

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: February 5, 2024

Meeting Date: February 12, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision:
This section to be completed by County Judge's Office



February 12, 2024

Description:

Consideration of Variance to allow Permitting on Proposed Lot 1, Cynikal Estates located within the City of Burleson's Extra Territorial Jurisdiction, to be less than one acre in Precinct 4.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name William Schaule/Heather Denise Schaule Date 02/05/2024

Phone Number 817.307.4188

Email Address deniseschaule@gmail.com

Property Information for Variance Request:

Property 911 address 6801 County Road 803, Burleson TX 76028

Subdivision name Cynikal Estates Block 1 Lot 1

Survey _____ Abstract _____ Acreage .85

Request Variance request for lot less than one acre.

Reason for request Subdividing land in order to get a construction loan to build a residence on lot 1.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

Truly Title GF #22011195-32

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed with Vendor's Lien

Executed this 13 day of October 2022.

Grantor: Ronald Allen Burns

Grantor's Mailing Address: _____

Grantee: William Schaule, a Married Man

Grantee's Mailing Address: 6801 CR 803, Burleson, TX 76028

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY ("Lender"), in the principal amount of Two Hundred Forty Eight Thousand Two Hundred Seventy and 00/100 Dollars (\$248,270.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to J. MARC HESSE, Trustee.

Property (including any improvements):

See attached, "Exhibit A."

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.

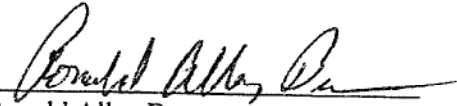
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to

Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.


Ronald Allen Burns

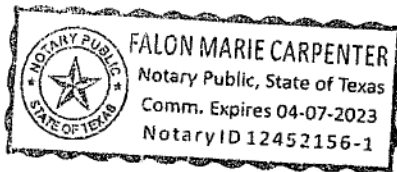
STATE OF TEXAS
COUNTY OF Dhanson

This instrument was acknowledged before me on October 13, 2022, by Ronald Allen Burns.

(Notary Seal)



Notary Public, State of Texas



After recording return to:
William Schaule
6801 CR 803
Burleson, TX 76028

Exhibit A – Legal Description

BEING A 1.832 ACRE TRACT OF LAND, IN THE J.M. MOORE SURVEY, ABSTRACT NO. 621, JOHNSON COUNTY, TEXAS, CONVEYED TO JOE & BETTY SUE GREEN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 465, PAGE 180, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID GREEN TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO WILLIAM ROBERT KORB, JR., AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2046, PAGE 331, O.P.R.J.C.T., IN COUNTY ROAD 803;

THENCE, WITH THE COMMON LINE BETWEEN SAID GREEN TRACT, AND WITH SAID KORB TRACT, N 44°50'54" W, A DISTANCE OF 539.27 FEET, TO A POST FOUND, AT THE NORTHWEST CORNER OF SAID GREEN TRACT, AT THE MOST WESTERLY SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JEREMY & MARY HAWKINS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2018-19510, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GREEN TRACT, AND WITH SAID HAWKINS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. N 52°27'48" E, A DISTANCE OF 133.07 FEET, TO AN IRON ROD FOUND;
2. S 50°10'16" E, AT 469.40 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 491.50 FEET, TO THE SOUTHEAST CORNER OF SAID GREEN TRACT;

THENCE, WITH SAID COUNTY ROAD 803, S 34°38'24" W, A DISTANCE OF 180.61 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.832 ACRES OF LAND, MORE OR LESS.

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 2022 - 35985

eRecording - Real Property

Warranty Deed

Recorded On: October 14, 2022 09:08 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 35985
Receipt Number: 20221014000034
Recorded Date/Time: October 14, 2022 09:08 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

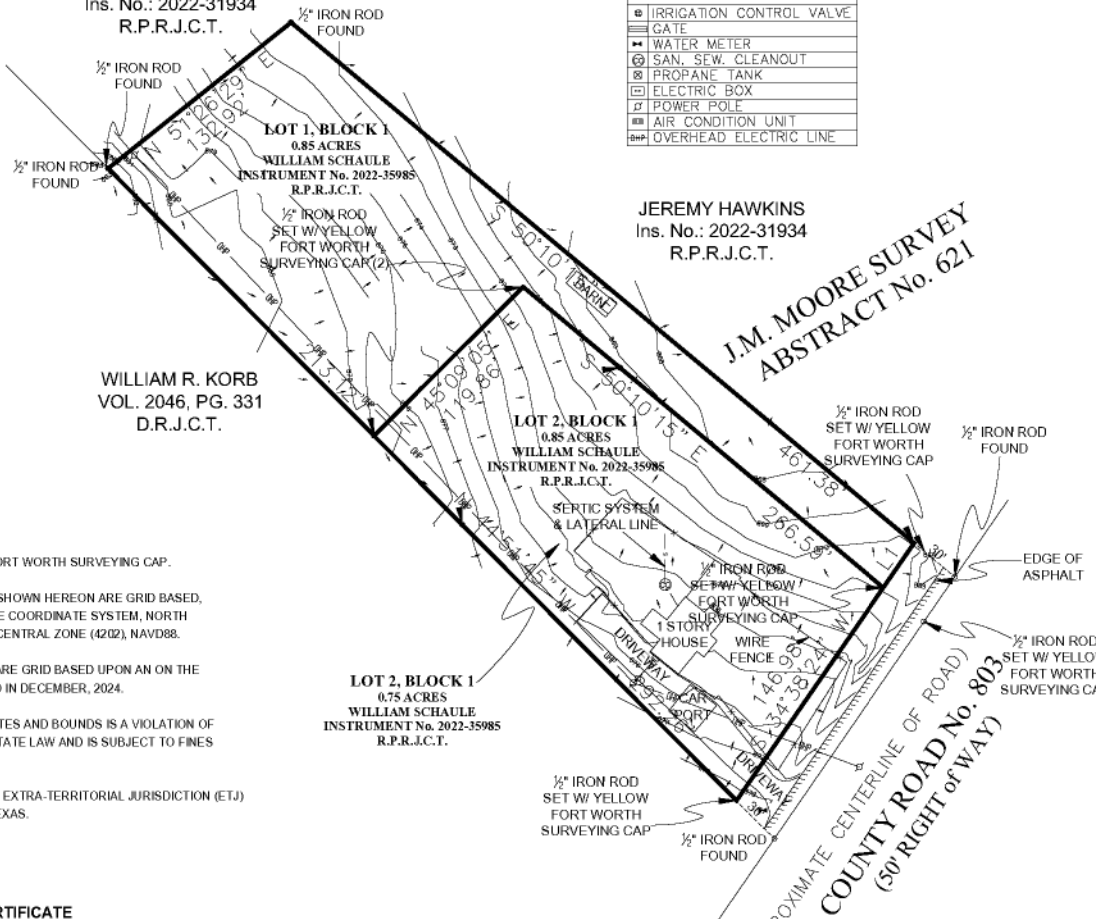
Becky Ivey



JEREMY HAWKINS
Ins. No.: 2022-31934
R.P.R.J.C.T.

LEGEND	
	IRRIGATION CONTROL VALVE
	GATE
	WATER METER
	SAN. SEW. CLEANOUT
	PROPANE TANK
	ELECTRIC BOX
	POWER POLE
	AIR CONDITION UNIT
	OVERHEAD ELECTRIC LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°38'24" W	30.80'



WILLIAM R. KORB
VOL. 2046, PG. 331
D.R.J.C.T.

JEREMY HAWKINS
Ins. No.: 2022-31934
R.P.R.J.C.T.

J.M. MOORE SURVEY
ABSTRACT No. 621

LOT 2, BLOCK 1
0.75 ACRES
WILLIAM SCHAULE
INSTRUMENT No. 2022-35985
R.P.R.J.C.T.

OWNER'S CERTIFICATE
LOT 2, BLOCK 1
STATE OF TEXAS
COUNTY OF JOHNSON

BEING A 0.85 ACRE TRACT OF LAND AND SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT No. 621 AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WILLIAM SCHAULE, AS RECORDED IN INSTRUMENT No. 2022-35985, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (R.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM SCHAULE AS RECORDED IN INSTRUMENT NUMBER 2022-35985, R.P.R.J.C.T. SAID IRON ROD SET ALSO BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM R. KORB AS RECORDED IN VOL. 2046, PG. 331, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) & IN THE NORTH RIGHT OF WAY (R.O.W.) OF COUNTY ROAD NO. 803;

THENCE N 44°51'45" W DEPARTING NORTH R.O.W. OF SAID COUNTY ROAD No. 803 A DISTANCE OF 292.26 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 45°09'05" E A DISTANCE OF 119.86 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 50°10'15" E A DISTANCE OF 286.59 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD No. 803;

THENCE S 34°38'24" E ALONG SAID COUNTY ROAD No. 803 A DISTANCE OF 146.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD SET WITH YELLOW FORT WORTH SURVEYING CAP.
2. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE GRID BASED, UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD88.
3. ALL DIMENSIONS SHOWN HEREON ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED IN DECEMBER, 2024.
4. SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
5. PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BURLESON, TEXAS.

OWNER'S CERTIFICATE

LOT 1, BLOCK 1
STATE OF TEXAS
COUNTY OF JOHNSON

BEING A 0.85 ACRE TRACT OF LAND AND SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT No. 621 AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WILLIAM SCHAULE, AS RECORDED IN INSTRUMENT No. 2022-35985, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (R.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH RIGHT OF WAY (R.O.W.) OF COUNTY ROAD No. 803;

THENCE N 50°10'15" W DEPARTING NORTH LINE OF SAID COUNTY ROAD No. 803 A DISTANCE OF 286.59 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 45°09'05" W A DISTANCE OF 119.86 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 44°51'45" W A DISTANCE OF 213.12 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 51°26'29" W A DISTANCE OF 132.92 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 50°10'15" E A DISTANCE OF 461.38 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH R.O.W. OF SAID COUNTY ROAD No. 803;

THENCE S 34°38'24" W ALONG SAID COUNTY ROAD No. 803 A DISTANCE OF 30.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND MORE OR LESS.



SURVEYOR'S CERTIFICATION

I, RICKEY LYNN HICKMAN, DO CERTIFY THAT I PREPARED THIS EXHIBIT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN DECEMBER, 2023 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 FEBRUARY, 2024

RICKEY LYNN HICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4974

UTILITY & DRAINAGE EXHIBIT

6801 COUNTY ROAD No. 803
BEING 1.70 ACRES OF LAND
SITUATED IN THE
J.M. MOORE SURVEY,
ABSTRACT No. 621,
JOHNSON COUNTY, TEXAS
PREPARED: FEBRUARY, 2024

FORT WORTH SURVEYING

DRAWN BY: CGH	P.O. BOX 760
APPROVED BY: RLH	ALVARADO, TX 76009
DATE: 02-05-2024	817-819-7391
SCALE: 1" = 50'	PROJECT NAME:
SHEET = 1 of 1	CYNICAL DRAINAGE EXHIBIT
FIRM REGISTRATION No. - 10194635	
JOB No. - 2023_062	
EMAIL: TREY@FWSURVEYING.COM	



VICINITY MAP N.T.S.

OWNER(S) WILLIAM SCHAULE 6801 COUNTY ROAD No. 803 BURLESON, TEXAS 76028

LEGEND D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS C.C.# = COUNTY CLERK'S INSTRUMENT NUMBER I.R.F. = IRON ROD FOUND C.I.R.S. = CAPPED IRON ROD SET STAMPED FORT WORTH SURVEYING, L.L.C.

FILING BLOCK

PLAT FILED J J I INSTRUMENT #: 2024 DRAWER SLIDE BY: JOHNSON COUNTY CLERK DEPUTY CLERK

APPROVED BY THE DEVELOPMENT ASSISTANCE COMMITTEE, BURLESON TEXAS THIS THE DAY OF 2024.

BY: DAC CHAIR

BY: CITY SECRETARY NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WILLIAM SCHAULE, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, CYNIKAL ESTATES ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS 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 PURPOSES 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, TEXAS.

WILLIAM SCHAULE DATE: J J I

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

JEREMY HAWKINS Ins. No.: 2022-31934 R.P.R.J.C.T.

1/2" IRON ROD FOUND

LOT 1, BLOCK 1 0.85 ACRES WILLIAM SCHAULE INSTRUMENT No. 2022-35985 R.P.R.J.C.T.

1/2" IRON ROD SET W/ YELLOW FORT WORTH SURVEYING CAP (2)

WILLIAM R. KORB VOL. 2046, PG. 331 D.R.J.C.T.



SURVEYOR'S CERTIFICATION

I, RICKEY LYNN HICKMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN JANUARY, 2024 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 FEBRUARY, 2024

RICKEY LYNN HICKMAN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION No. 4974

OWNER'S CERTIFICATE

LOT 2, BLOCK 1

STATE OF TEXAS COUNTY OF JOHNSON

BEING A 0.85 ACRE TRACT OF LAND AND SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT No. 621 AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WILLIAM SCHAULE, AS RECORDED IN INSTRUMENT No. 2022-35985, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (R.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE N 44°51'45" W DEPARTING NORTH R.O.W. OF SAID COUNTY ROAD No. 803 A DISTANCE OF 292.26 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP.

THENCE N 45°09'05" E A DISTANCE OF 119.86 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP.

THENCE S 50°10'15" E A DISTANCE OF 266.59 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD No. 803.

THENCE S 34°38'24" E ALONG SAID COUNTY ROAD No. 803 A DISTANCE OF 146.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND MORE OR LESS.



LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, S 34°38'24" W, 30.80'

JEREMY HAWKINS Ins. No.: 2022-31934 R.P.R.J.C.T.

LOT 2, BLOCK 1 0.85 ACRES WILLIAM SCHAULE INSTRUMENT No. 2022-35985 R.P.R.J.C.T.

1/2" IRON ROD SET W/ YELLOW FORT WORTH SURVEYING CAP

1/2" IRON ROD SET W/ YELLOW FORT WORTH SURVEYING CAP

OWNER'S CERTIFICATE

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STANDARD NOTES

- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILLING OR CONSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE 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 FLOODING 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, UNPLEASANT 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 MAINTAIN FUNCTION IF THE AMOUNT OF WATER 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 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 ACCORDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
8. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS) IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
11. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNERS ARE 1/2" IRON ROD WITH A YELLOW FORT WORTH SURVEYING CAP.
12. WATER PROVIDER - BETHESDA WATER SUPPLY CORPORATION (817) 266-2131 ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-6292 FIRE PROTECTION - CITY OF JOHNSON COUNTY FIRE DEPARTMENT (817) 688-4141
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 600 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE HOSE 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 3,800 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 3,800 SQUARE FEET SHALL NOT BE LESS THAN SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
19. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 P.S.I. STATIC PRESSURE AND A 20 P.S.I. RESIDUAL PRESSURE.
20. THE MINIMUM FIRE-FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
21. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 48251C02151 (DATED 12/04/2012) & 48251C02051 (DATED 12/04/2012), NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
22. 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 THE TIME OF CONSTRUCTION.
23. 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.
24. FIRE LANES SHALL BE PROVIDED SO THAT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT THE 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. THE DISTANCE MAY EXTEND 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 TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.
25. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 INCHES RADIUS AND 54 FEET OUTSIDE RADIUS. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR.

MINOR PLAT LOTS 1 & 2, BLOCK 1 CYNIKAL ESTATES ADDITION BEING 1.70 ACRES OF LAND SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT No. 621, JOHNSON COUNTY, TEXAS PREPARED: PREPARED FEBRUARY, 2024 2 LOTS LOCATED WITHIN THE E.T.J. OF BURLESON, TEXAS

FORT WORTH SURVEYING

DRAWN BY: CGH P.O. BOX 760 APPROVED BY: RLH ALVARADO, TX 76009 DATE: 02-05-2024 817-819-7391 SCALE: 1" = 50' PROJECT NAME: SHEET = 1 of 1 CYNIKAL ESTATES PLAT FIRM REGISTRATION No. - 10194635 JOB No. - 2023_062 EMAIL: TREY@FWSURVEYING.COM