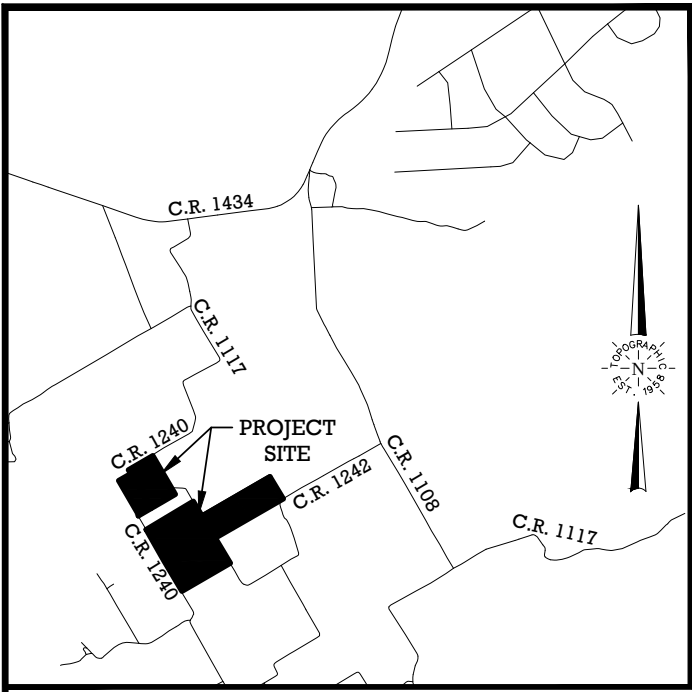
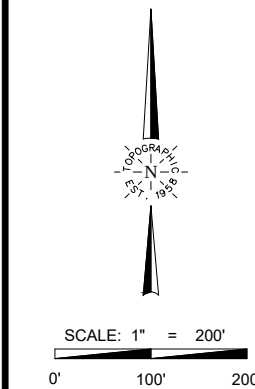
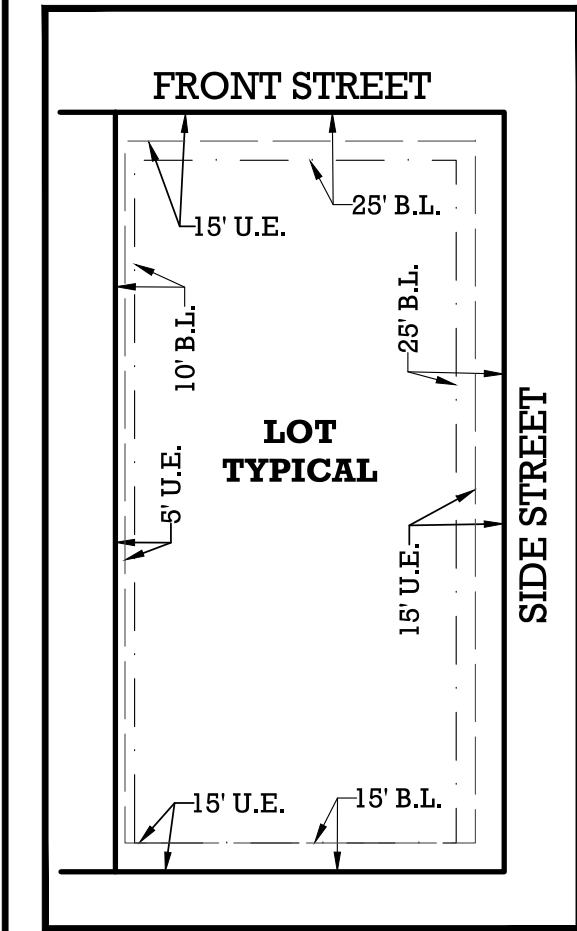




VICINITY MAP
N.T.S.

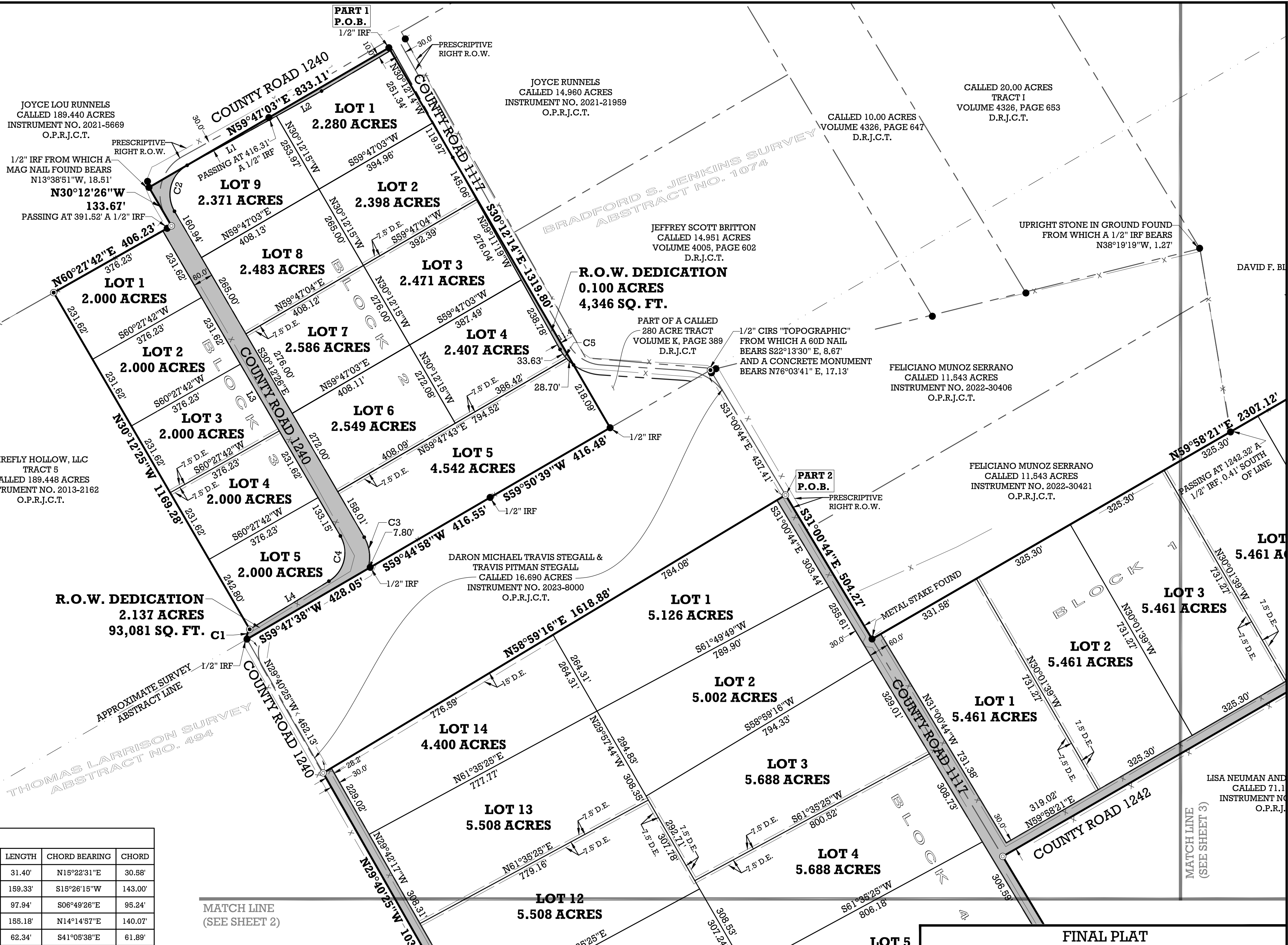


TYPICAL BUILDING LINE DETAIL
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S.)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N61°04'57"E	305.97'
L2	S61°04'57"W	154.91'
L3	S30°12'26"E	231.62'
L4	S58°42'20"W	215.17'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	45°32'31"	39.51'	31.40'	N15°22'31"E	30.58'	
C2	91°17'23"	100.00'	159.33'	S15°26'15"W	143.00'	
C3	46°45'38"	120.00'	97.94'	S06°49'26"E	95.24'	
C4	88°54'46"	100.00'	155.18'	N14°14'57"E	140.07'	
C5	23°48'38"	150.00'	62.34'	S41°05'38"E	61.89'	

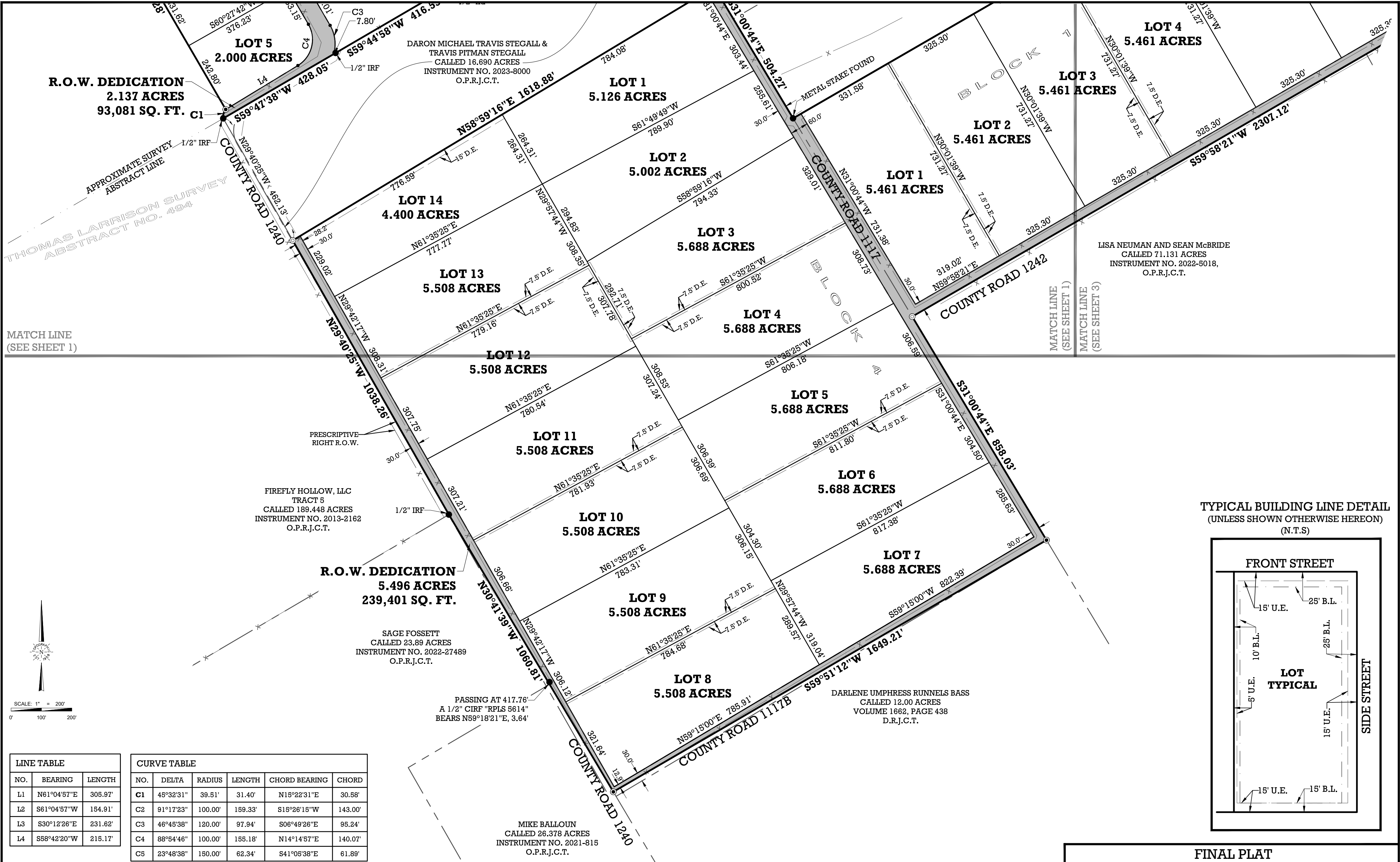


LEGEND		
	SUBJECT PROPERTY LINE	● MONUMENT FOUND (AS NOTED)
	ADJOINER LINE	⊙ IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	EASEMENT	⊗ MAG NAIL SET WITH WASHER STAMPED "TOPOGRAPHIC"
	CENTERLINE OF ROAD	⊙ CALCULATED CORNER
	BARBED WIRE FENCE	
	RIGHT OF WAY DEDICATION	

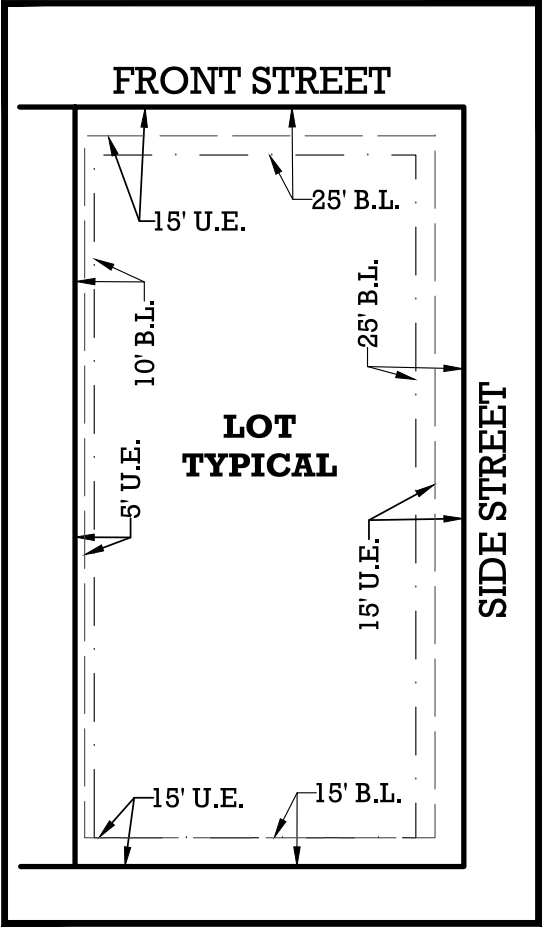
ABBREVIATIONS	
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS	
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS	
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS	
(XXXX) = DEED CALLS	
P.O.B. = PLACE OF BEGINNING	
IRF = IRON ROD FOUND	
CIRF = CAPPED IRON ROD FOUND	
U.E. = UTILITY EASEMENT	
D.E. = DRAINAGE EASEMENT	
B.L. = BUILDING LINE	
R.O.W. = RIGHT-OF-WAY	
* SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.	

SURVEYOR	
 LOYALTY INNOVATION LEGACY 481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	
OWNER	
FIREFLY HOLLOW, LLC 11332 C.R. 1117 CLEBURNE, TX 76033	

FINAL PLAT		
LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, LOTS 1-14, BLOCK 4 FIREFLY HOLLOW ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS THOMAS LARRISON SURVEY, ABSTRACT NO. 494 AND BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074 156.066 ACRES		
FILE: FP_URG_FIREFLY HOLLOW_20240424		REVISION
DRAFT: BWM	CHECK: SED	0
SHEET: 1 OF 4	DATE: 04/24/2024	

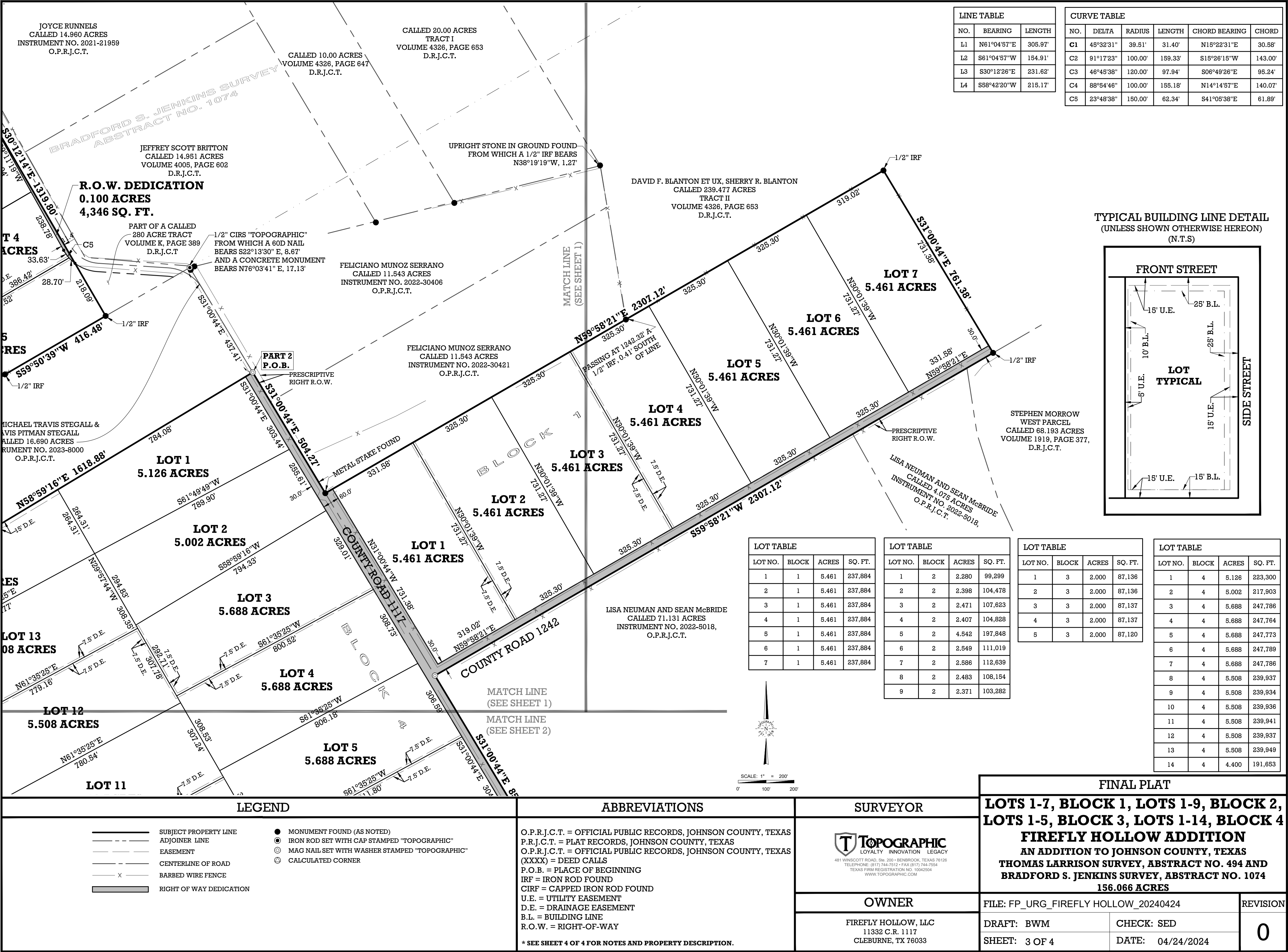


TYPICAL BUILDING LINE DETAIL
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S)



LINE TABLE			CURVE TABLE						
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
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L4	S58°42'20"W	215.17'	C4	88°54'46"	100.00'	155.18'	N14°14'57"E	140.07'	
			C5	23°48'38"	150.00'	62.34'	S41°05'38"E	61.89'	

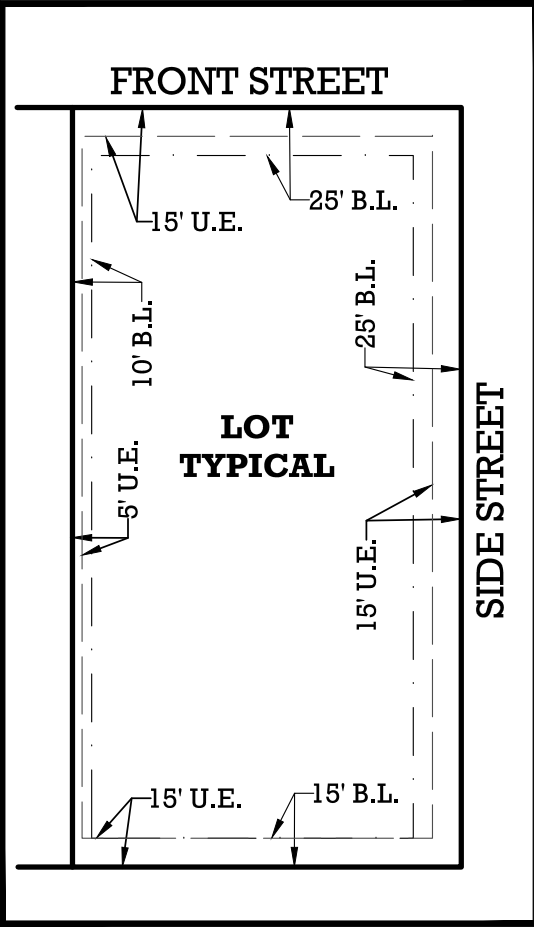
LEGEND			ABBREVIATIONS	SURVEYOR	LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, LOTS 1-14, BLOCK 4 FIREFLY HOLLOW ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS THOMAS LARRISON SURVEY, ABSTRACT NO. 494 AND BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074 156.066 ACRES			
	SUBJECT PROPERTY LINE		MONUMENT FOUND (AS NOTED)	 481 WINSOOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7354 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	FILE: FP_URG_FIREFLY HOLLOW_20240424		REVISION 0	
	ADJOINER LINE		IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"		DRAFT: BWM			CHECK: SED
	EASEMENT		MAG NAIL SET WITH WASHER STAMPED "TOPOGRAPHIC"		SHEET: 2 OF 4			
	CENTERLINE OF ROAD		CALCULATED CORNER		OWNER			
	BARBED WIRE FENCE				FIREFLY HOLLOW, LLC 11332 C.R. 1117 CLEBURNE, TX 76033			
	RIGHT OF WAY DEDICATION							
			O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRF = IRON ROD FOUND CIRF = CAPPED IRON ROD FOUND U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY * SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.					



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TYPICAL BUILDING LINE DETAIL
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S)

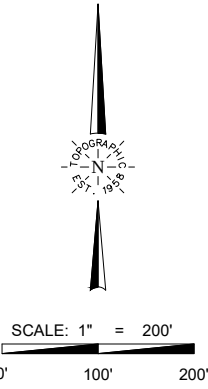


LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	5.461	237,884
2	1	5.461	237,884
3	1	5.461	237,884
4	1	5.461	237,884
5	1	5.461	237,884
6	1	5.461	237,884
7	1	5.461	237,884

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.280	99,299
2	2	2.398	104,478
3	2	2.471	107,623
4	2	2.407	104,828
5	2	4.542	197,848
6	2	2.549	111,019
7	2	2.586	112,639
8	2	2.483	108,154
9	2	2.371	103,282

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	3	2.000	87,136
2	3	2.000	87,136
3	3	2.000	87,137
4	3	2.000	87,137
5	3	2.000	87,120

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	5.126	223,300
2	4	5.002	217,903
3	4	5.688	247,786
4	4	5.688	247,764
5	4	5.688	247,773
6	4	5.688	247,789
7	4	5.688	247,786
8	4	5.508	239,937
9	4	5.508	239,934
10	4	5.508	239,936
11	4	5.508	239,941
12	4	5.508	239,937
13	4	5.508	239,949
14	4	4.400	191,653



STATE OF TEXAS

§

COUNTY OF JOHNSON

§

PART 1

BEING A TRACT OF LAND SITUATED IN THE BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 12.62 ACRE TRACT (TRACT 3), A PART OF A CALLED 189.448 ACRE TRACT (TRACT 5), AND ALL OF A CALLED 12.62 ACRE TRACT (TRACT 6) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-2162, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID TRACT 3, LOCATED ON THE SOUTH LINE OF A CALLED 189.440 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5669, O.P.R.J.C.T., AND ALSO LOCATED IN COUNTY ROAD 1240 AND IN THE WESTERLY MARGIN OF COUNTY ROAD 1117;

THENCE S 30° 12' 14" E, ALONG THE EAST LINE OF SAID TRACT 3 AND GENERALLY ALONG THE WESTERLY LINE OF COUNTY ROAD 1117, THEN LEAVING SAID WESTERLY LINE IN ALL A DISTANCE OF 1319.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3, AND LOCATED IN THE NORTHERLY LINE OF A CALLED 16.890 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.J.C.T. ;

THENCE WITH THE SOUTHERLY LINE OF SAID TRACTS 3 AND 6 AND THE NORTHERLY LINE OF SAID 16.890 ACRE TRACT AS FOLLOWS:

S 59° 50' 39" W, A DISTANCE OF 416.48 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

S 59° 44' 58" W, A DISTANCE OF 416.55 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF COUNTY ROAD 1240;

S 59° 47' 38" W, GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 428.05 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH MARGIN OF SAID COUNTY ROAD 1240 FOR THE NORTHWEST CORNER OF SAID 16.890 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID TRACT 5 AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CROSSING SAID TRACT 5 WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.51 FEET, AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING AND DISTANCE OF N 15° 22' 31" E, 30.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE END OF SAID CURVE;

THENCE N 30° 12' 25" W, OVER AND ACROSS SAID TRACT 5, A DISTANCE OF 1169.28 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE NORTHERLY LINE OF SAID TRACT 5 AND BEING IN THE SOUTHERLY LINE OF SAID 189.440 ACRE TRACT;

THENCE N 60° 27' 42" E, WITH THE COMMON LINE OF SAID TRACT 5 AND SAID 189.440 ACRE TRACT, PASSING AT A DISTANCE OF 391.52 FEET, A 1/2" IRON ROD FOUND IN SAID COUNTY ROAD 1240, A TOTAL DISTANCE OF 406.23 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN THE GENERAL CENTERLINE OF SAID COUNTY ROAD 1240, FOR AN INSIDE ELL CORNER OF SAID TRACT 5, ALSO LOCATED IN THE WESTERLY LINE OF SAID TRACT 6;

THENCE N 30° 12' 26" W, ALONG THE COMMON LINE OF SAID TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 133.67 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER FROM WHICH A MAG NAIL FOUND BEARS N 13° 38' 51" W, 18.51 FEET;

THENCE N 59° 47' 03" E, WITH THE COMMON LINE OF TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1240, PASSING AT A DISTANCE OF 416.31 FEET, A 1/2" IRON ROD FOUND, A TOTAL DISTANCE OF 833.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 36.324 ACRES.

PART 2

BEING A TRACT OF LAND SITUATED IN THE THOMAS LARRISON SURVEY, ABSTRACT NO. 494, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 96.00 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 40.00 ACRE TRACT OF LAND (TRACT 2), AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-2162, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN THE EAST LINE OF SAID TRACT 1 AND IN SAID COUNTY ROAD 1117, AND BEING THE SOUTHEAST CORNER OF A CALLED 16.690 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.J.C.T.;

THENCE S 31° 00' 44" E, WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30406, O.P.R.J.C.T., AT 122.52 FEET PASSING THE SOUTHWEST CORNER OF SAID 11.543 ACRE TRACT, ALSO BEING THE WESTERNMOST CORNER OF ANOTHER 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, O.P.R.J.C.T., CONTINUING WITH COMMON LINE OF SAID TRACT 1 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 504.27 FEET TO A METAL STAKE FOUND FOR THE SOUTHERNMOST CORNER OF SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND ALSO BEING THE WESTERNMOST CORNER OF SAID TRACT 2;

THENCE N 59° 58' 21" E, ALONG THE COMMON LINE OF SAID TRACT 2 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, TO AND WITH A SOUTH LINE OF A CALLED 239.477 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4326, PAGE 653, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT 1242.32 FEET A 1/2" IRON ROD FOUND 0.41 FEET SOUTH OF SAID LINE, FOR THE EASTERNMOST CORNER OF SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND BEING AN OUTSIDE CORNER OF SAID 239.477 ACRE TRACT, A TOTAL DISTANCE OF 2307.12 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING AN INSIDE ELL CORNER OF SAID 239.477 ACRE TRACT;

THENCE S 31° 00' 44" E, CONTINUING WITH THE COMMON LINE BETWEEN SAID TRACT 2 AND SAID 239.477 ACRE TRACT, AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 761.38 FEET TO A 1/2" IRON ROD FOUND IN COUNTY ROAD 1242, BEING THE SOUTHEAST CORNER OF SAID TRACT 2 AND BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 239.477 ACRE TRACT;

THENCE S 59° 58' 21" W, WITH THE SOUTH LINE OF SAID TRACT 2 AND GENERALLY ALONG SAID COUNTY ROAD 1242, A DISTANCE OF 2307.12 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID TRACT 2, AND LOCATED IN THE EASTERLY LINE OF SAID TRACT 1, GENERALLY AT THE INTERSECTION OF THE CENTERLINES OF COUNTY ROAD 1242 AND SAID COUNTY ROAD

1117 FOR A CORNER;

THENCE S 31° 00' 44" E, WITH THE EASTERLY LINE OF SAID TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 858.03 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID TRACT 1, LOCATED IN COUNTY ROAD 1117B;

THENCE 59° 51' 12" W, WITH THE SOUTHERLY LINE OF TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117B, A DISTANCE OF 1649.21 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHERNMOST CORNER OF SAID TRACT 1, AND BEING IN THE EAST LINE OF A CALLED 26.378 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-815, O.P.R.J.C.T., AND LOCATED IN COUNTY ROAD 1240;

THENCE N 30° 41' 39" W, WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 26.378 ACRE TRACT, AND GENERALLY ALONG SAID COUNTY ROAD 1240, PASSING AT A DISTANCE OF 417.76 FEET THE NORTHEAST CORNER OF SAID 26.378 ACRE TRACT, ALSO BEING THE EASTERNMOST CORNER OF A CALLED 23.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-27489, O.P.R.J.C.T., IN ALL A TOTAL DISTANCE OF 1060.81 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, BEING THE NORTHERNMOST CORNER OF SAID 23.89 ACRE TRACT AND BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT 5;

THENCE N 29° 40' 25" W, WITH THE COMMON LINE OF SAID TRACT 1 AND SAID TRACT 5, AND GENERALLY ALONG SAID COUNTY ROAD 1240, A DISTANCE OF 1038.26 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN SAID COUNTY ROAD 1240 FOR THE SOUTHWEST CORNER OF SAID 16.890 ACRE TRACT;

THENCE N 58° 59' 16" E, WITH THE SOUTHERLY LINE OF SAID 16.690 ACRE TRACT, A DISTANCE OF 1618.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 119.742 ACRES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FIREFLY HOLLOW LLC, IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, AND LOTS 1-14, BLOCK 4 OF FIREFLY HOLLOW ADDITION**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: _____

DATE: _____

NAME: _____

TITLE: _____

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.

4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0400J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

6. ALL WELLS SHALL BE SPACED A MINIMUM OF 150 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY CERTIFICATION.

DUTIES OF DEVELOPER/ PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

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.

WATER:

PRIVATE WATER WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT:

15' UTILITY EASEMENT ALONG FRONT LOT LINE

15' UTILITY EASEMENT ALONG BACK LOT LINE

5' FROM LOT LINE ALONG SIDE LOT LINES

(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

50' FROM FRONT LOT LINES (STATE HWY AND F.M.)

25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)

10' FROM LOT LINES ON SIDES

15' FROM LOT LINE ON REAR

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2024.

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

STATE OF TEXAS

§

COUNTY OF JOHNSON

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PART 1

BEING A TRACT OF LAND SITUATED IN THE BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 12.62 ACRE TRACT (TRACT 3), A PART OF A CALLED 189.448 ACRE TRACT (TRACT 5), AND ALL OF A CALLED 12.62 ACRE TRACT (TRACT 6) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-2162, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID TRACT 3, LOCATED ON THE SOUTH LINE OF A CALLED 189.440 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5669, O.P.R.J.C.T., AND ALSO LOCATED IN COUNTY ROAD 1240 AND IN THE WESTERLY MARGIN OF COUNTY ROAD 1117;

THENCE S 30° 12' 14" E, ALONG THE EAST LINE OF SAID TRACT 3 AND GENERALLY ALONG THE WESTERLY LINE OF COUNTY ROAD 1117, THEN LEAVING SAID WESTERLY LINE IN ALL A DISTANCE OF 1319.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3, AND LOCATED IN THE NORTHERLY LINE OF A CALLED 16.890 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.J.C.T. ;

THENCE WITH THE SOUTHERLY LINE OF SAID TRACTS 3 AND 6 AND THE NORTHERLY LINE OF SAID 16.890 ACRE TRACT AS FOLLOWS:

S 59° 50' 39" W, A DISTANCE OF 416.48 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

S 59° 44' 58" W, A DISTANCE OF 416.55 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF COUNTY ROAD 1240;

S 59° 47' 38" W, GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 428.05 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH MARGIN OF SAID COUNTY ROAD 1240 FOR THE NORTHWEST CORNER OF SAID 16.890 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID TRACT 5 AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CROSSING SAID TRACT 5 WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.51 FEET, AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING AND DISTANCE OF N 15° 22' 31" E, 30.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE END OF SAID CURVE;

THENCE N 30° 12' 25" W, OVER AND ACROSS SAID TRACT 5, A DISTANCE OF 1169.28 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE NORTHERLY LINE OF SAID TRACT 5 AND BEING IN THE SOUTHERLY LINE OF SAID 189.440 ACRE TRACT;

THENCE N 60° 27' 42" E, WITH THE COMMON LINE OF SAID TRACT 5 AND SAID 189.440 ACRE TRACT, PASSING AT A DISTANCE OF 391.52 FEET, A 1/2" IRON ROD FOUND IN SAID COUNTY ROAD 1240, A TOTAL DISTANCE OF 406.23 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN THE GENERAL CENTERLINE OF SAID COUNTY ROAD 1240, FOR AN INSIDE ELL CORNER OF SAID TRACT 5, ALSO LOCATED IN THE WESTERLY LINE OF SAID TRACT 6;

THENCE N 30° 12' 26" W, ALONG THE COMMON LINE OF SAID TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 133.67 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER FROM WHICH A MAG NAIL FOUND BEARS N 13° 38' 51" W, 18.51 FEET;

THENCE N 59° 47' 03" E, WITH THE COMMON LINE OF TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1240, PASSING AT A DISTANCE OF 416.31 FEET, A 1/2" IRON ROD FOUND, A TOTAL DISTANCE OF 833.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 36.324 ACRES.

PART 2

BEING A TRACT OF LAND SITUATED IN THE THOMAS LARRISON SURVEY, ABSTRACT NO. 494, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 96.00 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 40.00 ACRE TRACT OF LAND (TRACT 2), AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-2162, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN THE EAST LINE OF SAID TRACT 1 AND IN SAID COUNTY ROAD 1117, AND BEING THE SOUTHEAST CORNER OF A CALLED 16.690 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.J.C.T.;

THENCE S 31° 00' 44" E, WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30406, O.P.R.J.C.T., AT 122.52 FEET PASSING THE SOUTHWEST CORNER OF SAID 11.543 ACRE TRACT, ALSO BEING THE WESTERNMOST CORNER OF ANOTHER 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, O.P.R.J.C.T., CONTINUING WITH COMMON LINE OF SAID TRACT 1 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 504.27 FEET TO A METAL STAKE FOUND FOR THE SOUTHERNMOST CORNER OF SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND ALSO BEING THE WESTERNMOST CORNER OF SAID TRACT 2;

THENCE N 59° 58' 21" E, ALONG THE COMMON LINE OF SAID TRACT 2 AND SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, TO AND WITH A SOUTH LINE OF A CALLED 239.477 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4326, PAGE 653, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT 1242.32 FEET A 1/2" IRON ROD FOUND 0.41 FEET SOUTH OF SAID LINE, FOR THE EASTERNMOST CORNER OF SAID 11.543 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-30421, AND BEING AN OUTSIDE CORNER OF SAID 239.477 ACRE TRACT, A TOTAL DISTANCE OF 2307.12 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING AN INSIDE ELL CORNER OF SAID 239.477 ACRE TRACT;

THENCE S 31° 00' 44" E, CONTINUING WITH THE COMMON LINE BETWEEN SAID TRACT 2 AND SAID 239.477 ACRE TRACT, AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 761.38 FEET TO A 1/2" IRON ROD FOUND IN COUNTY ROAD 1242, BEING THE SOUTHEAST CORNER OF SAID TRACT 2 AND BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 239.477 ACRE TRACT;

THENCE S 59° 58' 21" W, WITH THE SOUTH LINE OF SAID TRACT 2 AND GENERALLY ALONG SAID COUNTY ROAD 1242, A DISTANCE OF 2307.12 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID TRACT 2, AND LOCATED IN THE EASTERLY LINE OF SAID TRACT 1, GENERALLY AT THE INTERSECTION OF THE CENTERLINES OF COUNTY ROAD 1242 AND SAID COUNTY ROAD

1117 FOR A CORNER;

THENCE S 31° 00' 44" E, WITH THE EASTERLY LINE OF SAID TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 858.03 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID TRACT 1, LOCATED IN COUNTY ROAD 1117B;

THENCE 59° 51' 12" W, WITH THE SOUTHERLY LINE OF TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117B, A DISTANCE OF 1649.21 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" FOR THE SOUTHERNMOST CORNER OF SAID TRACT 1, AND BEING IN THE EAST LINE OF A CALLED 26.378 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-815, O.P.R.J.C.T., AND LOCATED IN COUNTY ROAD 1240;

THENCE N 30° 41' 39" W, WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 26.378 ACRE TRACT, AND GENERALLY ALONG SAID COUNTY ROAD 1240, PASSING AT A DISTANCE OF 417.76 FEET THE NORTHEAST CORNER OF SAID 26.378 ACRE TRACT, ALSO BEING THE EASTERNMOST CORNER OF A CALLED 23.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-27489, O.P.R.J.C.T., IN ALL A TOTAL DISTANCE OF 1060.81 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, BEING THE NORTHERNMOST CORNER OF SAID 23.89 ACRE TRACT AND BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT 5;

THENCE N 29° 40' 25" W, WITH THE COMMON LINE OF SAID TRACT 1 AND SAID TRACT 5, AND GENERALLY ALONG SAID COUNTY ROAD 1240, A DISTANCE OF 1038.26 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN SAID COUNTY ROAD 1240 FOR THE SOUTHWEST CORNER OF SAID 16.890 ACRE TRACT;

THENCE N 58° 59' 16" E, WITH THE SOUTHERLY LINE OF SAID 16.690 ACRE TRACT, A DISTANCE OF 1618.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 119.742 ACRES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FIREFLY HOLLOW LLC, IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, AND LOTS 1-14, BLOCK 4 OF FIREFLY HOLLOW ADDITION**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: _____

DATE: _____

NAME: _____

TITLE: _____

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.

4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0400J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

6. ALL WELLS SHALL BE SPACED A MINIMUM OF 150 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY CERTIFICATION.

DUTIES OF DEVELOPER/ PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

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.

WATER:

PRIVATE WATER WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT:

15' UTILITY EASEMENT ALONG FRONT LOT LINE

15' UTILITY EASEMENT ALONG BACK LOT LINE

5' FROM LOT LINE ALONG SIDE LOT LINES

(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

50' FROM FRONT LOT LINES (STATE HWY AND F.M.)

25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)

10' FROM LOT LINES ON SIDES

15' FROM LOT LINE ON REAR

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2024.

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

STATE OF TEXAS

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COUNTY OF JOHNSON

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PART 1

BEING A TRACT OF LAND SITUATED IN THE BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 12.62 ACRE TRACT (TRACT 3), A PART OF A CALLED 189.448 ACRE TRACT (TRACT 5), AND ALL OF A CALLED 12.62 ACRE TRACT (TRACT 6) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-2162, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID TRACT 3, LOCATED ON THE SOUTH LINE OF A CALLED 189.440 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5669, O.P.R.J.C.T., AND ALSO LOCATED IN COUNTY ROAD 1240 AND IN THE WESTERLY MARGIN OF COUNTY ROAD 1117;

THENCE S 30° 12' 14" E, ALONG THE EAST LINE OF SAID TRACT 3 AND GENERALLY ALONG THE WESTERLY LINE OF COUNTY ROAD 1117, THEN LEAVING SAID WESTERLY LINE IN ALL A DISTANCE OF 1319.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3, AND LOCATED IN THE NORTHERLY LINE OF A CALLED 16.890 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.J.C.T. ;

THENCE WITH THE SOUTHERLY LINE OF SAID TRACTS 3 AND 6 AND THE NORTHERLY LINE OF SAID 16.890 ACRE TRACT AS FOLLOWS:

S 59° 50' 39" W, A DISTANCE OF 416.48 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

S 59° 44' 58" W, A DISTANCE OF 416.55 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF COUNTY ROAD 1240;

S 59° 47' 38" W, GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 428.05 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH MARGIN OF SAID COUNTY ROAD 1240 FOR THE NORTHWEST CORNER OF SAID 16.890 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID TRACT 5 AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CROSSING SAID TRACT 5 WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.51 FEET, AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING AND DISTANCE OF N 15° 22' 31" E, 30.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE END OF SAID CURVE;

THENCE N 30° 12' 25" W, OVER AND ACROSS SAID TRACT 5, A DISTANCE OF 1169.28 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE NORTHERLY LINE OF SAID TRACT 5 AND BEING IN THE SOUTHERLY LINE OF SAID 189.440 ACRE TRACT;

THENCE N 60° 27' 42" E, WITH THE COMMON LINE OF SAID TRACT 5 AND SAID 189.440 ACRE TRACT, PASSING AT A DISTANCE OF 391.52 FEET, A 1/2" IRON ROD FOUND IN SAID COUNTY ROAD 1240, A TOTAL DISTANCE OF 406.23 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAPHIC" IN THE GENERAL CENTERLINE OF SAID COUNTY ROAD 1240, FOR AN INSIDE ELL CORNER OF SAID TRACT 5, ALSO LOCATED IN THE WESTERLY LINE OF SAID TRACT 6;

THENCE N 30° 12' 26" W, ALONG THE COMMON LINE OF SAID TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG COUNTY ROAD 1240, A DISTANCE OF 133.67 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER FROM WHICH A MAG NAIL FOUND BEARS N 13° 38' 51" W, 18.51 FEET;

THENCE N 59° 47' 03" E, WITH THE COMMON LINE OF TRACT 6 AND SAID 189.440 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1240, PASSING AT A DISTANCE OF 416.31 FEET, A 1/2" IRON ROD FOUND, A TOTAL DISTANCE OF 833.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 36.32