



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2024-47

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Firefly Hollow Addition**, Lots 1-7, Block 1, Lots 1-9, Block 2, Lots 1-5, Block 3, Lots 1-14, Block 4, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

Filed For Record 8:48AM

MAY 14 2024

April Long
County Clerk, Johnson County Texas

BY auth DEPUTY

WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White, Comm. Pct. 3

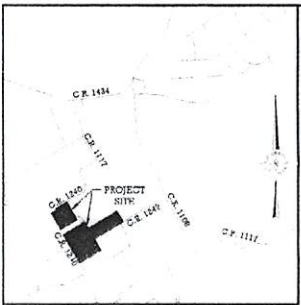
Voted: yes, no, abstained

Larry Woolley, Comm. Pct. 4

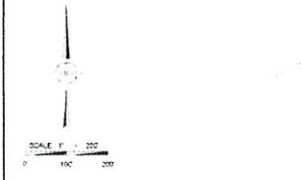
Voted: yes, no, abstained

ATTEST: April Long, County Clerk

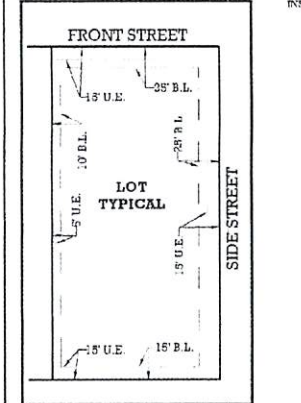




VICINITY MAP
N.T.S.



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



NO.	BEARING	LENGTH
L1	N01°04'37"E	305.97'
L2	S61°04'47"W	154.01'
L3	S39°12'28"E	231.62'
L4	S58°42'20"W	215.17'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47°32'31"	39.21'	131.49'	N19°22'31"E	30.08'
C2	91°17'23"	100.00'	159.33'	S18°26'15"W	143.00'
C3	46°15'33"	120.00'	97.91'	S09°19'26"E	85.24'
C4	86°54'48"	100.00'	155.18'	N14°14'57"E	140.07'
C5	23°46'38"	190.00'	62.34'	S41°04'28"E	61.68'

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

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

SURVEYOR	
	TOPOGRAPHIC L.L.P.
OWNER	FIREFLY HOLLOW, LLC 11324 C.K. 1117 CLUBBENE, TX 75933

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
SHEET: 1 OF 4	DATE: 01/21/2024
	0



*SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.

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 12.92 ACRE TRACT 2, A PART OF A CALLED 189.446 ACRE TRACT (TRACT 6), AND ALL OF A CALLED 12.62 ACRE TRACT (TRACT 6) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-416, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A 1/2" IRON ROD FOUND FOR THE NORTHEASTMOST CORNER OF SAID TRACT 3, LOCATED ON THE SOUTH LINE OF A CALLED 108.80 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-569, O.P.R.C.T., AND ALSO LOCATED IN COUNTY ROAD 1243 AND IN THE WESTERN MARGIN OF COUNTY ROAD 1117.
THENCE 0° 00' 14" E. ALONG THE EAST LINE OF SAID TRACT 3 AND GENERALLY ALONG THE WESTERN LINE OF COUNTY ROAD 1117, TRACT LEAVING SAID WESTERN 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.C.T.;
THENCE WITH THE SOUTHERLY LINE OF SAID TRACT 3 AND 6 AND THE NORTHERLY LINE OF SAID 16.890 ACRE TRACT AS FOLLOWS:
S 89° 40' 30" W, A DISTANCE OF 414.48 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
S 29° 44' 50" W, A DISTANCE OF 418.88 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
S 55° 47' 28" W, GENERALLY ALONG COUNTY ROAD 1243, A DISTANCE OF 438.68 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH MARGIN OF SAID COUNTY ROAD 1243 FOR THE NORTHWEST CORNER OF SAID 16.890 ACRE TRACT, ALSO BEING AN INSIDE 221' CORNER OF SAID TRACT 8 AND FOR THE BEGINNING OF A NON-ADJACENT CURVE TO THE RIGHT.
THENCE CROSSING SAID TRACT 5 WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.5 FEET, AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING AND DISTANCE OF N 19° 22' 31" E, 30.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAFIC" FOR THE END OF SAID CURVE.
THENCE N 89° 12' 26" W, OVER AND ACROSS SAID TRACT 6, A DISTANCE OF 1189.28 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAFIC" IN THE NORTHERLY LINE OF SAID TRACT 3 AND BEING IN THE SOUTHERLY LINE OF SAID 189.446 ACRE TRACT.
THENCE N 89° 27' 42" E, WITH THE COMMON LINE OF SAID TRACT 6 AND SAID 189.446 ACRE TRACT, PASSING AT A DISTANCE OF 391.12 FEET, A 1/2" IRON ROD FOUND IN SAID COUNTY ROAD 1243, A TOTAL DISTANCE OF 498.28 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" IN THE GENERAL CENTERING OF SAID COUNTY ROAD 1243, FOR AN INSIDE 221' CORNER OF SAID TRACT 3, ALSO LOCATED IN THE WESTERN LINE OF SAID TRACT 3.
THENCE N 89° 12' 26" W, ALONG THE COMMON LINE OF SAID TRACT 6 AND SAID 189.446 ACRE TRACT AND GENERALLY ALONG COUNTY ROAD 1243, A DISTANCE OF 123.87 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER FROM WHICH A MAG NAIL FOUND BEARS N 17° 33' 51" W, 10.51 FEET.
THENCE N 89° 47' 03" E, WITH THE COMMON LINE OF TRACT 6 AND SAID 189.446 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1243, PASSING AT A DISTANCE OF 418.12 FEET, A 1/2" IRON ROD FOUND IN THE EASTERN LINE OF SAID COUNTY ROAD 1243, A TOTAL DISTANCE OF 459.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 38.52 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 2, SAID TRACT 1) AND ALL OF A CALLED 40.09 ACRE TRACT OF LAND (TRACT 2), AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-2162, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" IN THE EAST LINE OF SAID TRACT 1 AND IN SAID COUNTY ROAD 1111, AND BEING THE SOUTHEAST CORNER OF A CALLED 16.890 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-8000, O.P.R.C.T., CONTAINING WITH COMMON LINE OF SAID TRACT 1, AND SAID 11.843 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-20421, AND GENERALLY ALONG SAID COUNTY ROAD 1111, A DISTANCE OF 364.21 FEET TO A METAL STAKE FOUND FOR THE SOUTHERMOST CORNER OF SAID 11.843 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-30411, AND ALSO BEING THE WESTERNMOST CORNER OF SAID TRACT 2.
THENCE N 89° 08' 31" E, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID 11.843 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-30411, TO AND WITH A SOUTH LINE OF A CALLED 238.477 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4326 PAGE 663, DEED RECORD JOHNSON COUNTY, TEXAS (O.P.R.C.T.), PASSING AT 124.22 FEET, A 1/2" IRON ROD FOUND 0.41 FEET SOUTH OF SAID LINE, FOR THE EASTERNMOST CORNER OF SAID 11.843 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-30421, AND BEING AN OUTSIDE CORNER OF SAID 238.477 ACRE TRACT, A TOTAL DISTANCE OF 2807.12 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT 3, ALSO BEING AN INSIDE 221' CORNER OF SAID 238.477 ACRE TRACT.
THENCE S 31° 00' 04" E, CONTINUING WITH THE COMMON LINE BETWEEN SAID TRACT 3 AND SAID 238.477 ACRE TRACT, AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 701.36 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND BEING THE SOUTHERMOST SOUTHWEST CORNER OF SAID 238.477 ACRE TRACT.
THENCE S 89° 58' 21" W, WITH THE SOUTH LINE OF SAID TRACT 3 AND GENERALLY ALONG SAID COUNTY ROAD 1243, A DISTANCE OF 2007.12 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" FOR THE SOUTHWEST CORNER OF SAID TRACT 3, AND LOCATED IN THE EASTERN LINE OF SAID TRACT 1, GENERALLY AT THE INTERSECTION OF THE CENTERLINES OF COUNTY ROAD 1243 AND SAID COUNTY ROAD

1117 FOR A CORNER;
THENCE S 31° 00' 04" E, WITH THE EASTERN LINE OF SAID TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 883.63 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" FOR THE SOUTHWEST CORNER OF SAID TRACT 1, LOCATED IN COUNTY ROAD 1117.
THENCE S 89° 51' 12" W, WITH THE SOUTHERLY LINE OF TRACT 1 AND GENERALLY ALONG SAID COUNTY ROAD 1117, A DISTANCE OF 1849.21 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" FOR THE SOUTHERMOST CORNER OF SAID TRACT 1, AND BEING IN THE EAST LINE OF A CALLED 24.278 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-816, O.P.R.C.T., AND LOCATED IN COUNTY ROAD 1243.
THENCE N 30° 41' 35" W, WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 24.278 ACRE TRACT, AND GENERALLY ALONG SAID COUNTY ROAD 1243, PASSING AT A DISTANCE OF 412.78 FEET THE NORTHEAST CORNER OF SAID 24.278 ACRE TRACT, ALSO BEING THE EASTERNMOST CORNER OF A CALLED 21.83 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-2149, O.P.R.C.T., IN ALL A TOTAL DISTANCE OF 1002.81 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT, BEING THE NORTHERMOST CORNER OF SAID 24.278 ACRE TRACT AND BEING THE SOUTHWESTMOST SOUTHWEST CORNER OF SAID TRACT 2.
THENCE N 29° 40' 28" W, WITH THE COMMON LINE OF SAID TRACT 1 AND SAID TRACT 2, AND GENERALLY ALONG SAID COUNTY ROAD 1243, A DISTANCE OF 1038.26 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "TOPOGRAFIC" IN SAID COUNTY ROAD 1243 FOR THE SOUTHWEST CORNER OF SAID 16.890 ACRE TRACT.
THENCE N 55° 59' 14" E, WITH THE SOUTHERLY LINE OF SAID 16.890 ACRE TRACT, A DISTANCE OF 1618.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 114.743 ACRES.
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FREELY HOLLOW KNO, IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS FLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-1, BLOCK 1, LOTS 1-5, BLOCK 1, LOTS 1-3, 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, KANSASWAY, FIREHOLLOWWAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: Jeffrey Runnels
TITLE: Owner
SWORN AND SUBSCRIBED BEFORE ME BY:
THIS THE 30 DAY OF April
Notary Public, State of Texas
My Commission Exp. 02-12-2028

- GENERAL NOTES:
1. ALL REAKERS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL FEET UNLESS OTHERWISE NOTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00013.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. ADDJONER 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 485104040J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
5. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.
6. ALL WELLS SHALL BE SPACED A MINIMUM OF 100 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY CERTIFICATION.
UTILITIES OF DEVELOPER/ PROPERTY OWNER
1. THE APPROVAL AND FILING OF THIS FLAT BY JOHNSON COUNTY DOES NOT BELIEVE 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 FLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR NONADJACENT PROPERTY OWNER OR IMPROVE, IMPROVE 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 FLAT 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 TECHNICAL REPRESENTATIONS FROM WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS FLAT.

FILING A FLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
1. THE APPROVAL AND FILING OF A FLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PARKWAY SET ASIDE IN THIS FLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS (OR ANY AUTHORITY OF RECORD IN THE MEMBERS OF THE COMMISSIONERS COURT) OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARKWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARKWAY FOR COUNTY MAINTENANCE.
UTILITY EASEMENT
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 THE FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBJECT PROPERTY 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 FLAT OR RELAT TO THE EASEMENT IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL FLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE FLAT.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A FLAT OR RELAT OF A SUBDIVISION UNTIL SUCH TIME AS THE FLAT 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 OBJECTS, OR IMPROVEMENTS WHICH IN ANY WAY EMBARRAS OR INTERFERE WITH THE OPERATION OR MAINTENANCE, OR EFFICIACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE FLAT, 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, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF FURNISHING THE PERMISSION OF ANYONE.
WATER: PRIVATE WATER WELL SYSTEM
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
ELECTRIC: UNIFIED COOPERATIVE SERVICES #117-785-8314
RIGHT OF WAY DEDICATION
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
UTILITY EASEMENT:
18' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
5' FROM LOT LINE TO ANGLE SIDE LOT LINE;
UNLESS OTHERWISE SHOWN HEREON
BUILDING LINES:
57' FROM FRONT LOT LINE (STATE HWY AND I.M.)
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)
10' FROM LOT LINES OR SIDES
15' FROM LOT LINE ON REAR
APPROVED BY JOHNSON COUNTY COMMISSIONERS
COURT ON THE _____ DAY OF _____, 2024.
COUNTY JUDGE
FLAT RECORDED IN:
INSTRUMENT NO. _____ SLIDE,
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY

FLOOD STATEMENT
ACCORDING TO THE FEMA FIRM MAP NUMBER 485104040J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL, COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER CREEKS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OF SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADRESSED AS PART OF THE "NFIP".
2. ALLOWING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE BASINMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND CREATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER OTHER PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, LOTS OF BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
PRIVATE SEWAGE FACILITY
1. 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.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS RISK. IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A SEWERAGE FACILITY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT 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 AT A SATISFACTORY MANNER.
INDEMNITY
THE PROPERTY DEVELOPER SUBMITTING THIS FLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS FLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OF FILING OF THIS FLAT OR CONSTRUCTION OF THE FACILITIES ASSOCIATED THEREWITH.
FLAT NOTES
1. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETI OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL FORMS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL FLAT APPROVAL.
CERTIFICATION:
THAT I, S. ERIC DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 2311, HEREBY CERTIFY THAT THIS CERTIFICATE REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 8, 2024.
S. ERIC DUMAS, P.L.S. NO. 8371
4/25/2024

Table with 4 columns: LEGEND, ABBREVIATIONS, SURVEYOR, OWNER, and a large right-hand section for FINAL FLAT details including LOT descriptions, FILE, DRAFT, SHEET, and REVISION.