/____

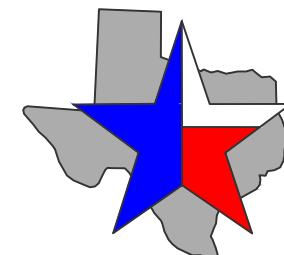
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TYLER BROWN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT LOTS 127R-1 & 127R-2, BLOCK 1 EMERALD FOREST ADDITION

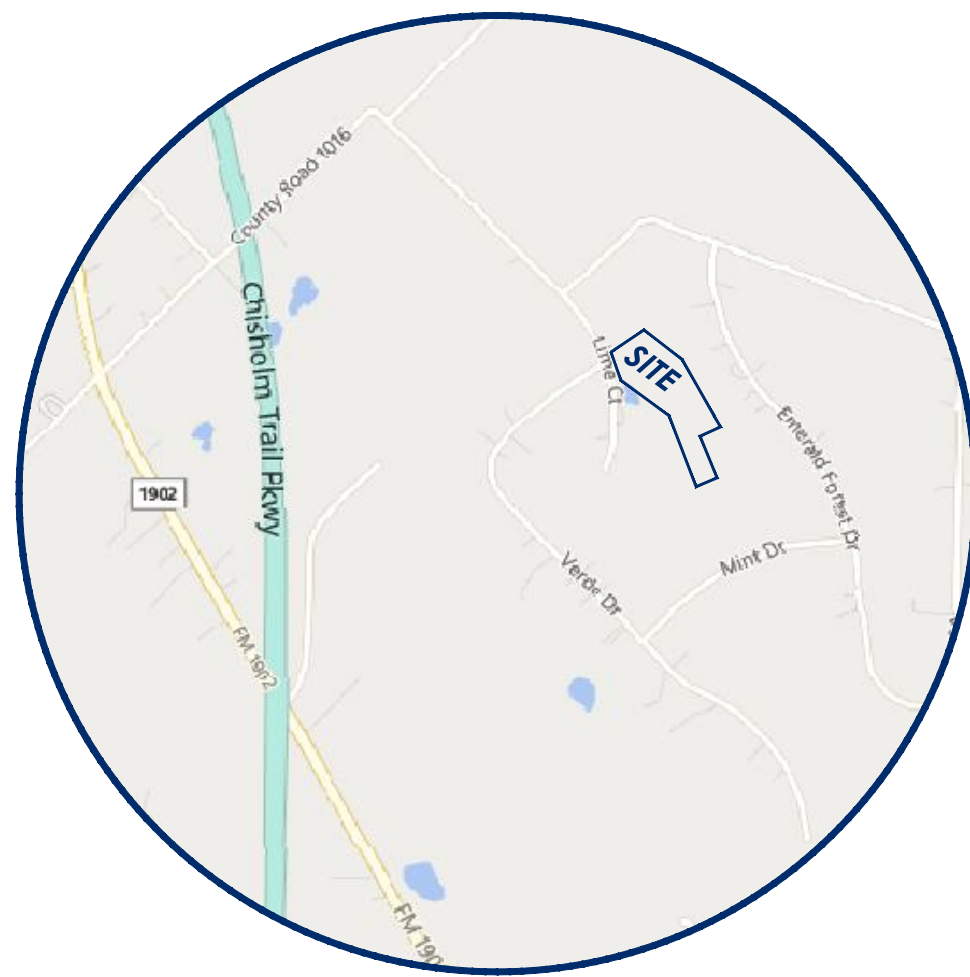
BEING A REPLAT OF THE OPEN SPACE,
EMERALD FOREST ESTATES, RECORDED IN
VOLUME 1, PAGE 298, PLAT RECORDS,
JOHNSON COUNTY, TEXAS
PREPARED: JUNE, 2025
2 LOTS LOCATED WITHIN THE ETJ OF
BURLESON, TEXAS.
CASE: RP25-096



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

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

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



PROJECT NUMBER: 250026 DATE: JUNE 22, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

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 - PRIVATE WATER WELL
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. 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.

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. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

28. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

29. THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT(S) 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.

FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2025 - ____

DRAWER ____ SLIDE ____

BY: _____

JOHNSON COUNTY CLERK

BY: _____

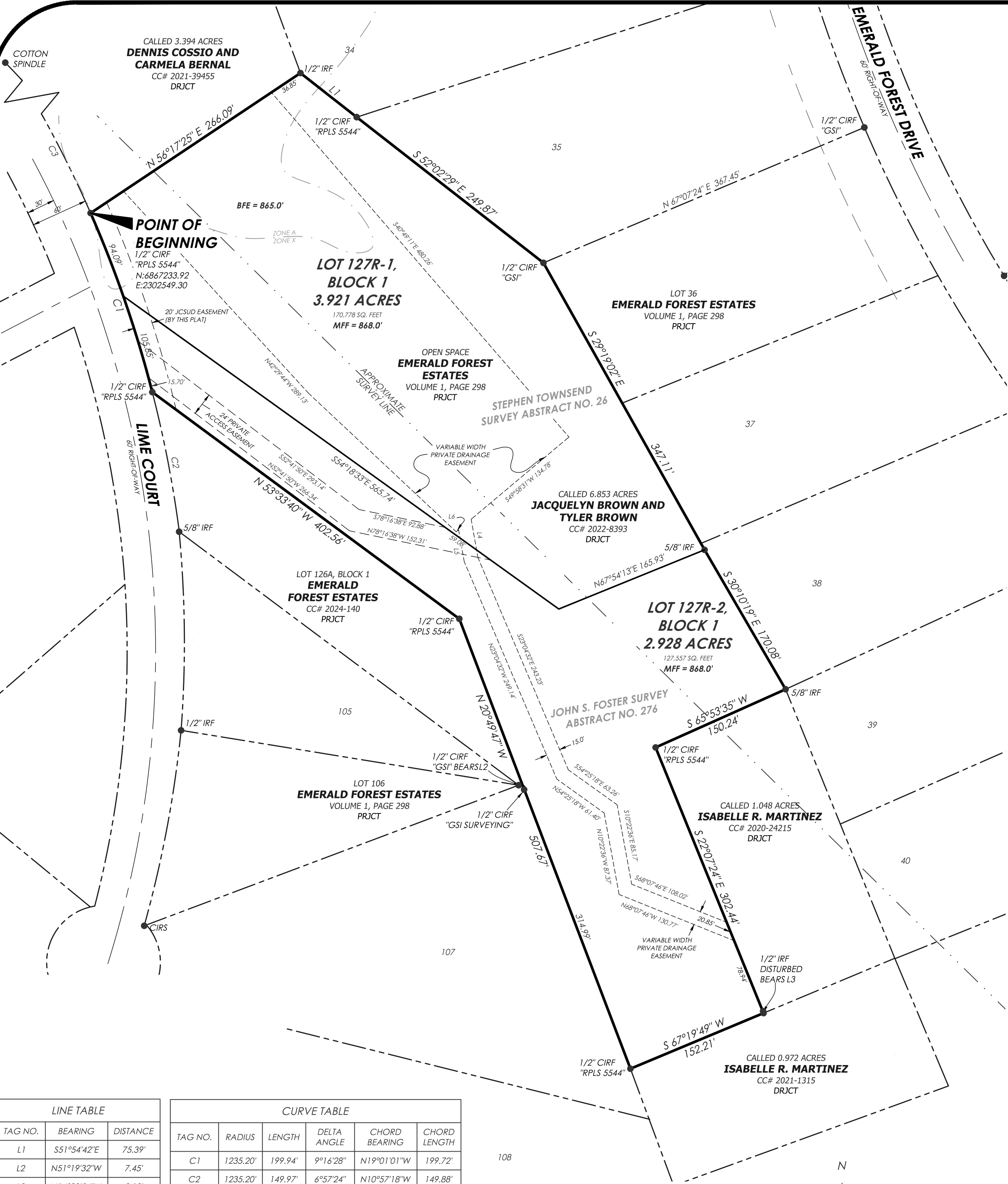
DEPUTY CLERK

OWNER(S)

JACQUELYN BROWN &
TYLER BROWN
2511 LIME COURT,
BURLESON, TX 76028
817-937-2204

LEGEND

DRUCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
RFE = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
BFE = BASE FLOOD ELEVATION
MFF = MINIMUM FINISHED FLOOR ELEVATION



| LINE TABLE | | | CURVE TABLE | | | |
|------------|-------------|----------|-------------|----------|---------|-------------|
| TAG NO. | BEARING | DISTANCE | TAG NO. | RADIUS | LENGTH | DELTA ANGLE |
| L1 | S51°54'42"E | 75.39' | C1 | 1235.20' | 199.94' | 9°16'28" |
| L2 | N51°19'32"W | 7.45' | C2 | 1235.20' | 149.97' | 6°57'24" |
| L3 | N14°23'54"W | 2.10' | C3 | 1235.20' | 442.44' | 20°31'23" |
| L4 | S10°04'48"E | 41.21' | | | | |
| L5 | N10°04'48"W | 34.28' | | | | |
| L6 | S49°58'31"W | 3.26' | | | | |

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0050J, DATED DECEMBER 4, 2012, A PORTION OF THIS PROPERTY LIES WITHIN ZONE A WHICH IS A SPECIAL FLOOD HAZARD AREA INSIDE OF THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED; AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA OUTSIDE OF THE 100-YEAR FLOODPLAIN. 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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

EXECUTED THIS THE ____ DAY OF _____, 2025.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

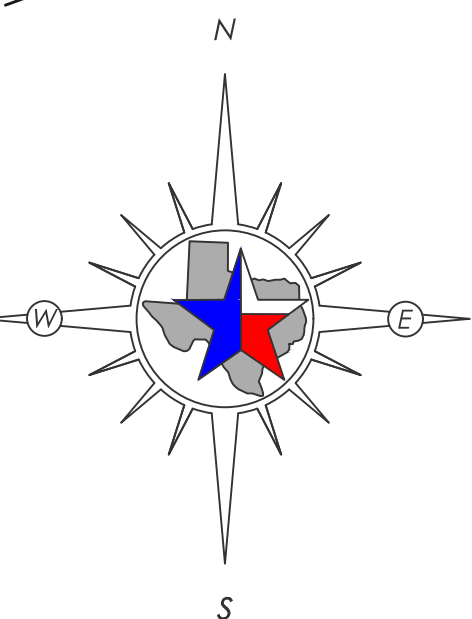
MARSHALL W MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY



SCALE : 1"= 80'
0' 80' 160'