



AGENDA PLACEMENT FORM

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

Date: September 18, 2023

COMMISSIONERS COURT

Meeting Date: September 25, 2023

SEP 25 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Denied

Signature of Director/Official: 

Agenda Title:
Variance

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance allowing 50' wide Right of Way in a Proposed
Subdivision 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: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline
& 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 David Mulheren Date 9-15-2023

Phone Number 469-323-3456

Email Address david@xfginc.com

Property Information for Variance Request:

Property 911 address 3964 Lett Ln

Subdivision name NA Block NA Lot NA

Survey Perkins Lovejoy Abstract A-502 Acreage 8.540

Request 60' right of way with a 10' variance to 50' right of way.

Reason for request 50' is the only land space available for a 60' right of way. We are requesting a 10' variance for the

concrete road.

Provide the following with this request:

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

Spartan Title GF#: 22-2848

GENERAL WARRANTY DEED

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.

STATE OF TEXAS
JOHNSON COUNTY

Grantor: Rodney Dean Pray, a single man
Grantor's Mailing Address: 3964 Lett Lane, Burleson, TX 76028
Grantee: Vista Croft LLC, a Texas Limited Liability Company
Grantee's Mailing Address: 6090 Dick Price Road, Fort Worth, TX 76140

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to Grantee, the real property in Johnson County, Texas, fully described in Exhibit A, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and (2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property; all oil, gas, and other minerals under the real property; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, "Property").

This General Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions.

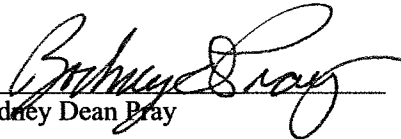
GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES

TEXAS GENERAL WARRANTY DEED

AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2023 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

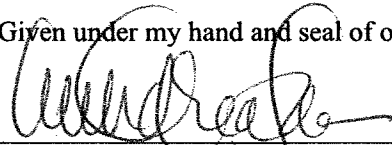
EXECUTED as of January 11, 2023.

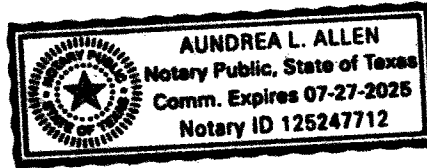

Rodney Dean Pray

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Aundrea L. Allen, on this day personally appeared Rodney Dean Pray, known to me or proved to me on the oath of _____ or through TX DL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of January, 2023.


Notary Public Signature



After Recording Return To:
Cory Walker
6090 Dick Price Road
Fort Worth, TX 76140

EXHIBIT "A"
Property Description

Being all that certain lot, tract or parcel of land out of the Perkins-Lovejoy Survey, Abstract No. 502, Johnson County, Texas, being that same tract of land as described in a Contract of Sale between Estes Development Corporation, Seller, and J. C. Morgan and wife, Ernestine Morgan, Purchaser, dated August 1, 1965, and recorded in Volume 733, Page 230, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod on the east line of said Perkins-Lovejoy Survey, being the southeast corner of that certain 5 acre tract of land as conveyed by Glenn Shelton to G. D. Geeo and recorded in Volume 335, Page 172, Deed Records, Johnson County, Texas, said iron being also the northeast corner of the J. C. Morgan tract;

THENCE South, a distance of 262.01 feet along a fence line, the east line of said Perkins-Lovejoy Survey to an iron rod for a corner;

THENCE North 88 degrees 50 minutes 06 seconds West leaving said east line, a distance of 1365.33 feet along a fence line to an iron rod for a corner on the west line of a 50 foot roadway easement (County Road 803-A);

THENCE North 02 degrees 10 minutes 28 seconds East, a distance of 460.04 feet along a fence line, the west line of said roadway easement to an iron rod for a corner on the north line of a 50 foot roadway easement (County Road 803);

THENCE South 89 degrees 14 minutes 36 seconds East, a distance of 197.55 feet along a fence line, the north line of said 50 foot roadway easement to an iron rod for a corner;

THENCE South 1 degree 36 minutes 52 seconds West leaving said North line, a distance of 204.0 feet along a fence line to an iron rod for a corner;

THENCE South 89 degrees 03 minutes 44 seconds East, at a distance of 73.62 feet passing an iron rod, at a distance of 85.16 feet passing an iron rod, continuing in all a distance of 1155.95 feet along a fence line to the point of beginning and containing 9.03 acres of land, more or less.

SAVE AND EXCEPT the following described two (2) tracts of land. to-wit:

All that certain lot, tract or parcel of land out of the Perkins-Lovejoy Survey, Abstract No. 502, Johnson County, Texas, being a portion of that certain 9.03 acre tract of land as conveyed by Contract of Sale by Estes Development Corp. to J. C. Morgan and wife, Ernestine Morgan, dated August 1, 1965, and recorded in Volume 733, Page 230, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod that bears North 89 degrees 03 minutes 44 seconds West 1155.95 feet, North 1 degree 36 minutes 52 seconds East 155.0 feet, and South 89 degrees 14 minutes 36 seconds West 20.0 feet from the Northeast corner of the aforementioned 9.03 acre tract as

conveyed by Glenn Shelton to G. D. Geeo by deed recorded in Volume 335, Page 172, Deed Records, Johnson County, Texas;

THENCE South 1 degree 36 minutes 52 seconds West a distance of 131.35 feet to an iron rod for a corner;

THENCE North 88 degrees 23 minutes 36 seconds West a distance of 128.78 feet to an iron rod for a corner lying on the East line of a 50.0 foot roadway easement;

THENCE North 2 degrees 10 minutes 28 seconds East a distance of 129.44 feet along the East line of said easement to an iron rod for a corner lying on the South line of said 50.0 foot roadway easement;

THENCE South 89 degrees 14 minutes 36 seconds East a distance of 127.89 feet along the South line of said easement to the point of beginning and containing 0.38 acres of land, more or less.

AND

All that certain lot, tract or parcel of land out of the Perkins-Lovejoy Survey, Abstract No. 502, Johnson County, Texas, being a portion of that certain 9.03 acre tract of land as conveyed by Contract of Sale by Estes Development Corp. to J. C. Morgan and wife, Ernestine Morgan, dated August 1, 1965, and recorded in Volume 733, Page 230, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at an inside ell corner of said 9.03 acre tract, said iron rod bears North 89 degrees 03 minutes 44 seconds West, 1155.95 feet from the Northeast corner of the aforementioned 9.03 acre tract, also being the Southeast corner of that certain 5.0 acre tract as conveyed by Glenn Shelton to G. D. Geeo by deed recorded in Volume 335, Page 172, Deed Records of Johnson County, Texas;

THENCE North 89 degrees 03 minutes 44 seconds West a distance of 20.0 feet to an iron rod for a corner;

THENCE North 1 degree 36 minutes 52 seconds East a distance of 203.94 feet to an iron rod for a corner lying on the North line of County Road No. 803;

THENCE South 89 degrees 14 minutes 36 seconds East a distance of 20.0 feet to an iron rod for a corner;

THENCE South 1 degree 36 minutes 52 seconds West a distance of 204.0 feet partially along a fence line to the point of beginning and containing 4,079 square feet, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 1131

eRecording - Real Property

Warranty Deed

Recorded On: January 13, 2023 01:19 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 2023 - 1131
Receipt Number: 20230113000118
Recorded Date/Time: January 13, 2023 01:19 PM
User: Linda B
Station: ccl30

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



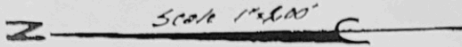
**STATE OF TEXAS
COUNTY OF JOHNSON**

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.

April Long
Johnson County Clerk
Johnson County, TX

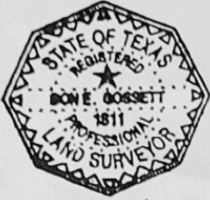
April Long

There are over and across, blanket easements recorded in the Deed Records, Johnson County, Texas, as follows:
To Johnson County Electric Cooperative, Volume 1643, Page 717.
To Bethesda Water Supply Corporation, Volume 1674, Page 920.



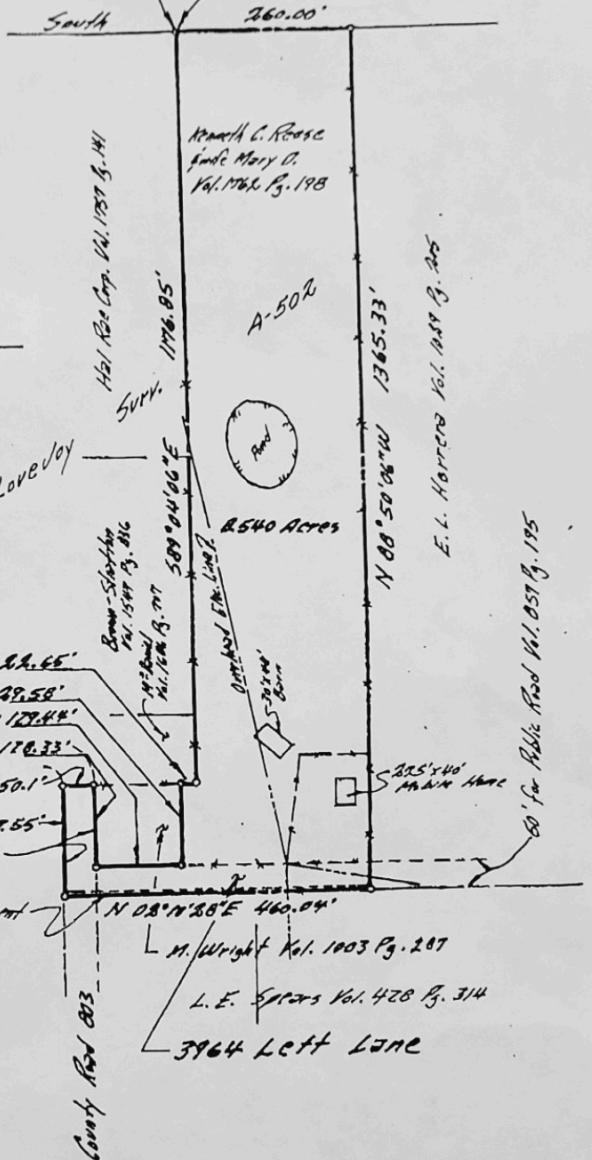
Point-of-Beginning
Steel Rod

Note: For corner monument descriptions, see field notes.



Don E. Gossett

April 27, 2001



501°36'52\"W 22.45'
580°23'16\"E 149.58'
508°10'28\"W 129.44'
N89°14'36\"W 120.33'
502°37'52\"W 50.1'
589°14'36\"E 179.65'
50' for Public Road Vol. 057 Pg. 195

This drawing represents an actual on the ground survey of the legally described property shown hereon, other than meandering fences, there are no visible or apparent encroachments, protrusions or easements, except as shown, according to the information furnished.

According to the Federal Insurance Rate Maps
Dated 1-6-99 Community No. 400079
Panel No. 0000N This Property is not in Zone X
In a Flood Prone Area.

Don E. Gossett, R.P.L.S.
1015 Yvonne Drive
Joshua, Texas 76058
817-295-0733

KATHY HOWELL PRATER
CALLED 1.25 ACRES
VOLUME 4349, PAGE 374
D.R.J.C.T.

AMBER WALTERS
CALLED 3.13 ACRES
INSTRUMENT NO. 2021-34075
O.P.R.J.C.T.

P.O.B.

5/8" CIRF
"GOSSETT"

APPARENT OVERLAP
OF DEEDS

N89°59'43"E 179.39'

1/2" CIRF
"BURNS"

N89°45'02"E
20.00'

MAG NAIL

SAVE & EXCEPT TRACT
CALLED 4,079 SQ. FT.
INSTRUMENT NO. 2023-1131
O.P.R.J.C.T.

1/2" (BENT)

1/2" CIRF
"BURNS"

POINT FROM WHICH A
3/8" IRF BEARS N21°00'44"E, 1.38'

ADAN ONTIVEROS & AUBREY ANDERSON
TRACT 1
CALLED 0.26 ACRES
INSTRUMENT NO. 2018-17480
O.P.R.J.C.T.

POINT FROM WHICH A
60D NAIL BEARS S88°57'41"W, 0.63'

L2

1/2" CIRF "BURNS" FROM WHICH A
60D NAIL BEARS S86°23'00"E, 1.06'

PASSING AT 20.00' A
1/2" CIRF "BURNS"

PASSING AT 94.47' A
1/2" IRF FROM WHICH A 1/2" CIRF "BURNS"
BEARS S82°28'40"W, 0.73'

HIGH COUNTRY ROAD
(60' R.O.W.)

N89°35'16"E 803.16'

N89°35'16"E 1172.04'

222.09'

221.10'

220.12'

130.44'

10.0'

15' UTILITY EASEMENT
(BY THIS PLAT)

20' BUILDING SETBACK LINE

10' WATER EASEMENT
(BY THIS PLAT)

20' BUILDING SETBACK LINE

15' UTILITY EASEMENT
(BY THIS PLAT)

R.O.W. DEDICATION
0.723 OF AN ACRE
31,474 SQ. FT.

SO°41'34"W 195.74'

LOT 1
1.000 ACRES
43,560 SQ. FT.

SO°41'34"W
196.62'

LOT 2
1.000 ACRES
43,560 SQ. FT.

SO°41'34"W
197.49'

LOT 3
1.000 ACRES
43,560 SQ. FT.

SO°41'34"W
196.36'

MATCH LINE (SEE SHEET 2 OF 3)

222.07'

221.08'

220.11'

S89°48'52"W 1361.07'

1/2" IRF

50' RESERVED FOR
PUBLIC ROAD
VOLUME 637, PAGE 741, D.R.J.C.T.

MOISES & SARA VIRGINIA PICO
CALLED 10.00 ACRES
INSTRUMENT NO. 2022-24420
O.P.R.J.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°27'01"W	50.00'
L2	S00°27'01"W	26.37'

LINE TABLE		
NO.	BEARING	LENGTH
L3	S00°24'44"E	60.00'
L4	S89°35'16"W	77.46'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	284°28'39"	80.00'	397.21'	N51°49'36"E	97.98'

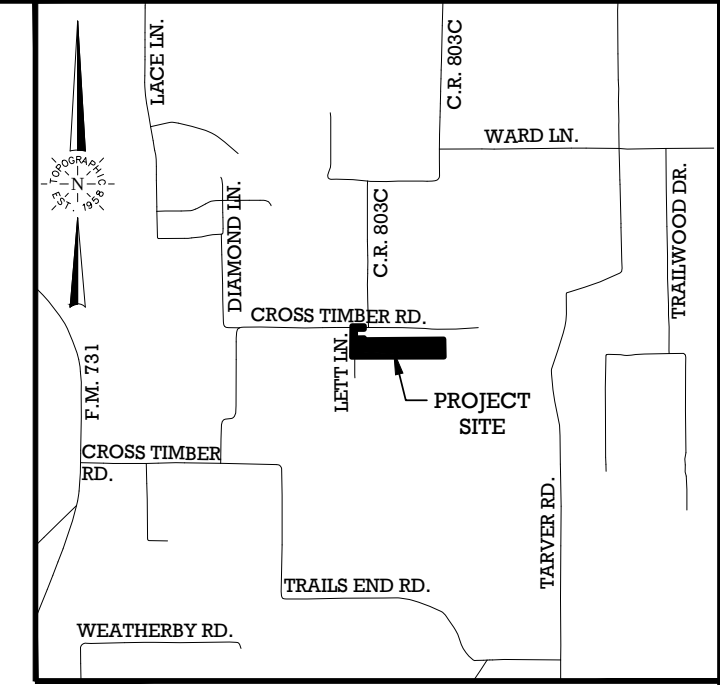
PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

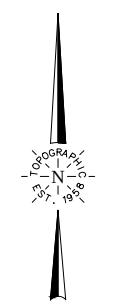


VICINITY MAP
N.T.S.

GUSTAVO CALVILLO
CALLED 35.500 ACRES
VOLUME 3504, PAGE 417
D.R.J.C.T.

KM 4 RANCH, L.L.C.
CALLED 10.030 ACRES
INSTRUMENT NO. 2023-5063
O.P.R.J.C.T.

PERKINS-LOVEJOY SURVEY
ABSTRACT NO. 502



SCALE: 1" = 40'

* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- ▭ RIGHT-OF-WAY TO BE DEDICATED
- MONUMENT FOUND (AS NOTED)
- IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND

OWNER

VISTA CROFT, LLC.
6090 DICK PRICE ROAD
FORT WORTH, TX 76140
(817)323-0818

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSGOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOTS 1-6, BLOCK 1
VISTA CROFT ESTATES ADDITION
AN ADDITION TO THE E.T.J. OF THE TOWN OF
CROSTIMBER, JOHNSON COUNTY, TEXAS

FILE: FP_XFACT_CROSTIMBER_20230912

DRAFT: BWM

SHEET: 1 OF 3

CHECK: FCN

DATE: 09/12/2023

REVISION

0

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°27'01"W	50.00'
L2	S00°27'01"W	26.37'

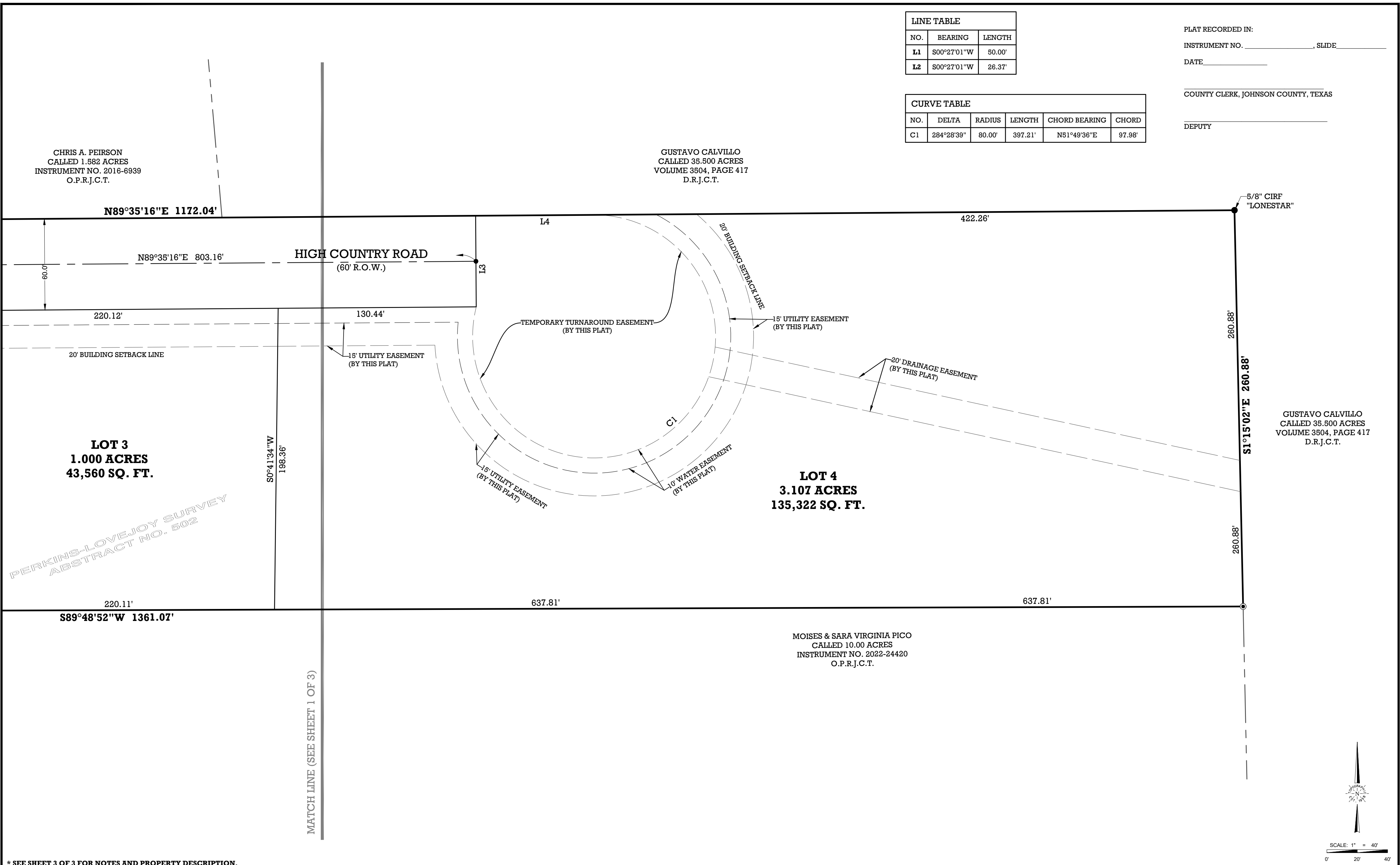
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	284°28'39"	80.00'	397.21'	N51°49'36"E	97.98'

PLAT RECORDED IN: _____
 INSTRUMENT NO. _____, SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

CHRIS A. PEIRSON
 CALLED 1.582 ACRES
 INSTRUMENT NO. 2016-6939
 O.P.R.J.C.T.

GUSTAVO CALVILLO
 CALLED 35.500 ACRES
 VOLUME 3504, PAGE 417
 D.R.J.C.T.

GUSTAVO CALVILLO
 CALLED 35.500 ACRES
 VOLUME 3504, PAGE 417
 D.R.J.C.T.



* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.

LEGEND		ABBREVIATIONS	OWNER	FINAL PLAT		
	SUBJECT PROPERTY LINE	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRF = IRON ROD FOUND CIRF = CAPPED IRON ROD FOUND	VISTA CROFT, LLC. 6090 DICK PRICE ROAD FORT WORTH, TX 76140 (817)323-0818	LOTS 1-6, BLOCK 1 VISTA CROFT ESTATES ADDITION AN ADDITION TO THE E.T.J. OF THE TOWN OF CROSTIMBER, JOHNSON COUNTY, TEXAS		
	ADJOINER LINE					SURVEYOR
	EASEMENT		● MONUMENT FOUND (AS NOTED) ○ IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"	DRAFT: BWM	CHECK: FCN	0
	RIGHT-OF-WAY TO BE DEDICATED			SHEET: 2 OF 3	DATE: 09/12/2023	

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING A TRACT OF LAND SITUATED IN THE PERKINS-LOVEJOY SURVEY, ABSTRACT NO. 502, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 9.03 ACRE TRACT (EXHIBIT "A") DESCRIBED IN A DEED TO VISTA CROFT, LLC., AS RECORDED IN INSTRUMENT NO. 2023-1131 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "GOSSETT" AT THE NORTHWEST CORNER OF SAID 9.03 ACRE TRACT, LOCATED IN CROSS TIMBER ROAD;

THENCE N 89° 59' 43" E, WITH THE NORTHERNMOST NORTH LINE OF SAID 9.03 ACRE TRACT, AND GENERALLY ALONG SAID CROSS TIMBER ROAD, A DISTANCE OF 179.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BURNS" FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 9.03 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 4,079 SQUARE FOOT TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-1131, O.P.R.J.C.T.;

THENCE S 00° 27' 01" W, WITH AN EAST LINE OF SAID 9.03 ACRE TRACT, A DISTANCE OF 50.00 FEET TO A CORNER OF SAID 9.03 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 0.38 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-20244, O.P.R.J.C.T., FROM WHICH A 3/8" IRON ROD FOUND BEARS N 21° 00' 44" E, 1.38 FEET;

THENCE S 89° 59' 43" W, WITH A SOUTH LINE OF SAID 9.03 ACRE TRACT AND THE NORTH LINE OF SAID 0.38 ACRE TRACT, A DISTANCE OF 129.60 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR AN INSIDE ELL CORNER OF SAID 9.03 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.38 ACRE TRACT;

THENCE S 00° 41' 34" W, WITH AN EAST LINE OF SAID 9.03 ACRE TRACT AND THE WEST LINE OF SAID 0.38 ACRE TRACT, A DISTANCE OF 130.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR AN INSIDE ELL CORNER OF SAID 9.03 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.38 ACRE TRACT;

THENCE N 88° 57' 41" E, WITH A NORTH LINE OF SAID 9.03 ACRE TRACT AND THE SOUTH LINE OF SAID 0.38 ACRE TRACT, A DISTANCE OF 130.19 FEET TO A CORNER OF SAID 9.03 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 9.03 ACRE TRACT, ALSO LOCATED IN THE WEST LINE OF SAID 4,079 SQUARE FOOT TRACT FROM WHICH A 60D NAIL FOUND BEARS S 88° 57' 41" W, 0.63 FEET;

THENCE S 00° 27' 01" W WITH AN EAST LINE OF SAID 9.03 ACRE TRACT AND THE WEST LINE OF SAID 4,079 SQUARE FOOT TRACT, A DISTANCE OF 26.37 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BURNS" FOR AN INSIDE ELL CORNER OF SAID 9.03 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 4,079 SQUARE FOOT TRACT, FROM WHICH A 60D NAIL FOUND BEARS S 86° 23' 00" E, 1.06 FEET;

THENCE N 89° 35' 16" E, WITH THE EASTERNMOST NORTH LINE OF SAID 9.03 ACRE TRACT, PASSING AT A DISTANCE OF 20.00 FEET A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BURNS" FOR THE SOUTHEAST CORNER OF SAID 4,079 SQUARE FOOT TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.26 ACRE TRACT (TRACT 1) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-17450, O.P.R.J.C.T., TO AND WITH THE SOUTH LINE OF A CALLED 1.582 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-6939, O.P.R.J.C.T., TO AND WITH A SOUTH LINE OF A CALLED 35.500 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3504, PAGE 417, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), A TOTAL DISTANCE OF 1172.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LONESTAR" FOR THE NORTHEAST CORNER OF SAID 9.03 ACRE TRACT AND AN INSIDE ELL CORNER OF SAID 35.500 ACRE TRACT;

THENCE S 01° 15' 02" E WITH THE SOUTHERNMOST EAST LINE OF SAID 9.03 ACRE TRACT AND A WEST LINE OF SAID 35.500 ACRE TRACT, A DISTANCE OF 260.88 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID 9.03 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-24420, O.P.R.J.C.T.;

THENCE S 89° 48' 52" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 9.03 ACRE TRACT AND THE NORTH LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 1361.07 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 9.03 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, AND ALSO LOCATED IN THE EAST LINE OF A CALLED 10.030 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-5063, O.P.R.J.C.T.;

THENCE N 00° 41' 34" E WITH THE WESTERNMOST WEST LINE OF SAID 9.03 ACRE TRACT AND THE EAST LINE OF SAID 10.030 ACRE TRACT, A DISTANCE OF 460.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.501 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT VISTA CROFT, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-6, BLOCK 1 OF VISTA CROFT ESTATES 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 AREAS SHOWN HEREON.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. 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.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0180J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

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:
SUPPLIED BY BETHESDA WATER SUPPLY CORPORATION

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
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 LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT 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 OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE TOWN OF CROSS TIMBER.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0180J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE LOCATED 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. 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.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS 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 ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

ROAD NOTE:

ALL ROADS SHOWN HEREON LABELED AS PRIVATE ROADS ARE TO BE MAINTAINED BY THE HOA.

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 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.
3. A PROPERLY 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 IN A SATISFACTORY MANNER.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2023.

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY





CERTIFICATION:



THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 31, 2023.

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.

FORREST C. NANCE, R.P.L.S. NO. 6809

LEGEND

-  SUBJECT PROPERTY LINE
-  ADJOINER LINE
-  EASEMENT
-  RIGHT-OF-WAY TO BE DEDICATED

-  MONUMENT FOUND (AS NOTED)
-  IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND

OWNER

VISTA CROFT, LLC.
6090 DICK PRICE ROAD
FORT WORTH, TX 76140
(817)323-0818

SURVEYOR


LOYALTY INNOVATION LEGACY
481 WINSGOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

FINAL PLAT

**LOTS 1-6, BLOCK 1
VISTA CROFT ESTATES ADDITION
AN ADDITION TO THE E.T.J. OF THE TOWN OF
CROSSTIMBER, JOHNSON COUNTY, TEXAS**

FILE: FP_XFACT_CROSSTIMBER_20230912

DRAFT: BWM

CHECK: FCN

SHEET: 3 OF 3

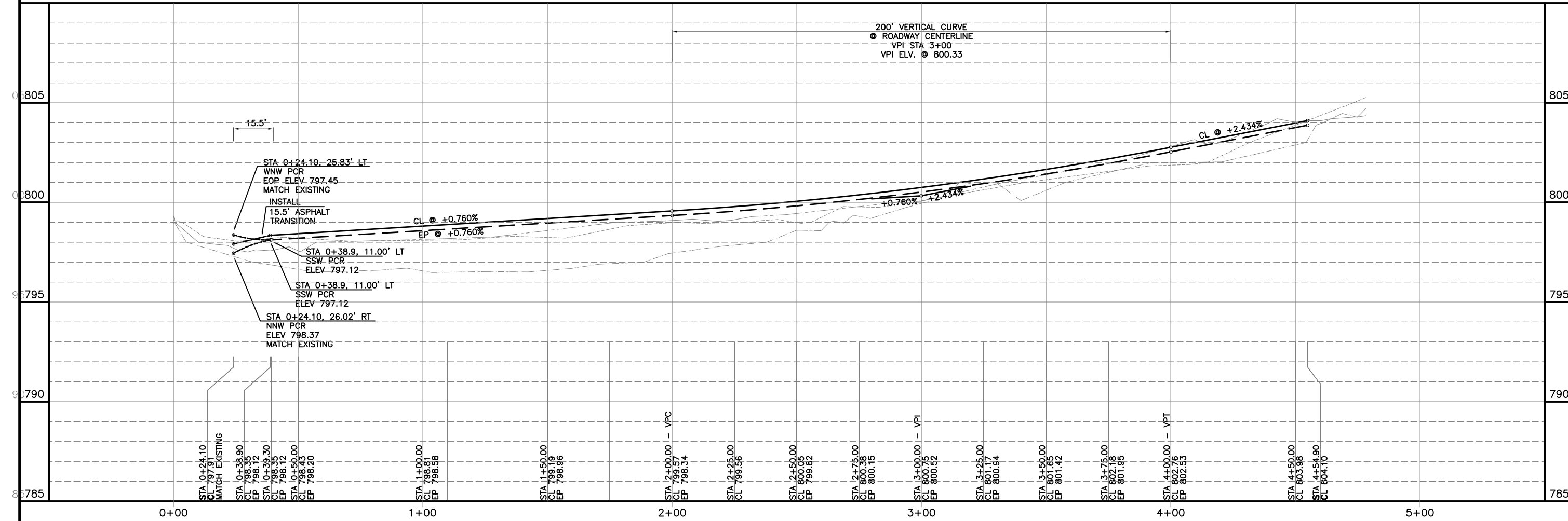
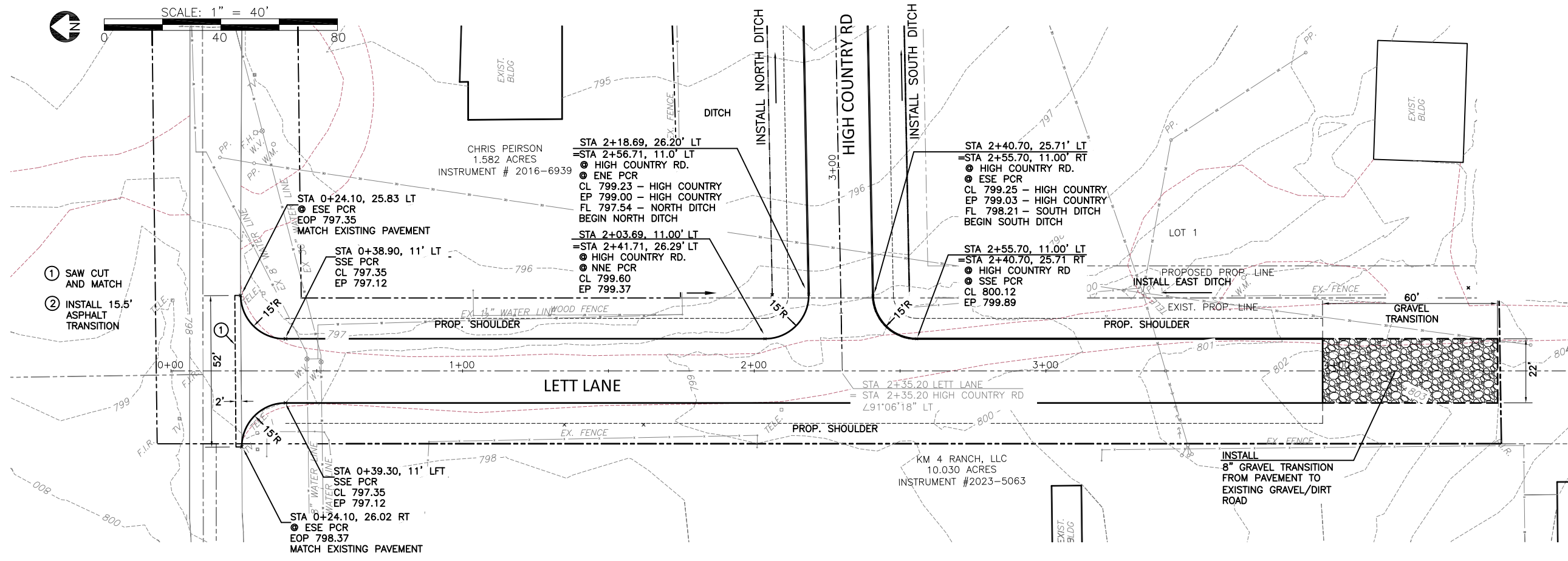
DATE: 09/12/2023

REVISION

0



SCALE: 1" = 40'



MCK ENGINEERING, INC.
6105 GIBBONS CREEK ST
FORT WORTH, TX 76179
(817) 584-4933
FIRM REC #19868

**LETT LANE
STREET IMPROVEMENTS
PLAN & PROFILE
0+00 TO 4+50**

**VISTA CROFT ESTATES ADDITION
CROSSTIMBER, TEXAS
JOHNSON COUNTY, TEXAS**

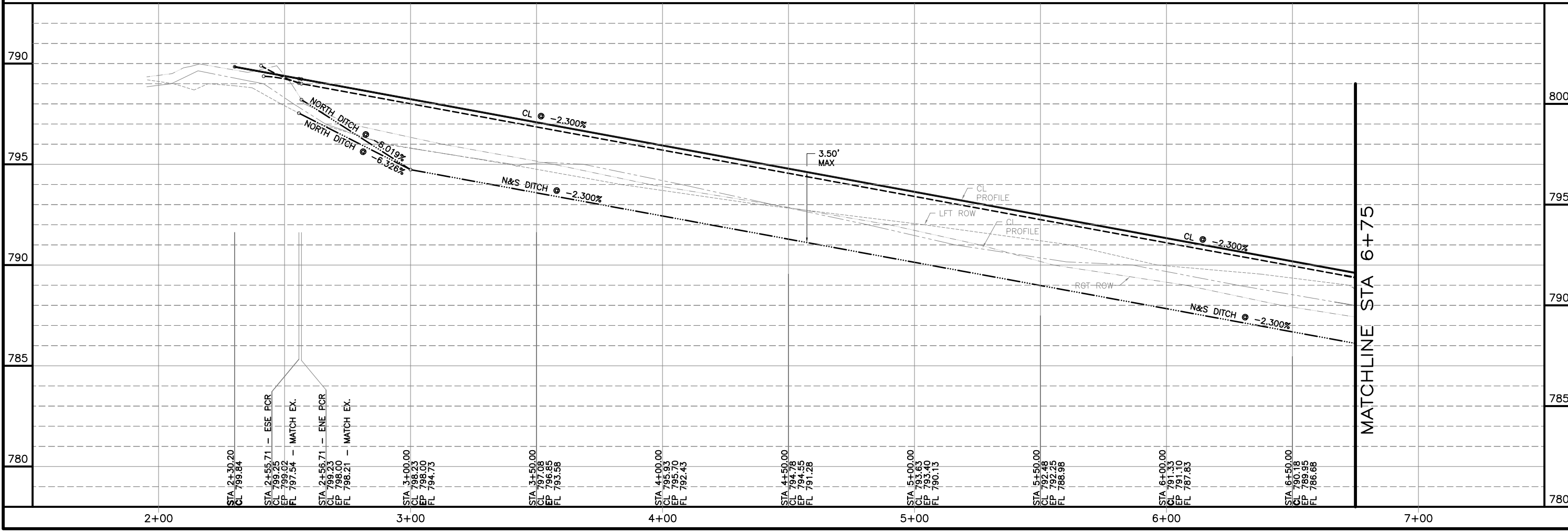
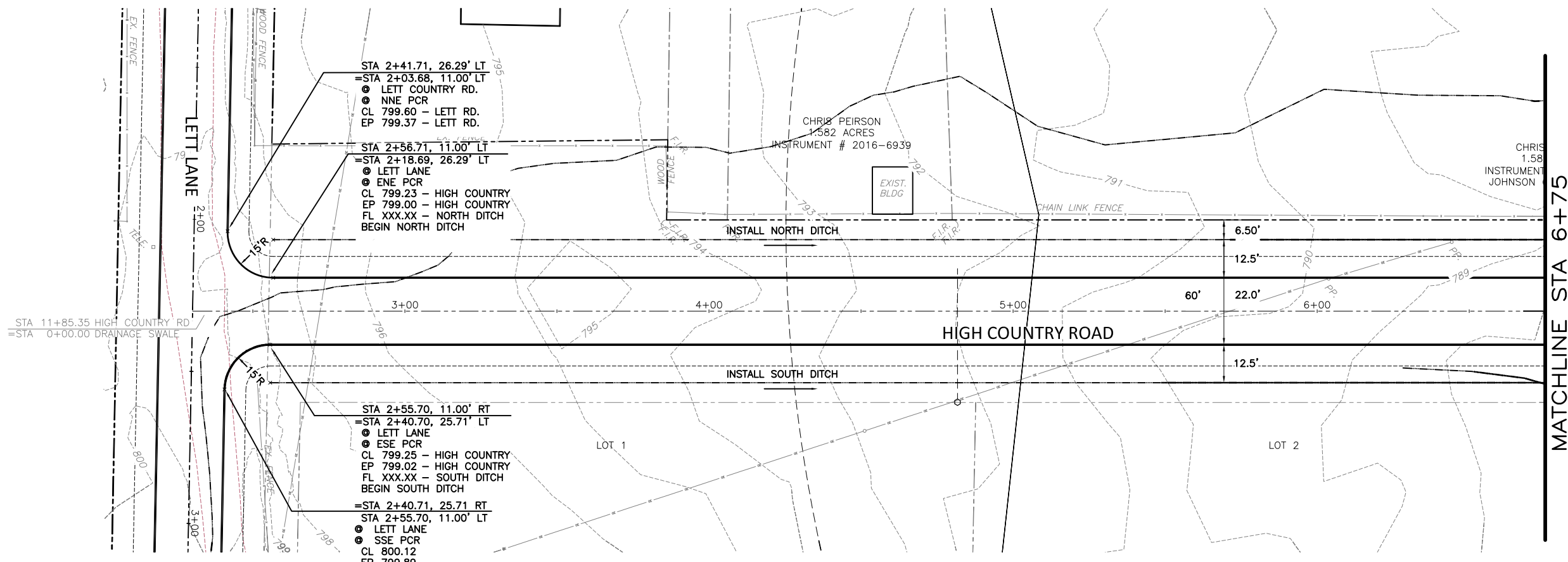
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Designed By: GLM
Drawn By: GLM
Checked By: GLM
File: GLM
Project: 23.008.01
© Vista Croft Addition

SHEET
C04

SEPTEMBER 8, 2023



SCALE: 1" = 40'



MCK ENGINEERING, INC.
 6105 GIBBONS CREEK ST
 FORT WORTH, TX 76179
 (817) 584-4933
 FIRM REC #19868

**HIGH COUNTRY ROAD
 STREET IMPROVEMENTS
 PLAN & PROFILE
 0+00 TO 6+75**

**VISTA CROFT ESTATES ADDITION
 CROSTIMBER, TEXAS
 JOHNSON COUNTY, TEXAS**

Scale: 1"=40' Date: 06/12/23
 Designed By: GLM
 Drawn By: GLM
 Checked By: GLM
 File: GLM
 Project: 23.008.01
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SHEET
C05

AUGUST 12, 2023



SCALE: 1" = 40'

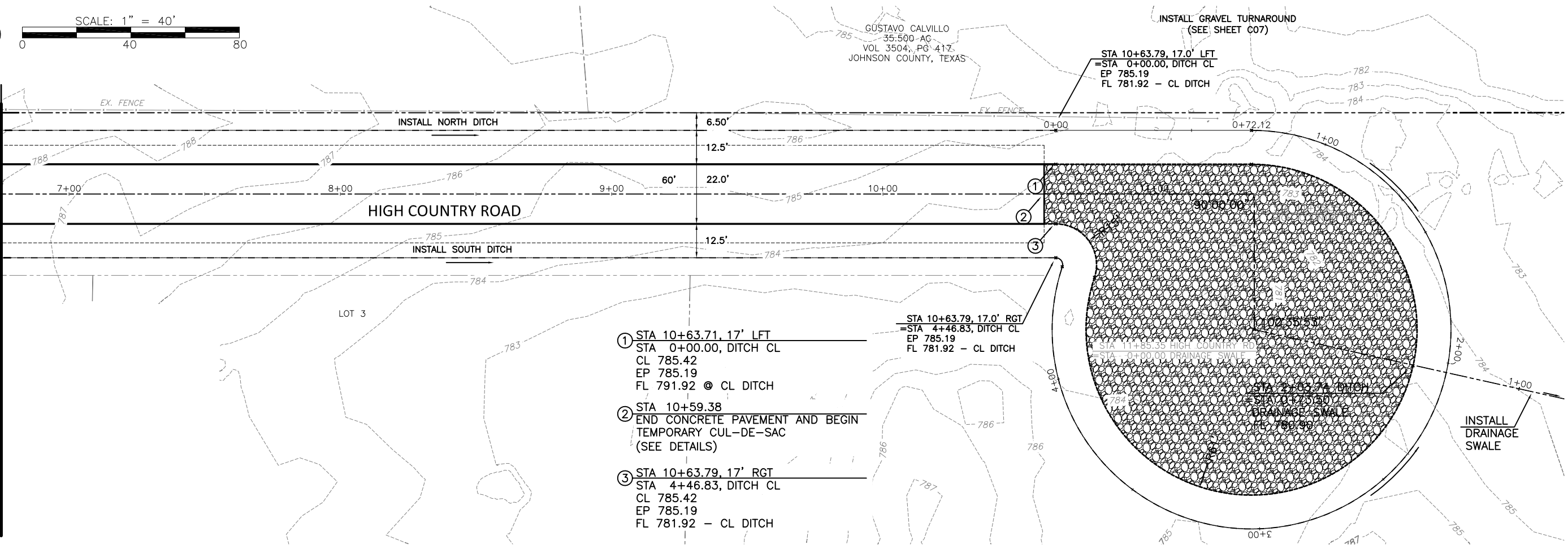


GUSTAVO CALVILLO
35-500-AG
VOL. 3504, PG. 417
JOHNSON COUNTY, TEXAS

INSTALL GRAVEL TURNAROUND
(SEE SHEET C07)

STA 10+63.79, 17.0' LFT
= STA 0+00.00, DITCH CL
EP 785.19
FL 781.92 - CL DITCH

MATCHLINE STA 6+75

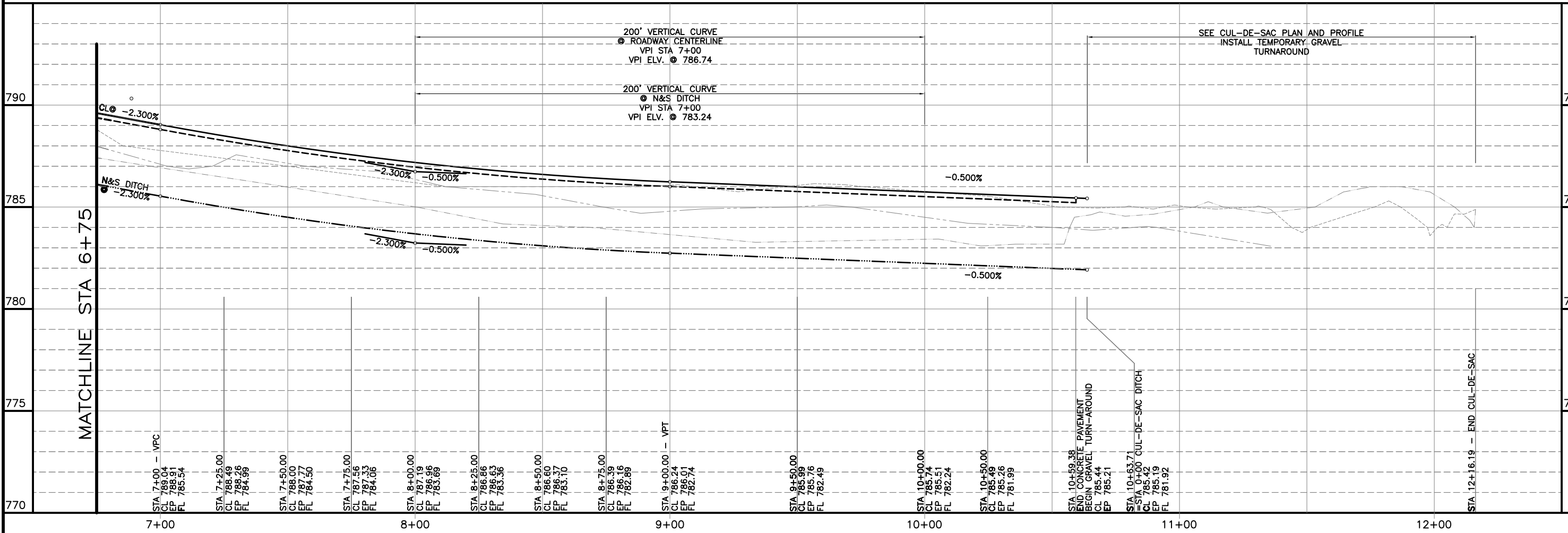


- ① STA 10+63.71, 17' LFT
STA 0+00.00, DITCH CL
CL 785.42
EP 785.19
FL 791.92 @ CL DITCH
- ② STA 10+59.38
END CONCRETE PAVEMENT AND BEGIN
TEMPORARY CUL-DE-SAC
(SEE DETAILS)
- ③ STA 10+63.79, 17' RGT
STA 4+46.83, DITCH CL
CL 785.42
EP 785.19
FL 781.92 - CL DITCH

STA 11+85.35 HIGH COUNTRY RD
= STA 0+00.00 DRAINAGE SWALE
CL 785.42
EP 785.19
FL 781.92 - CL DITCH

INSTALL DRAINAGE SWALE

MATCHLINE STA 6+75



200' VERTICAL CURVE
ROADWAY CENTERLINE
VPI STA 7+00
VPI ELV. @ 786.74

200' VERTICAL CURVE
N&S DITCH
VPI STA 7+00
VPI ELV. @ 783.24

SEE CUL-DE-SAC PLAN AND PROFILE
INSTALL TEMPORARY GRAVEL
TURNAROUND

STA 7+00 - VPC
CL 789.04
EP 788.91
FL 785.54

STA 7+25.00
CL 788.49
EP 788.26
FL 784.99

STA 7+50.00
CL 788.00
EP 787.77
FL 784.50

STA 7+75.00
CL 787.56
EP 787.33
FL 784.06

STA 8+00.00
CL 787.19
EP 786.96
FL 783.69

STA 8+25.00
CL 786.86
EP 786.63
FL 783.36

STA 8+50.00
CL 786.60
EP 786.37
FL 783.10

STA 8+75.00
CL 786.39
EP 786.16
FL 782.89

STA 9+00.00 - VPT
CL 786.24
EP 786.01
FL 782.74

STA 9+50.00
CL 785.99
EP 785.76
FL 782.49

STA 10+00.00
CL 785.74
EP 785.51
FL 782.24

STA 10+50.00
CL 785.49
EP 785.26
FL 781.99

STA 10+59.38
END CONCRETE PAVEMENT
BEGIN GRAVEL TURN-AROUND
CL 785.44
EP 785.21

STA 10+63.71
= STA 0+00 CUL-DE-SAC DITCH
CL 785.42
EP 785.19
FL 781.92

STA 12+16.19 - END CUL-DE-SAC

Scale: 1"=40' Date: 06/12/23
Designed By: GLM
Drawn By: GLM
Checked By: GLM
File: GLM
Project: 23.008.01
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SHEET
C06

HIGH COUNTRY ROAD
STREET IMPROVEMENTS
PLAN & PROFILE
6+75 TO 12+00

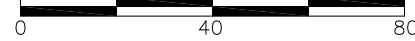
VISTA CROFT ESTATES ADDITION
CROSSTIMBER, TEXAS
JOHNSON COUNTY, TEXAS

MCK ENGINEERING, INC.
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FORT WORTH, TX 76179
(817) 584-4933
FIRM REC #19868

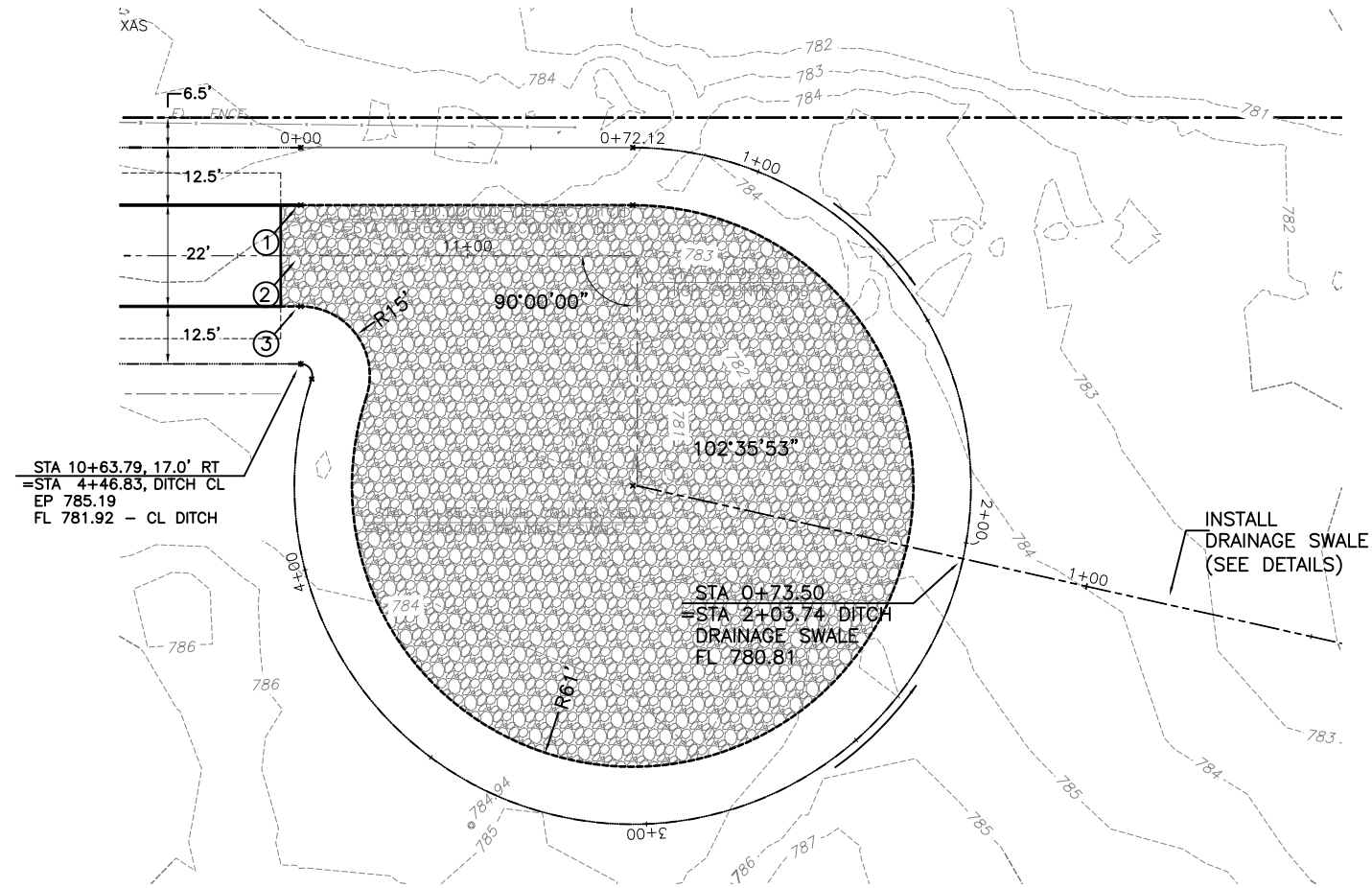
AUGUST 12, 2023



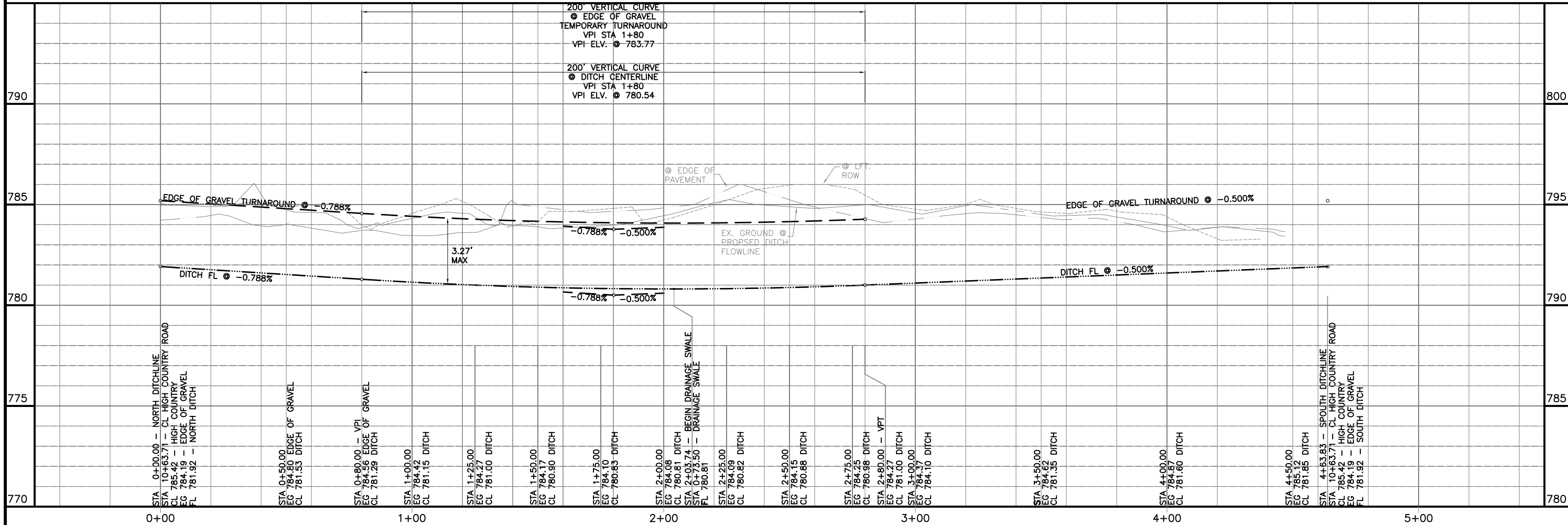
SCALE: 1" = 40'



- ① STA 0+00.00, DITCH CL
STA 10+63.71, 17' LFT
CL 785.42
EP 785.19
FL 791.92 @ CL DITCH
- ② STA 10+59.38 HIGH COUNTRY
END CONCRETE PAVEMENT AND BEGIN
TEMPORARY CUL-DE-SAC
(SEE DETAILS)
- ③ STA 4+46.83, DITCH CL
STA 10+63.79, 17' RGT
CL 785.42
EP 785.19
FL 781.92 - CL DITCH



INSTALL DRAINAGE SWALE (SEE DETAILS)



STA 0+00.00 - NORTH DITCHLINE
STA 10+63.71 - CL HIGH COUNTRY ROAD
CL 785.42 - HIGH COUNTRY
EG 784.19 - EDGE OF GRAVEL
FL 781.92 - NORTH DITCH

STA 0+50.00
EG 784.56
CL 781.53 DITCH

STA 0+80.00 - VPI
EG 784.56
CL 781.29 DITCH

STA 1+00.00
EG 784.43
CL 781.15 DITCH

STA 1+25.00
EG 784.27
CL 781.00 DITCH

STA 1+50.00
EG 784.17
CL 780.90 DITCH

STA 1+75.00
EG 784.10
CL 780.83 DITCH

STA 2+00.00
EG 784.08
CL 780.81 DITCH

STA 2+03.74 - BEGIN DRAINAGE SWALE
STA 0+73.50 - DRAINAGE SWALE
FL 780.81

STA 2+25.00
EG 784.09
CL 780.82 DITCH

STA 2+50.00
EG 784.15
CL 780.88 DITCH

STA 2+75.00
EG 784.25
CL 780.98 DITCH

STA 2+80.00 - VPT
EG 784.27
CL 781.00 DITCH

STA 3+00.00
EG 784.37
CL 781.10 DITCH

STA 3+50.00
EG 784.52
CL 781.35 DITCH

STA 4+00.00
EG 784.67
CL 781.60 DITCH

STA 4+50.00
EG 785.12
CL 781.85 DITCH

STA 4+63.83 - SPOULTH DITCHLINE
STA 10+63.71 - CL HIGH COUNTRY ROAD
CL 785.42 - HIGH COUNTRY
EG 784.19 - EDGE OF GRAVEL
FL 781.92 - SOUTH DITCH

MCK ENGINEERING, INC.
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FORT WORTH, TX 76179
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FIRM REC #19868

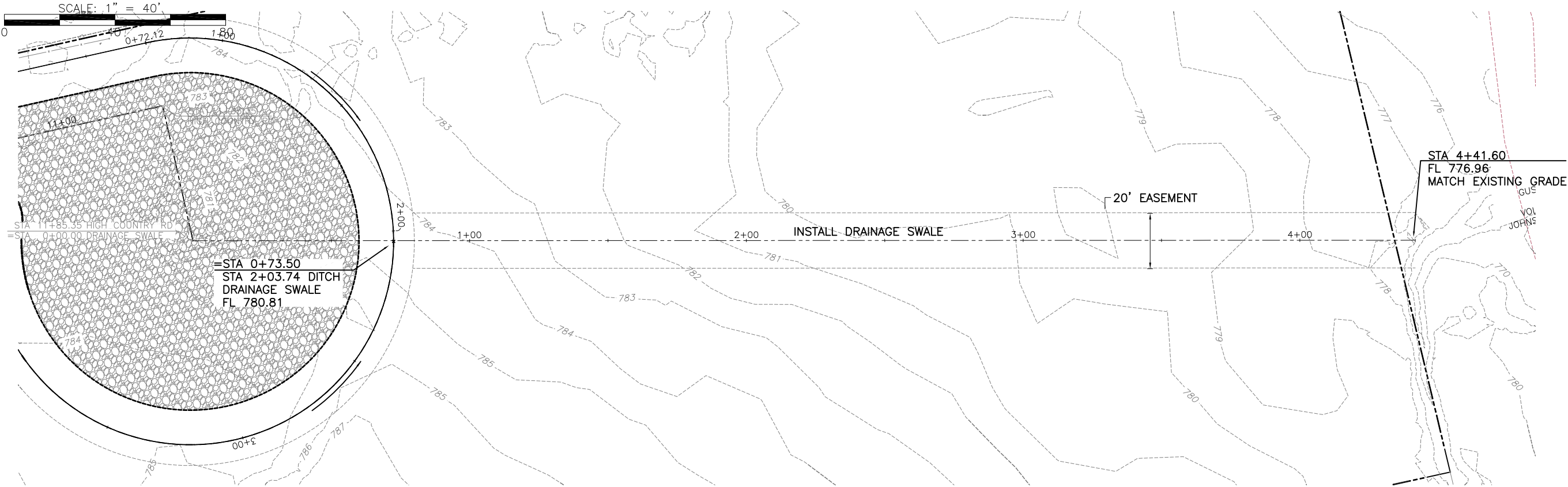
HIGH COUNTRY ROAD
STREET IMPROVEMENTS
PLAN & PROFILE
CUL-DE-SAC

VISTA CROFT ESTATES ADDITION
CROSSTIMBER, TEXAS
JOHNSON COUNTY, TEXAS

Scale: 1"=40' Date: 06/12/23
Designed By: GLM
Drawn By: GLM
Checked By: GLM
File: GLM
Project: 23.008.01
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SCALE: 1" = 40'

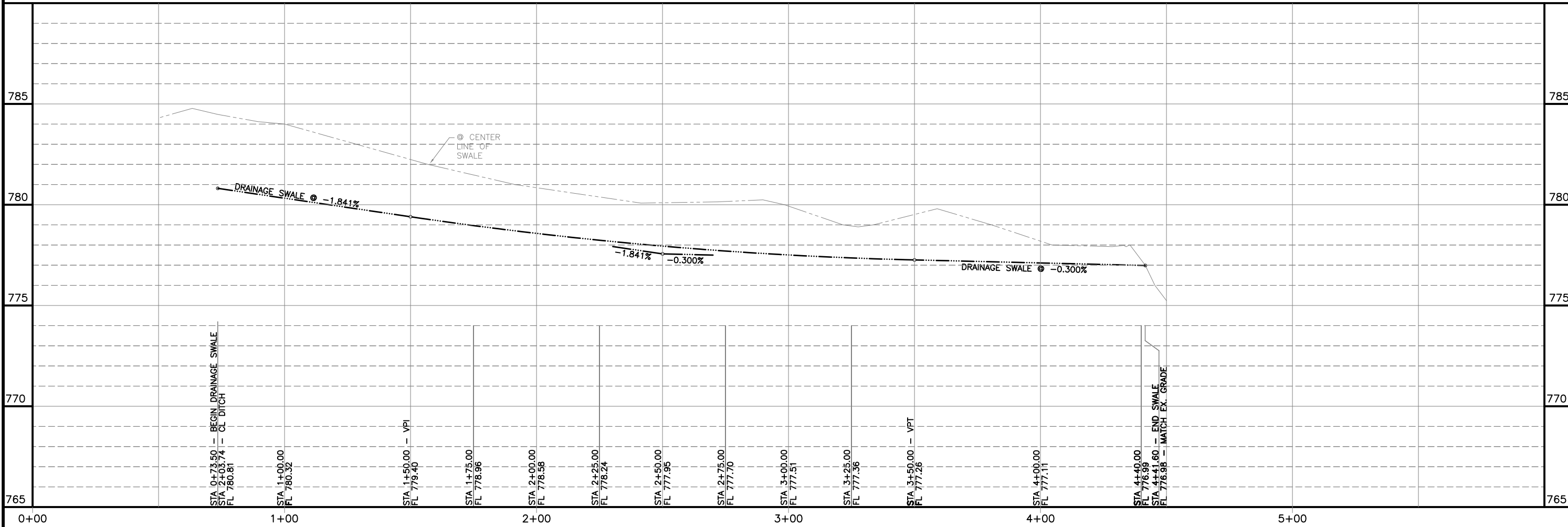


**DRAINAGE SWALE
@ LOTS 5&6
PLAN AND PROFILE**

**VISTA CROFT ESTATES ADDITION
CROSTIMBER, TEXAS
JOHNSON COUNTY, TEXAS**

MCK ENGINEERING, INC.
6105 GIBBONS CREEK ST
FORT WORTH, TX 76179
(817) 584-4933
FIRM REC #19868

AUGUST 12, 2023



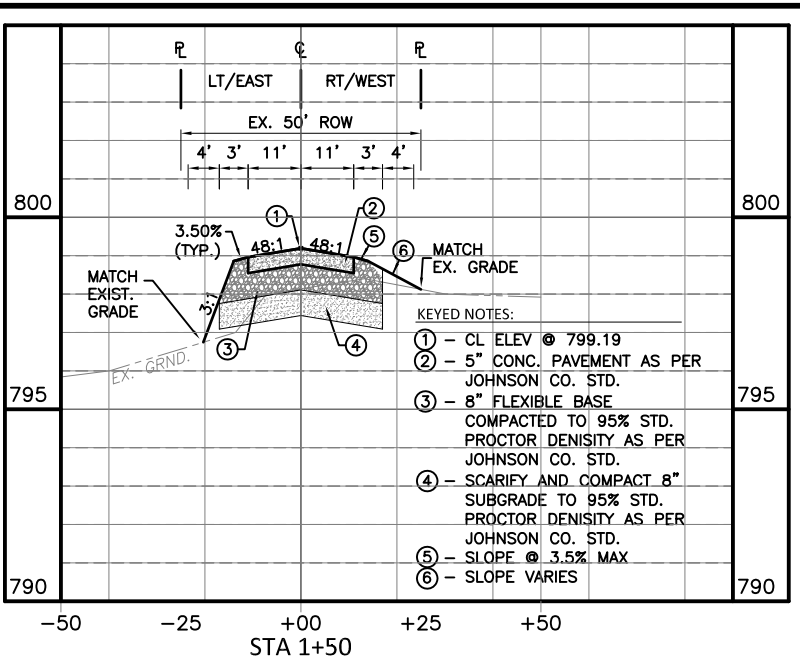
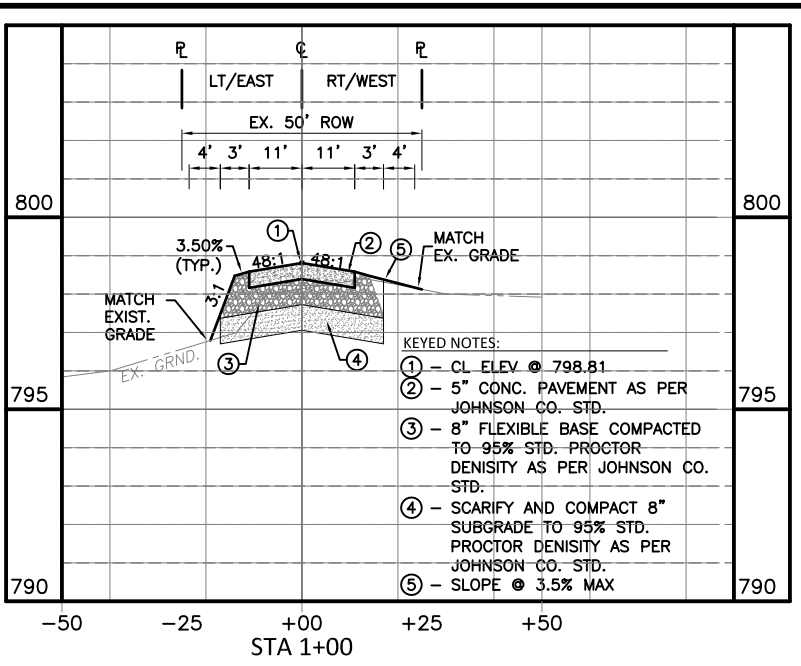
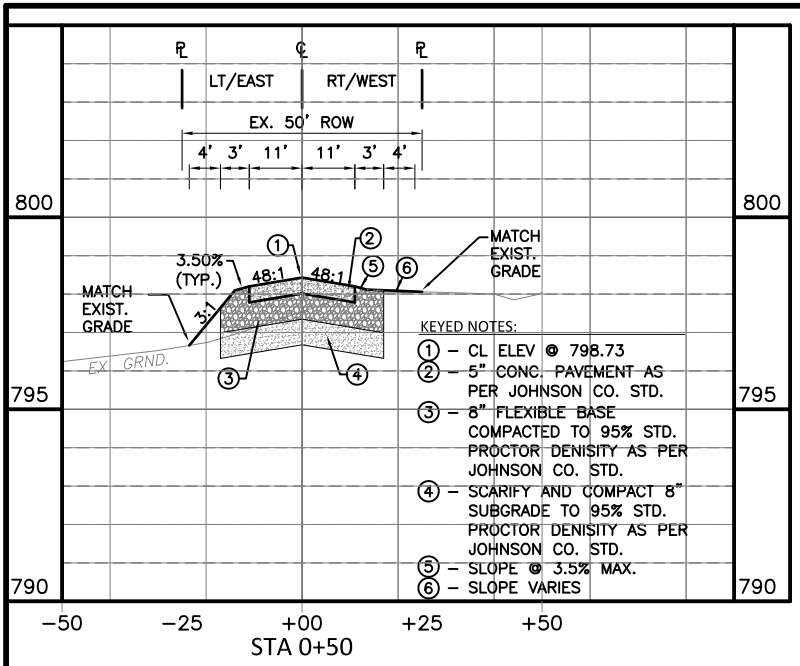
STA 0+73.50 — BEGIN DRAINAGE SWALE STA 0+03.74 — CL DITCH FL 780.81	STA 1+00.00 FL 780.32	STA 1+50.00 — VPI FL 779.40	STA 1+75.00 FL 778.96	STA 2+00.00 FL 778.98	STA 2+25.00 FL 778.24	STA 2+50.00 FL 777.95	STA 2+75.00 FL 777.70	STA 3+00.00 FL 777.51	STA 3+25.00 FL 777.36	STA 3+50.00 — VPT FL 777.26	STA 4+00.00 FL 777.11	STA 4+40.00 FL 776.99 STA 4+41.60 — END SWALE FL 776.98 — MATCH EX. GRADE
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Scale: 1"=40'	Date: 08/12/23
Designed By: GLM	
Drawn By: GLM	
Checked By: GLM	
File: GLM	
Project: 23.008.01	
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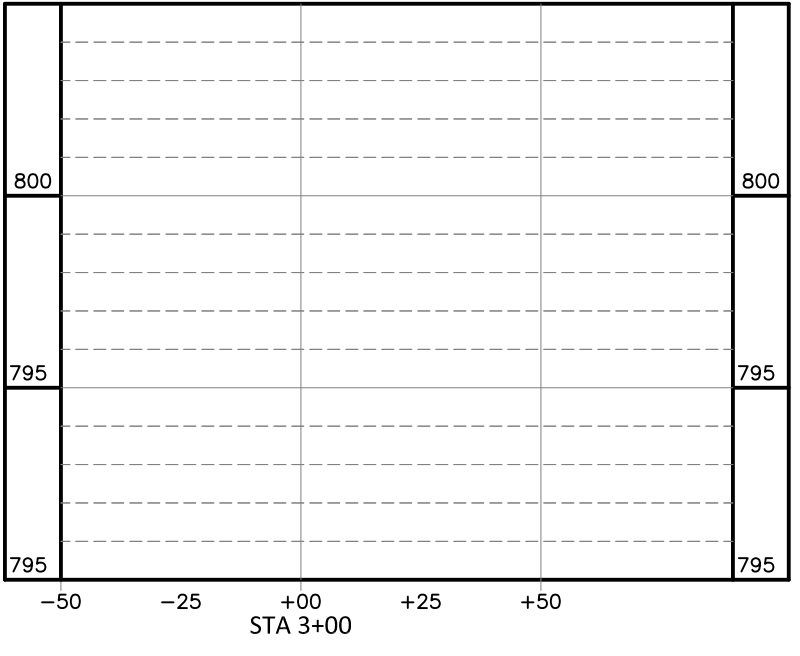
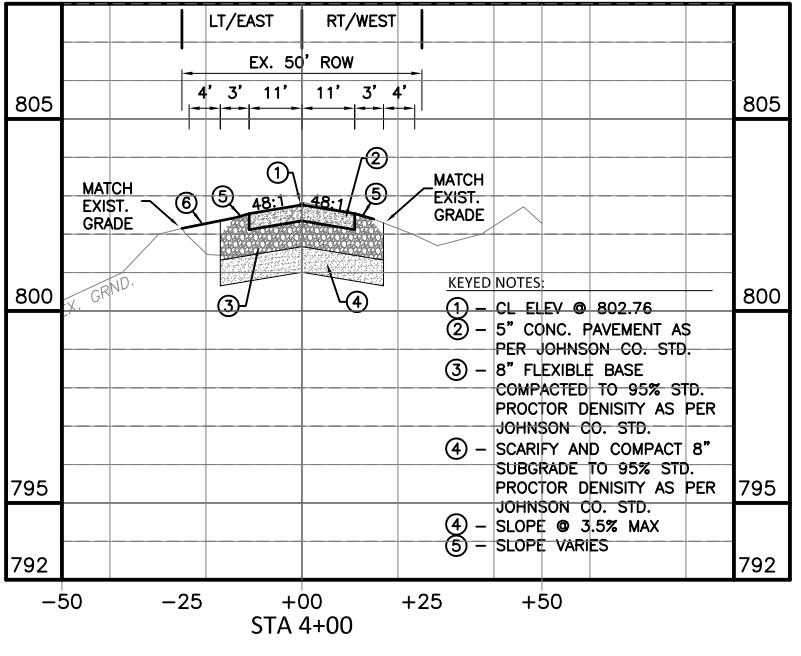
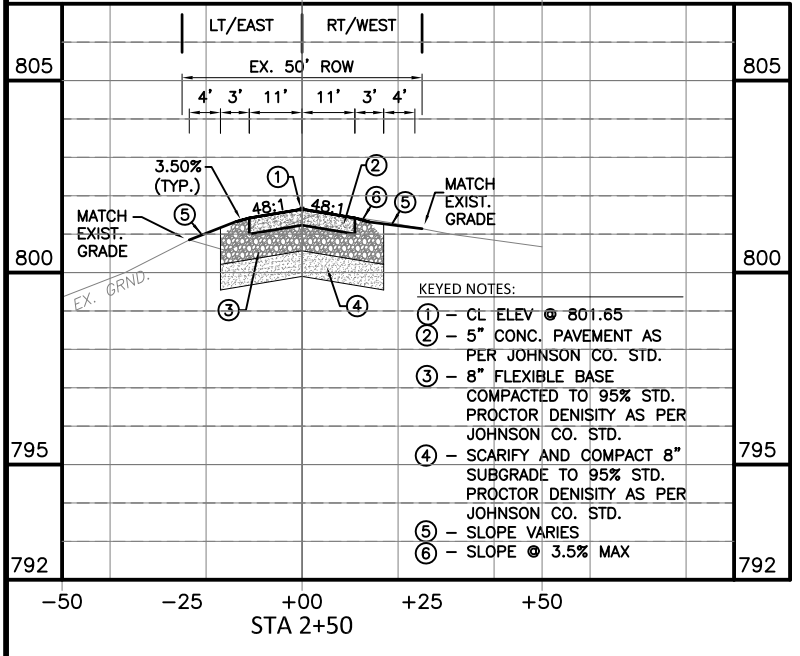
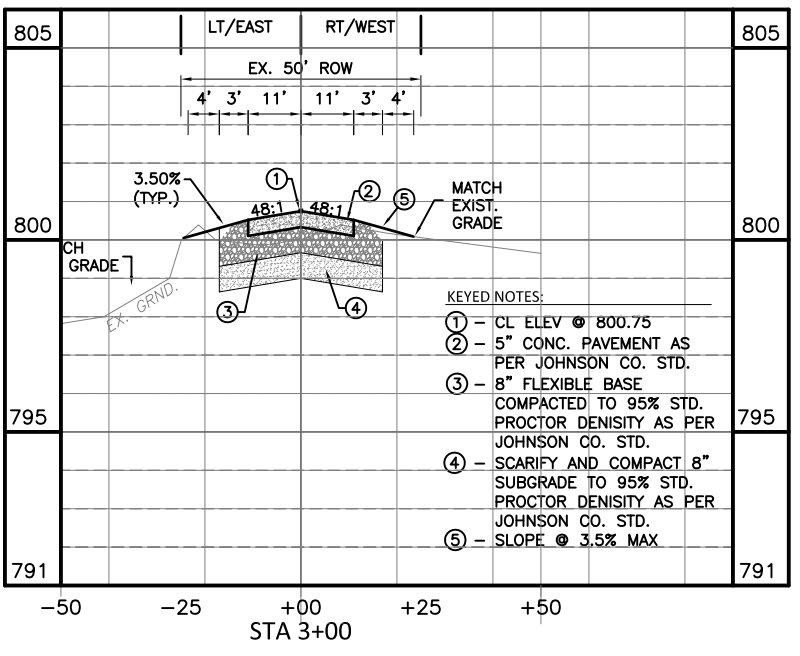
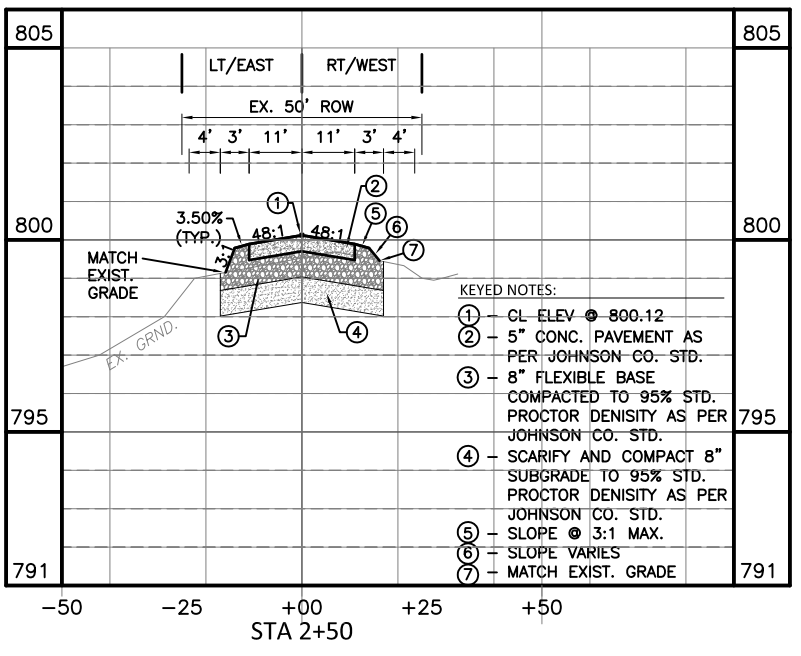
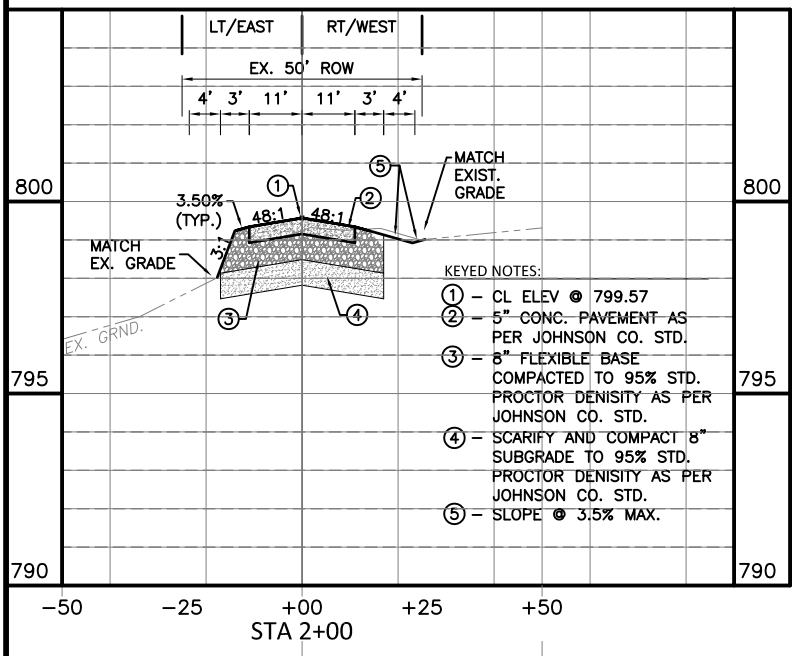
LETT LANE
 CROSS-SECTION

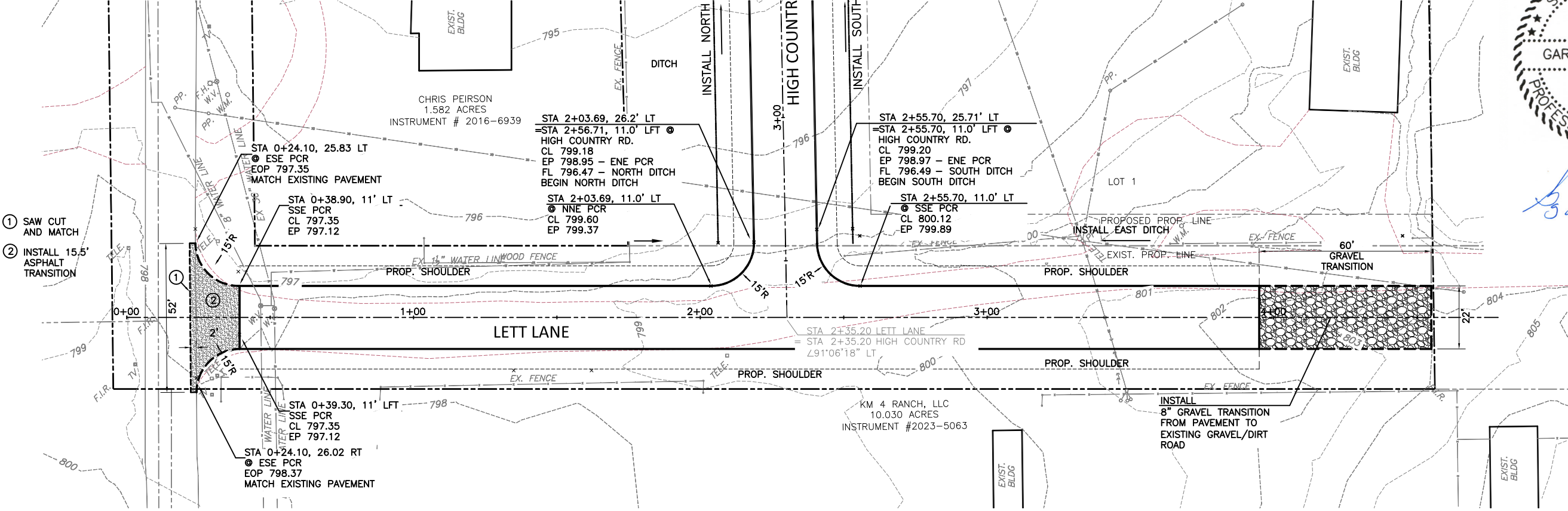
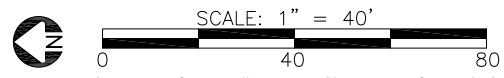
VISTA CROFT ESTATES ADDITION
 CROSSTIMBER, TEXAS
 JOHNSON COUNTY, TEXAS

Scale: 1"=40'
 Date: 06/12/23
 Designed By: GLM
 Drawn By: GLM
 Checked By: GLM
 File: GLM
 Project: 23.008.01
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STA 4+41.60
 FL 776.96
 MATCH EXISTING GRADE





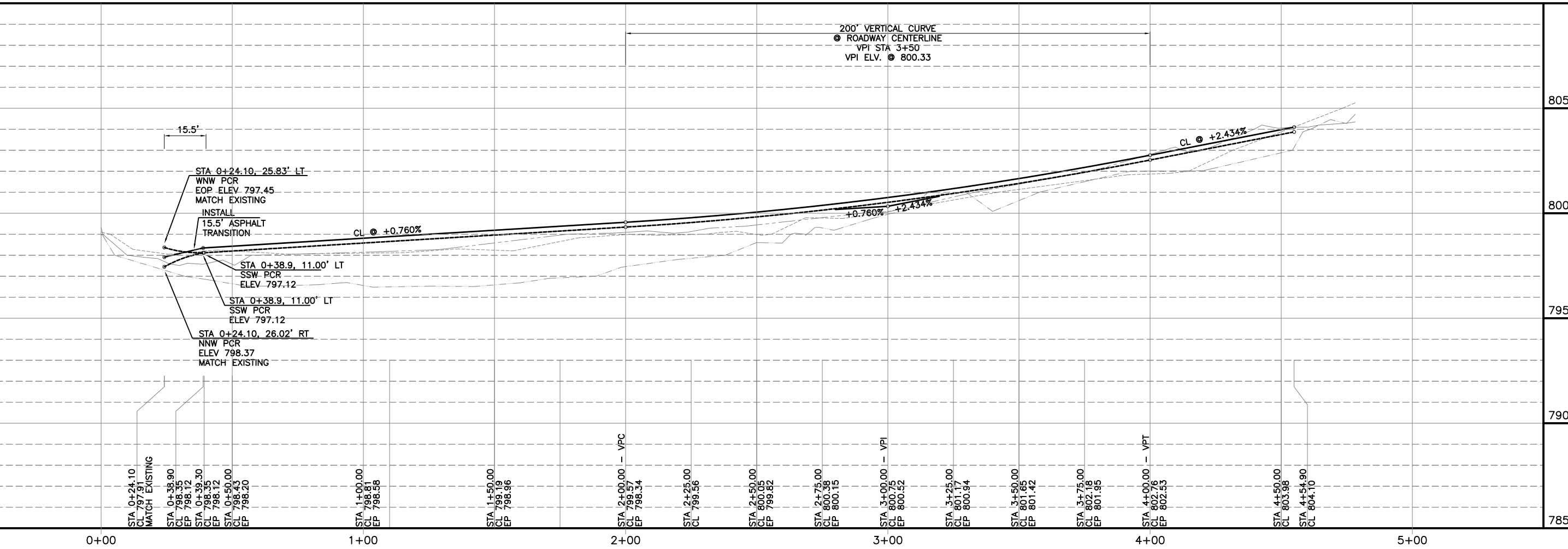
G. Lee McKay

- ① SAW CUT AND MATCH
- ② INSTALL 15.5' ASPHALT TRANSITION

**LETT LANE
STREET IMPROVEMENTS
PLAN & PROFILE
0+00 TO 4+50**

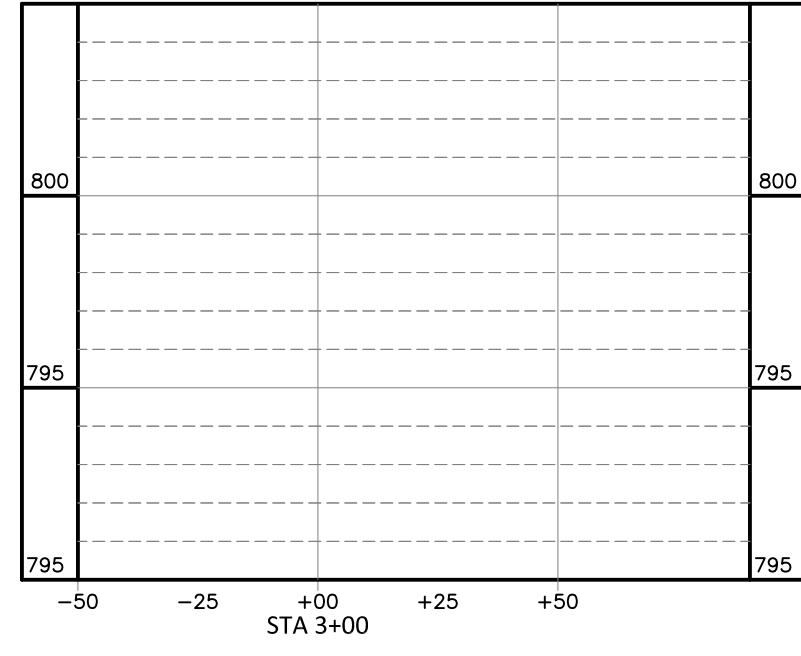
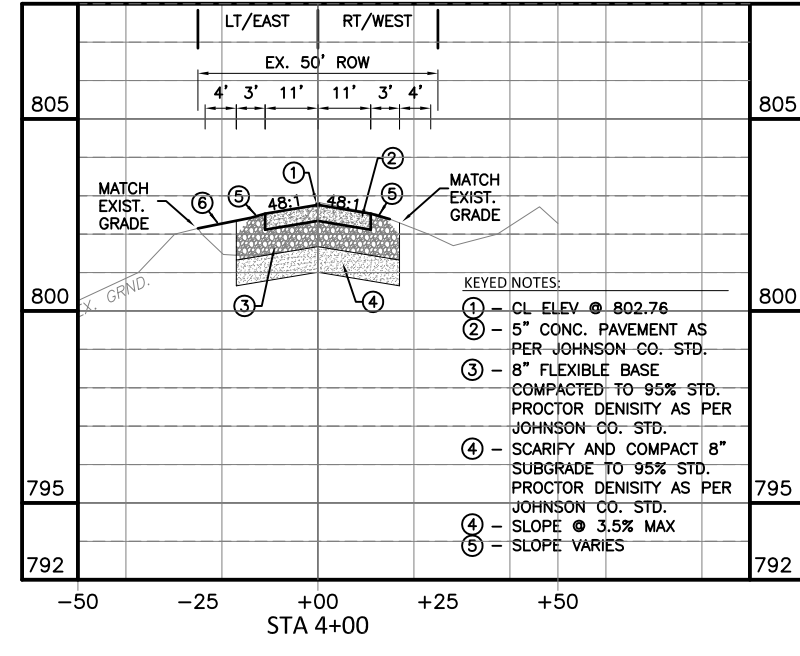
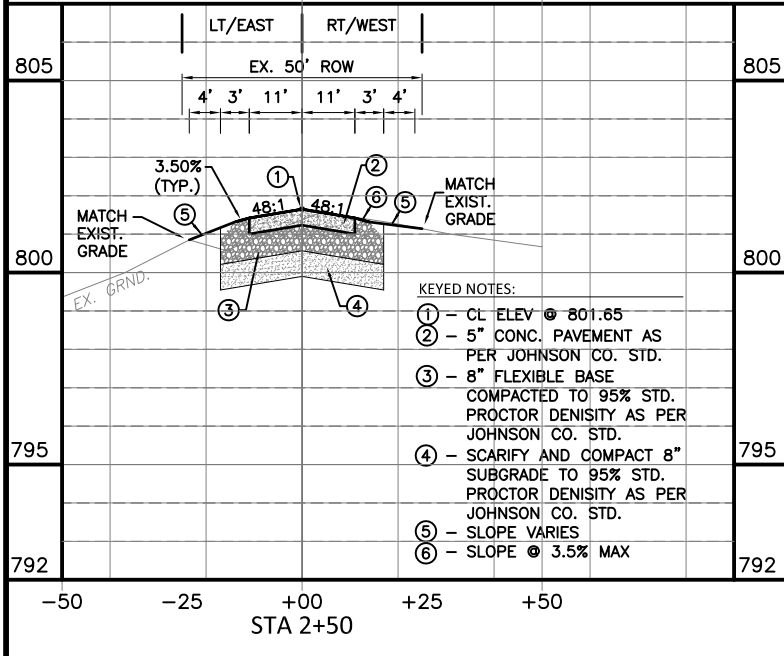
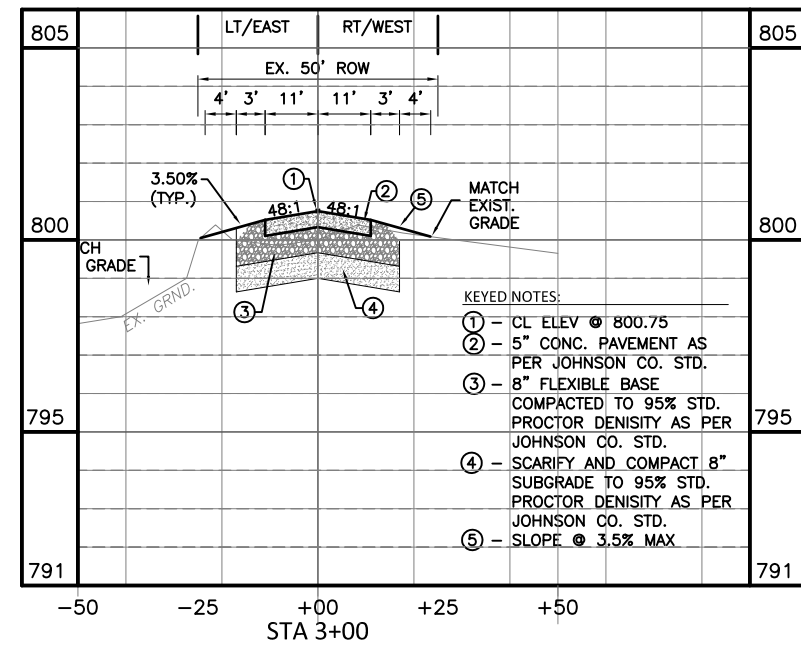
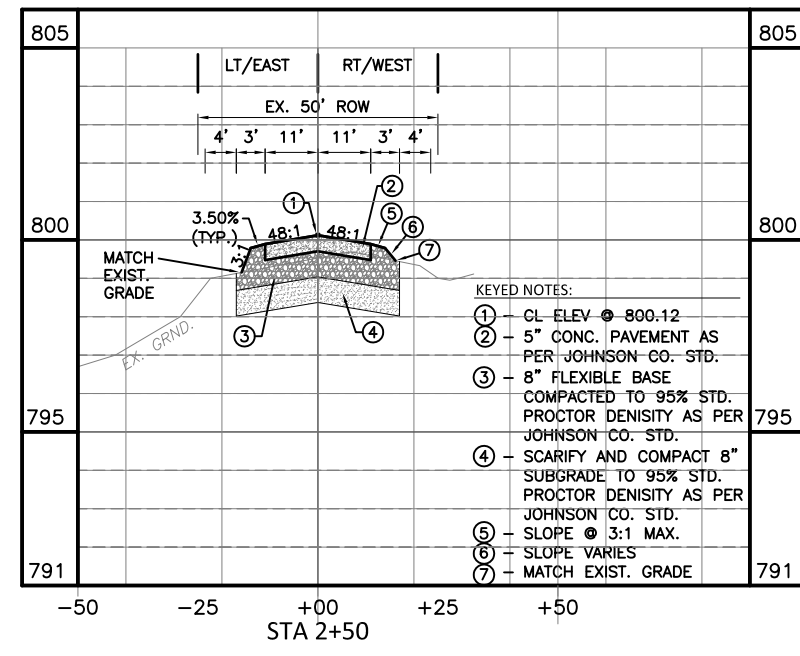
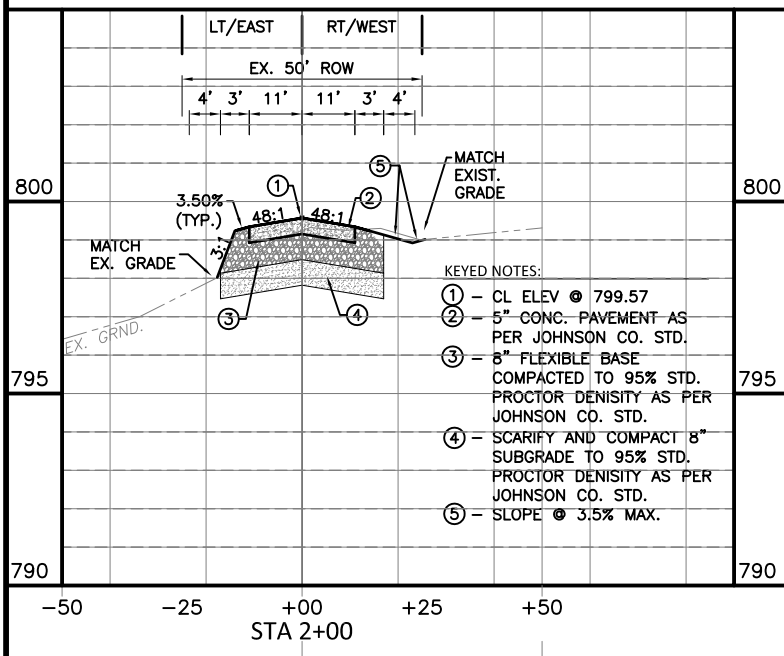
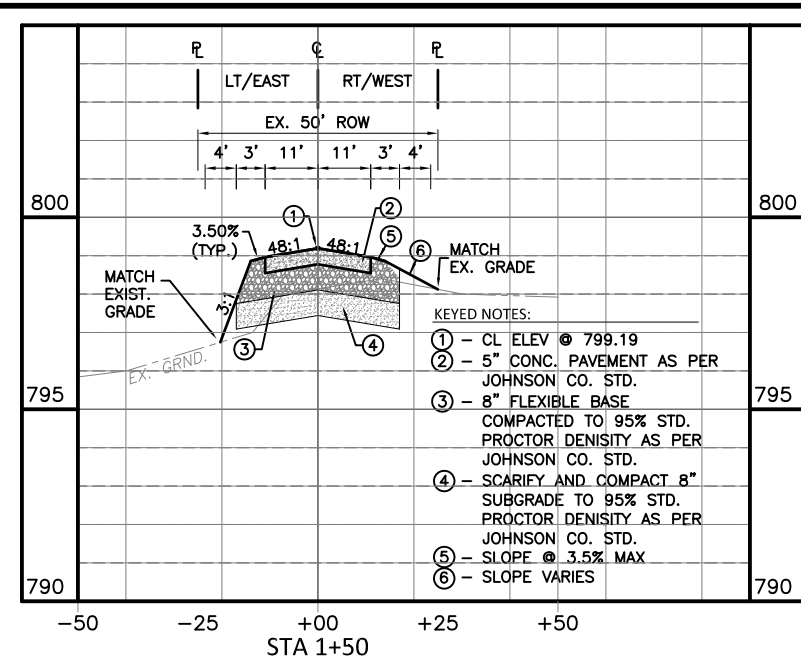
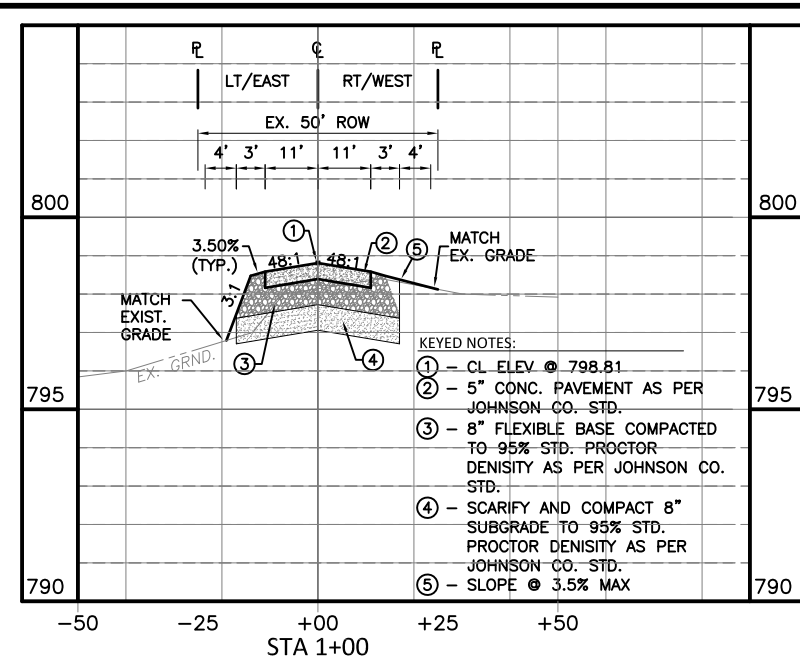
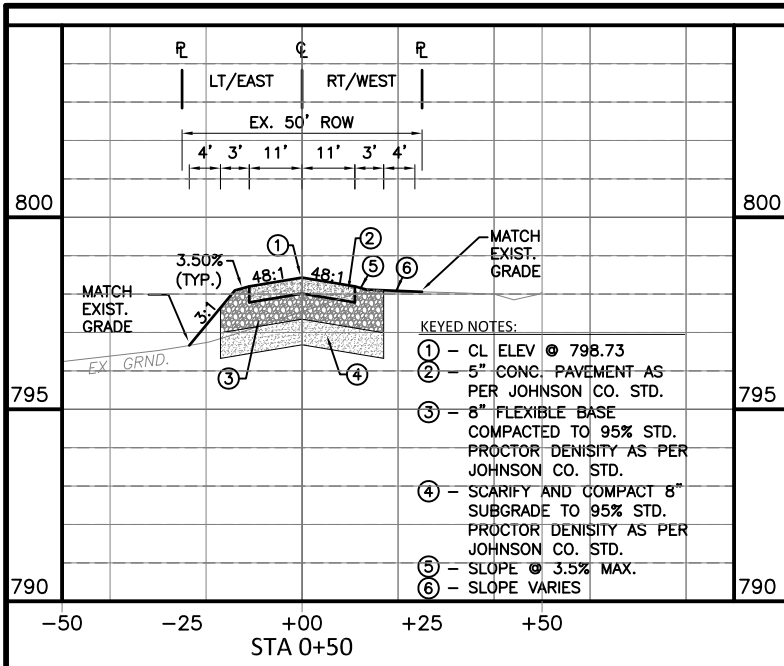
**VISTA CROFT ESTATES ADDITION
CROSSTIMBER, TEXAS
JOHNSON COUNTY, TEXAS**

Scale: 1"=40'	Date: 06/12/23
Designed By: GLM	
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MCK ENGINEERING, INC.
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FIRM REC #19868

SEPTEMBER 8, 2023



Gary Lee McKay

MCK ENGINEERING, INC.
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FIRM REC #19868

LETT LANE
CROSS-SECTION

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