



VICINITY MAP
NTS

LEGEND OF SYMBOLS AND ABBREVIATIONS

IPF	○	IRON PIPE FOUND
IRF	○	IRON ROD FOUND
IRSC	○	1/2 INCH IRON ROD SET TXRPLS 5230 CAP
SS MH	○	SAN. SEW. MANHOLE CLEAN-OUT
CO	○	STORM SEWER MANHOLE
STM MH	○	WATER METER
WM	⊗	WATER VALVE
WV	⊥	FIRE HYDRANT
FH	⊕	POWER POLE
PP	⊕	LIGHT POLE
LP	⊕	TRAFFIC CONTROL BOX
TCB	⊕	TELEPHONE CABINET
TEL. CAB.	⊕	TREE
6" OAK	⊕	GUY WIRE
GUY	⊕	GAS METER
GM	⊕	BOLLARD
BOL	○	BENCH MARK
BM	○	SIGNS (STREET, TEL. GAS... AS INDICATED)
531.84	○	ELECTRIC TRANSFORMER
TRA	⊕	WATER LINE
---	---	SANITARY SEWER LINE
---	---	STORM SEWER LINE
---	---	FISHED FLOOR ELEVATION
FL	---	FIRE LANE

NOTES:

CONTROLLING MONUMENTS ARE SHOWN HEREON AS (C.M.)

NOTES:

THE PROPERTY LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREA DETERMINED TO BE IN ZONE X" ACCORDING TO FEMA FIRM PANEL MAPS NO. 48291C0065J, DATED DECEMBER 4, 2012.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS, AND OWNERSHIP TITLE EVIDENCE.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, ALL EASEMENTS ARE RECORDED BY FINAL PLAT OF LOTS 1-3 & 6, BLOCK 1 OF SHANNON CREEK DEVELOPMENT, ACCORDING TO THE PLAT RECORDED BY JOHNSON COUNTY PLAT RECORDING INSTRUMENT NUMBER 33, YEAR 2020, PLAT RECORDS, JOHNSON COUNTY, TEXAS.



LEGAL DESCRIPTION:

BEING ALL OF LOT 1, BLOCK 1, SHANNON CREEK DEVELOPMENT, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED BY JOHNSON COUNTY PLAT RECORDING INSTRUMENT NUMBER 33, YEAR 2020, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

EASEMENTS:

Based on Title Policy by Fidelity National Title Insurance Company, G.F. No. FT-44122-9001222101624-NJ, Effective date May 13, 2021, following Schedule B items are addressed:

10f. Building setback lines, easements, and/or other matters as disclosed by Plat recorded under Clerk's File No. 2020-33, Plat Records, Johnson County, Texas:

- ① ROW Dedication (Affects as shown)
- ② Variable Waterline Easements (Affects as shown)
- ③ 5' Private Waterline Easements (Affects as shown)
- ④ 15' Water Easement (Affects as shown)
- ⑤ 24' Private sanitary Sewer, Private Drainage, Public Water Easement (Affects as shown)
- ⑥ 12' Pedestrian Access Easement (Affects as shown)
- ⑦ 20' Utility Easement (Affects as shown)
- ⑧ 15' Utility Easement (Affects as shown)
- ⑨ 24' Access/Utility Easements (Affects as shown)
- ⑩ 20' Drainage Easement (Affects as shown)
- ⑪ Variable width Easements (Affects as shown)
- ⑫ Blanket Easements (Affects, Not Plotable)

- 10. Easement and Right Recording No. Volume 2274, Page 7. (Does Not Affect)
- l. Easement to City of Burleson, Recording No. 200900036556. (Affects as shown)
- m. Easement to City of Burleson, Recording No. 200900038468. (Does Not Affect)
- n. Easement to City of Burleson, Recording No. 200900038470. (Does Not Affect)
- o. Easement to City of Burleson, Recording No. 200900038471. (Does Not Affect)
- q. Easement to United Electric Cooperative Service Inc. Recording No. 2019-13077. (Does Not Affect)
- r. Right-of-Way Agreement recordin No. Vol. 4257, Pg. 49. (Does Not Affect)
- s. Easement to SWB Co. Recording No. 2020-2714. (Affects, Not Plotable)
- t. Easement to SWB Co. Recording No. 2020-2715. (Affects, Not Plotable)
- u. Easement to City of Burleson, Recording No. 2020-16878. (Does Not Affect)

This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

Date of Plat or Map: June 7, 2021

"PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Colin J. Henry
Registered Professional Land Surveyor, No. 5230



TBPLS FIRM# 10194594

DATE OF ORIGINAL SURVEY: JUNE 7, 2021	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
LAND TITLE SURVEY	
SHANNON CREEK DEVELOPMENT ADDITION	
LOT 1, BLOCK 1 30.147 ACRES	
MULTI-FAMILY	
CITY OF BURLESON, JOHNSON COUNTY, TEXAS, S.M. BLAIR SURVEY, ABSTRACT NO. 65	
SCALE: 1" = 100'	DATE: JUNE 7, 2021
PREPARED BY:	
DMC HENRY LLC Texas Engineering Firm Number F-21874 Texas Surveying Firm Number 10194594	
MORI'S ENGINEERING, INC. moriakhavan@yahoo.com 972-816-2626	
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REMAINDER OF
DOC. NO.
2018-33461
O.R.J.C.T.

REMAINDER OF
DOC NO. 2018-371
& 372
O.R.J.C.T.