

JOHNSON COUNTY

COMMISSIONERS COURT

Rick Bailey Commissioner Precinct 1 Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Commissioner Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§ §

ORDER 2024-47

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.

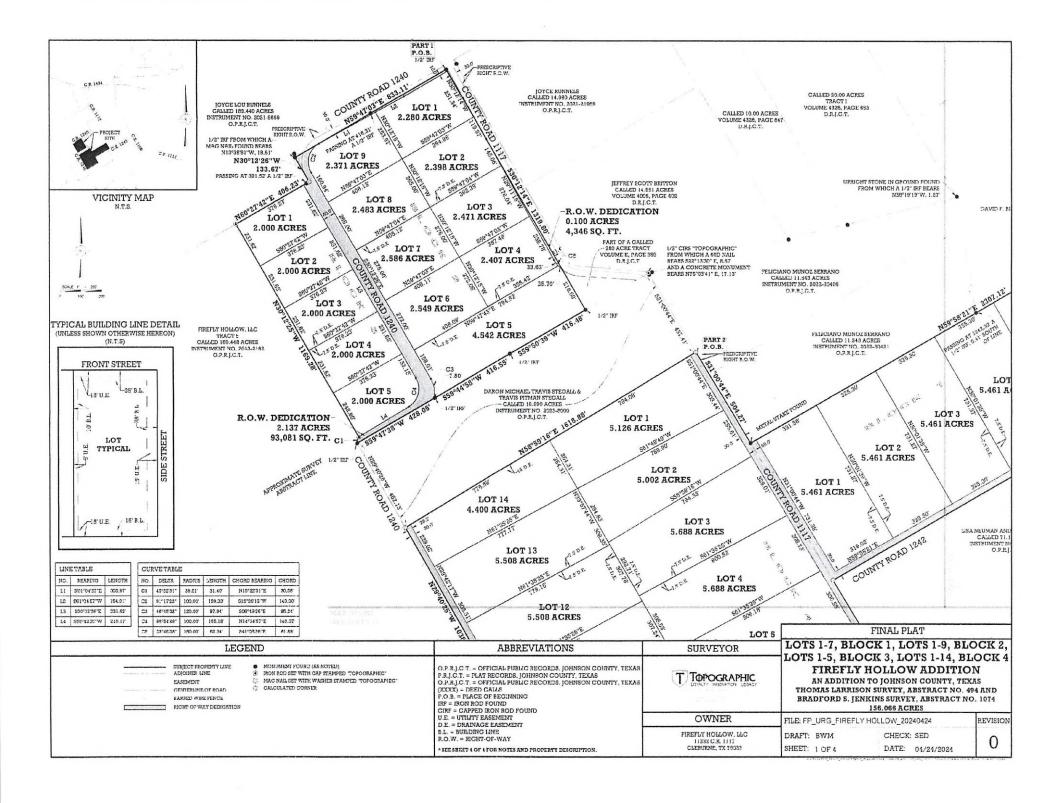
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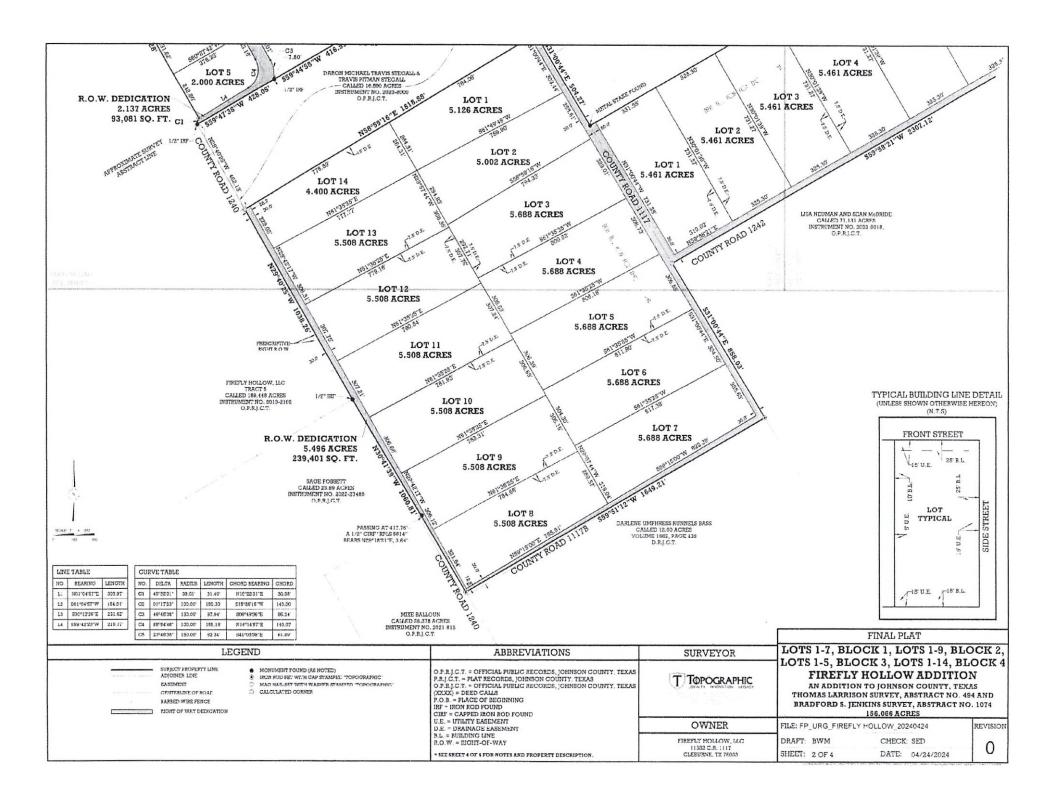
MAY 1 4 2024

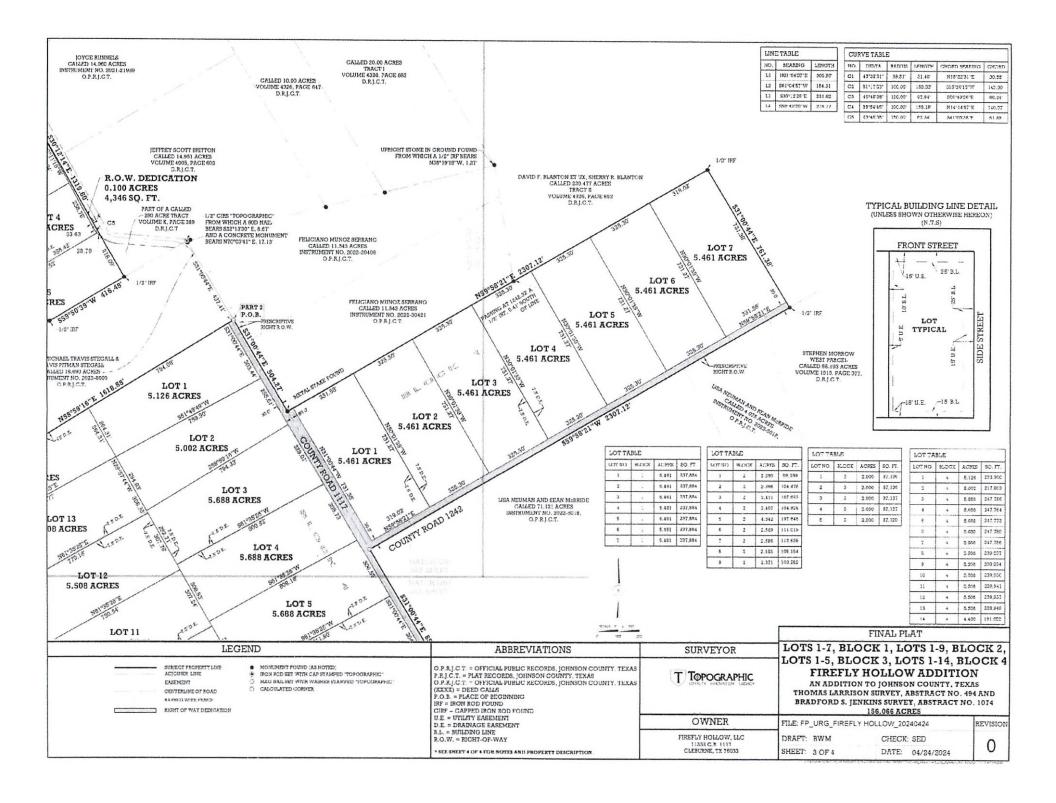
April Long
County Clerk, Johnson County Texas
BY DEPUTY

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

Christopher Boedeker, Johnson County Judge			
Voted: yes,	_ no, abstained		
	La Bouele		
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2		
Voted: ves, no, abstained	Voted: yes, no, abstained		
Mike White, Comm. Pct. 3 Voted: yes, no, abstained	Larry Woodley, Comm. Pct. 4 Voted:yes, no, abstained		
ATTEST: April Long, County Clerk	COUNTS TE LES		







DAKET TO STATE COUNTY OF JOHNSON 5 PART I

VEING A TWACT OF LAND SITUATED IN THE VIADPOURD E. (EXCENSISHMET, ARVINAUT, NO. 1074, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 18.98 ACRE TRACT, TRACT, SAMP OF A CALLED 18.98 ACREST TRACT THACT, SAMP OF A CALLED 18.98 ACREST ACRES THACK THACT, SAMP OF A CALLED 18.98 ACRES TRACT (TRACT IS, AS DESCRIBED IN A DEED RECORDED IN HISTROMER'S NO. 2013-2102, OFFICIAL PUBLIC RECORDS OF JOINSON COUNTY, YEARS (O.P.R.), C.T.), AND RELYG MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" ISON ROD FOUND FOR THE HORTHERIMORT OCENER OF SAID TRACTS, LOCATED ON THE ROUTHLING OF A CAMADI 188 AND ACES TRACT OF MAND AS DESCRIBED IN A DEED RECORDED IN WHITEMPETH HID, ROLLAND, OR PAYOT, AND ALSO LOCATED IN COUNTY TRAID 1880 AND IN THE WENTERLY MARKEN OF COUNTY

THERE E SY' IS H' E, ALONG THE SAFT LINE OF SAID TRACT 3 AND CENTRALLY ALONG THE WESTERS LINE OF COUNTY NOAD 1117, THEN LEAVING MAD WESTERS LINE OF COUNTY NOAD 1117, THEN LEAVING MAD WESTERS SOUTHEAST CONTROL OF SAID TRACT 3, AND LOCATED BY THE MONTHESM'S LINE OF A SAID TRACT 3, AND LOCATED BY THE MONTHESM'S LINE OF THE SAID TRACT 3.

THENCE WITH THE SOUTHERLY LINE OF DAID TRACTE 3 AND 6 AND THE NORTHERLY LINE OF SAID 16.000 ACTO TRACT AS FOLLOWS:

S 88" NO 38" W. A DISTANCE OF A15.46 FEET TO A 178" IRON ROD POUND FOR AN

 $\rm 5.5P^{\circ}$ 44° 50° W, A DETANGE OF 416.88 FEET TO A 1/2° EON ROD FOUND FOR AN AMOLD POINT IN THE EASTEPLY LINE OF COUNTY ROAD 1340;

5.69° 47.36° W. GENERALLY ALGING DOURTH ROAD 1240, A DISTANCE OF STALES
FEET TO A 1.72° SEON ROD POURD BY THE ROOMS MARKEST DY SAUD COURTY BOAD
12.60 FOR THE MONEYMENT COMPANY OF SAUD 18-59 ACRES TRACE, JAMES 12410-A
USEDE SIL CERES OF SAUD TRACE? S AND FOR THE SECTIONSO OF A
NON-TAINLEST GENERO THE SOURT.

THENCE CROSSING SAID TRACT 5 WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 99.5; FEST, AN ARG LENGTH OF 31.40 FEST AND A CHORD BEARING AND DISTANCE OF H 197 22 AT E 30.59 FEST TO A 142 HOW BOOD SET WITH A CAP STAMPED TOPOGRAPHIC FOR THE END OF SAID CURVE

THENCE NOW IN OR W. OVER AND ACROSS SAID TRACTIA. A DETANCE OF 1180 M PERF TO A 1/2" IRON ROD SET WITH A GAR STAMED TOPOGRAPHIC IN THE HORTHERN LINE OF SAID IRAGE 3 AND SENO IN THE SCUTHERLY LOVE OF SAID 189,440 ACRE

THENCE IN 90° 27 42° E, WITH THE COMMICH LINE OF SAID TRACT 9 AND SAID 189 440 ACRET FRACT, PASSING AT A DISTANCE OF 98 45 FERT, A 12° FERT ROOF DOUND IN SAID COUNTY FOAD 189, A TOTAL OSTRIANCE OF 9893 FERT TO A MAG NAIL SET WITH A WALLER STAMPL THOSOGRAPHICS IN THE GENERAL CONTITUEND A LOCATE AND OWNER ON THE SAID COUNTY FOAD 189, A DISTANCE OF THE GENERAL CONTRIBUTION OF AN ORDER OF THE SAID TRACT C. ALSO LOCATED IN THE WESTERLY LINE OF SAID TRACT 8.

THERICE N 90° 12° 90° W, ALONG THE DOMMON LINE OF SAID TRACT 6 AND SAID 189 440 ACRE TRACT AND GENERALLY ALONG COUNTY BOAD 1240, A DESTAILEE OF 133.67 FEET TO A 1/21° 1901 ROD FOUND FOR A CORNER FROM WHICH A MAG NALL FOUND BEARS N 19° 33 51° W, 18:31 FEET;

THEMOE IN 591 47 03" E. WITH THE COMMON WHE OF TRACT & AND SAID 189,440 ACRE TRACT AND GENERALLY ALONG SAID COUNTY HOAD LEST, PASSING AT A DISCARDE DE 418-31 FEET. A LIT BON ROLD FOUND, A POYAL DISTANCE OF 833,11 FREE TO THE PLACE OF RECEINING AND CONTAINING 98-34 ACRES.

BEING A TRACT OF LAND SITUATED IN THE THOMAS LARRISON SUPVEY, ABSTRACT NO 444, JOHNSON COUNTY, TEXAS, ARC SEING A PART OF A CALLED SMCC ACCEPTACT OF LAND (TRACT I) AND ALL OF A CALLED SMCO ACCEPTACT OF LAND (TRACT I), AND ALL OF A CALLED SMCO ACCEPTACT OF LAND (TRACT I), AS DECEMBED OF A DECEMBED ON THE ACCEPT AND A DECEMBED OF A DECEMBED ON FOLLOWS:

BEING MORE TARTICULARLY DISCRIBED ME FOLLOWS:

REGINNING AT A MAG HAD, SET WITH A WASHER STAMPED TOPOGRAFHED IN THE EAST LINTE OF SAID TRACT I AND IN SAID COUNTY BOAD 1117, AND SEING THE SOUTHERAT COMPERC OF A CALLED 1960 A CREE TRACT AS DESCRIBED IN A DEED HONOUNDED IN INVIKUALIST HE SOZIA-BED, O.P.K.].CT.:

THENCE S 31° 03 44° E, WITH THE COMMON LINE BETWEEN SAID TRACT (AND EALD ILLOW AGRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT HO. 11.04 A COSE TRACT AS DESCRIBED IN A DEED RECORDED BE INSTRUMENT FOR \$100-0400, O.S.A.C.C.T. AT 12.00 J FREE PARSON OF HIS CONTROL OF SOME OF FAIL 11.54 A CREE TRACT, ALSO BEING THE WESTERMOON OWNER OF ALCOHOLD IN ACMY. TRACT AS DESCRIBED IN A DESCRIPTION OF INSTRUMENT NO. 2013-0431 LP # J CT. COMPANION WITH COMMAND MINE OF SAID TRACT I, JURISADD IN 94 A CASE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT OF SOLID 194 A CASE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT OF SOLID TEST OF A MORTAL DESCRIBED IN A DEED RECORDED BY HIMPOMENT OF SAID TRACT AS DESCRIBED IN A DEED RECORDED BY HIMPOMENT HO, 8021-0481, AND JESO SERVING THE WIZITER/MOST CONNER OF SAID TRACTS.

CHENCE IN REFIRE DEFE, ACCORDING THE COMMON LINE OF SAID TRACE IT AND SAIC TO \$43 AGRE TRACT AS DESCRIPED IN A CHEED RECORDED IN INSTRUMENT NO. 2022-20411. TO AND WITH A SOUTH LIVE OF A CALLED 239-477 AGRE TRACT OF LAND AS DESCRIBED IN AND WITH A SOUTH LIBS OF A CALLED 239-477 KORE TRACT OF LAND AS DESCRIEDED IN A DEED RESCORED BY VOLUME 4239 FACE 680, DEED RESCORED (MINOR OCUNITY, TEXAS ON PLACE AS THE PROPERTY A 1-7 DEAD ROOF DOWN TO A THE MAN THE PROPERTY A 1-7 DEAD ROOF DOWN TO A 1-7 DEAD ROOF DOW

Thence 5 31 $^\circ$ 00 44 $^\circ$ 8, continging with the common line setween said tract 3 and 6.4 derbata across that all or fine said along a function, a detarded of 70.16 feet 70 A 1/2 troop rod from 0 gouinty field 144, being the southeast CORNER OF BAIC PRACT & AND BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 139 4TT ACRE TRACT

THENCE S 89' SE 21' W, WITH THE SOUTH LINE OF EARL TRACT 2 AND GENERALLY ALONG SAID COUNTY EOAD 143, A DETANCE OF 220',18 FEST TO A MAG MAL SET WITH A WARREN STAMES "FORCESTAIN" OF THE SOUTHWAST CORRES OF SAID WARTS, AND LOCKEED IN THE EASTERN LINE OF SAID TRACT I, GENERALLY AT THE UNTERSECTION OF THE SOUTHWANT SO FOULTH FOR LINE ALONG WHILE CONTY FORD

THENCE S 31° 00' 44" E. WITH THE EASTERLY LINE OF SAID TRACT I AND CENERALLY ALONG SAID COUNTY BOAD 1117. A DISTANCE OF ASA CO FEET TO A MAG WAIL SET WITH Washer Standed "Topographic" for the southeast corner of said tract i LOCATED IN COUNTY BOAD 1117B.

TRENCE SHIP 12" W WITH THE SOUTHERST LINE OF TRACT I AND GENERALLY ALONG AND GCUNTY AND LITTE, A DISTANCE OF 1898. IF FEET TO A MAG HALL SET WITH A WASHER STRANGET TOOR OF MADIFIC FOR THE SOUTHERMOST CORRESPORTS WITH TRACT.

1. AND SERIOR OF THE SERT LINE OF A CALLED 36.75 ACRE TRACT OF LINE AS DISCREDED IN A DEED PROTOCOLD IN SETTIMATE THE CORP. (7. AND LOCATED IN COUNTY ROAD 1840;

THENCE MINOR AND AND WITH THE COMMON LINE NITWEEN SAID TRACT I AND SAID 24.373 ACRE TRACT, AND GENERALLY ALONG SALD COUNTY ROAD 1340, PAISING AT A DETAILCE OF 417.78 FEET THE NORTHEAST CORNER OF SALD 26.378 ACRE TRACT, ALSO DETAINED OF 41.76 FEET THE HOSTHEAST CORNER OF SALD 28.378 ACRE THACT, ALSO BEING THE SENTEZIMONT CORNER OF A CALLED SIAS ACRE TACT OF LINE AS DESCREED IN A DEED RECORDED IN INSTRUMENT ON ADDICATION OF REF OF THE ACT TOTAL DETAINED OF 1000S; ITEM TO A 1/1" END NOT DOWN FOR AN ARRIGAT FORT, BEING THE MOST CORNER OF SALD SAME ACRE THACT AID SERIES OF SOUTHERMORE SOUTHEAST CORNER OF SALD SAME ACRE THACT AID SERIES OF

THERICE R 29" 40" 22" W, WITH THE COMMON LINE OF EACH TRACT I, AND GENERALLE LAND GENERALLE ALONG EACH COUNTY ROAD 1810. A ESTANCE OF 1088 16 FEET TO A MAG MAIL SET WITH A WASKES STAMPED TOPOGRAPHED IN SALD COUNTY ROAD 1240 FOR THE SCUTIWEET CONTROL OF ALD 18.00 AGREETINGT:

THENCE N 58' 69' 16' E. WITH THE SOUTHERLY LINE OF SAID 16,690 AGRE TRACT A DISTANCE OF HALARS FRED TO THE PLACE OF RECEIVING AND CONTAINING LIBITAL

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FIREFLY HOLLOW LLC, IS THE DWINER OF THE ABOVE DESCRIBED TRACT OF LAND, DODS HEREBY ADOP? THE FLAT DESCRIPTION THE HEALTH DESCRIPTOR PROPERTY AS LOTS 1-T, BLOCK I, LOTS 1-5, BLOCK F, LOTS 1-3, BLOCK S, AND LOTS 1-14, BLOCK A OF FIRETLY BOLLOW ADDITION, AN ADDITION TO JOHNSON COUNTY, TEAS, AND DOES HEREBY DEDICATE TO THE FUSIGE USE. WITHOUT RESERVATION. THE STREETS KASPIMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HERSON

W hlell DATE: 4-30-24 NAME Jeffrey Runnels me Owner

THIS THE 30 CAY OF HOU

Jennifer Mashburn Johny Putric, Stain of Texas Notary ID 134759908 My Committee Esp. 02-13-2028 NOTARY PUBLIC, STATE OF TEMAS

GENERAL NOTES:

- ALL PEARTICS SHOWN HEREIN ARE CURRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL SONE, NORTH AMERICAN DATUM 1993. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1,00013
- UNDERGOCUPO UTLITES SHOWN HERDON ARE BASED ON YESTAC EVIDENCE OSSERVED DURING THE COURSE OF A FIRED SURVEY. THE SURVEYOR MAKES NO GIMANITES THAT THE UNDERGOOD UTLITES SHOWN CORPERED ALL SURVINION FOR THE SERVEYOR AS SERVICE OF ASSENCED THIS SERVEYOR PURPHISHOUS IN THE ASSA, DIVER BE SERVICE OF ASSENCED THIS SERVEYOR SERVEYOR SERVEY ASSENCED AS
- ADJOINER DIFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OUTAINED FROM THE IOHISON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE
- ACCORDING TO THE FEMA FIRM MAP NUMBER ARXIGOROG, REVISED DECEMBER 4. SOLY THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X"
- THIS SURVEY WAS PERFORMED WITHOUT THE REVERT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF
- ALL WILLS SHALL BE SPACED A MINIMUM OF 160 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY GENTIFICATION.

DUTTES OF DEVELOPER PROPERTY OWNER

- THE AFFROVAL AND FLING OF THIS FLAT IT JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL STATE OR FEDERAL LAW OF THE THEEDICFIONS BY WHICH THE PROFERTY IS LOCATED
- THE AFFROVAL AND FLING OF THE FLAT ST JOHNSON COUNTY DOES NOT RELEVE THE DIVELEPTE OF THE PROPERTY OR OWNERS OF THE PROPERTY OF ANY DIVELOPMENT ON DOWNING THE PROPERTY OF ANY DIVELOPMENT OF THE PROPERTY OF THE COMMISSIONESS. OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY, THE COMMISSIONESS. OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY, THE COMMISSIONESS.
- IOSTROON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS STREAMS RIVER DARRIAGO GUANTI PARLEHO REPRESENTATION THAT THE GREEK STEAMS, RIVIER DRAINAGE GRANGE GRANGE GRANGE GRANGE OF TREATHERS PORTRAVID HEREON ARE ACTUALLY EXISTING ON THE FROPERTY PORTRAVED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR GOMEON LAW OF AN EXCOPPORATED CTY. [CHINGOR GOUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
- JOHNSON COUNTY IS FEITING UPON THE SUFFEYOR WHOSE NAME IS AFFICED RESEON TO MAKE ACCURATE AND TRUTHFUL EXPRESSMENTIONS UPON WHICH JOHNSON COUNTY GAN MAKE DETERMINATIONS RECARDING THE AFFROVAL OR DEAFFROVAL OF THE HAFT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE AFFROVAL AND FRING OF A FLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY BOADS SUBJECT TO COUNTY MAINTENANCE, NO FOALD, STREET OF FARSAGENAY SET ASSET HE REAT SHALL BE MAINTAINED AT JOHNSON COUNTY, TEXAS IN THE ASSEMBLE OF A EXPENSE ORDER OF THE COMMISSIONESS COUNTY OF FORMON COUNTY, TEXAS OF THE COMMISSIONESS COUNTY OF FORMON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANT SICH ROAD, STREET OF PASSAGENAY AND EPICEFORM OF SICH PASSAGENAY AND EPICEFORM OF THE ORDER OF THE OR THAN OFFICE OR THAN OFFI OR OTHER ORDER OF THE ORDER ORDER

FILING A PLAT

- IT IS A GEMENAL OFFENSE PUNISHABLE BY A FIRE OF UP TO \$1,000.00, CONTRICTMENT OF THE COUNTY JAIR FOR UP TO 60 DATS OR BY BOTH FIRE AND CONTRICTMENT YOUR A PRESENT HAS DEED OF CONVEYANCE, A CONTRACT FOR A BEED, OR A CONTRACT OF SAME OR OPHER EXCEPTION OF OWNER FOR A DEED, OR A CONTRACT OF SAME OR OPHER EXCEPTOR CONTRACT TO OWNER THAT BE BEAUTIFULD TO A PRODUCED HIS THE REMAY OF THE DESIRVATION OF THE BEAUTIFUL OF THE BLAFT.
- A PURCHASER MAY NOT USE OF OCCUPY PROPERTY DESCRIBED IN A FLAT OF REPLAT OF A SUBDIVISION INTIL SUCH TIME AS THE PLAT IS FILED FOR PECOPD WITH THE COUNTY CLERKS OFFICE OF THE JOHNSON COUNTY

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING IOHNSON COUNTY, SHALL HAVE THE RIGHT TO ANY PURISE UTILITY, INCLUDING JORGEON COUSTY, BHALL HAVE THE RIGHT TO MOVE AND EXP MOVED ALL OF PART OF A RY SULDEINGS, TERES, TERES, TORKEN, CHICK GROWNES, OR BENEVIRBURING WHICH IN ANY WAR SELANDER OF RETURNING AND ANY OF THE ANALYSE OF THE STREET, ANY OF THE ANALYSE OF THE STREET, AND THE SELANDER OF THE SELANDER

WATER PRIVATE WATER WELL SYSTEM

PRIVATE INCIVIDUAL SEPTIC SYSTEMS

ELECTRIC: (INITED COOPERATIVE STRVICES ATTURNAME

RIGHT OF WAT DEDICATION
30 SOW FROM CENTER OF COUNTY ROADS OR SOADS IN A SUBDIVISION

UTILITY EASEMENT

15 UTILITY SAFEMENT ALONG FRONT LOT LINE 15 UTILITY EASEMENT ALONG BACK LOT LINE 2 FROM LOT LINE ALONG ISSE LOT LINES

BUILDING LINES; 25 FROM FRONT LOT LINES (STATE HWY AND F.M.) 25 FROM FRONT LOT LINE (COLTN'Y ROADS OR SUBLIVISION ROADS)

10' PROM LOT LINES ON SIDES 15' FROM LOT LINE ON FEAR

APPROVED BY JOHN	SCN COUNTY CO	MMISSIONERS
COURT ON THE	DIVOS	2024

COUNTY DUDGE

PLAT RECORDED IN

INSTRUMENT NO.

COUNTY CLERK, ICHNSON COUNTY, TEXAS

DEPUTY

FLOOD STATEMENT

ACCORDING TO THE FEMA FROM MAP NUMBER 4822 (100400), REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN SOME "A".

- THE ABOVE REFERENCED FEMA FLOOD INSURANCE PATE MAP IS FOR USE IN THE AROYE REFERENCED FRAM RIGODINGURANCE RATE MAP IS FOR USE IN ADMINISTRATION THE NITH. IT ROSS HOT NECESSALEM SHOW ALL REFER STRICT TO FLOODING, RATHOLIARNY FROM LOCAL SOUNCES OF SHALL SIZE THICK OOLD SE HOOCED SE ROSSEE CONCENTRATED BANFAL, COUNTED WITH INACCOUNT LOCAL TRANSCEDERS OF COUNTY AND THE SAME OF THE SAME OF THE NITH SAME OF THE SAME OF THE NITH SAME OF THE SAME
- ALUCCING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE RASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS
- THE EXECUTED CREEKS OF DRABBAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WELL 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 LO
- CHRSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND CPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION
- COMMON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL HIGHEY OR LOSS OF LIFE DE PROFEIETT COGASIONED BY FLOODING OR FLOOD CONDITIONS.
- [CHRISON COUNTY HAS THE RIGHT BUT NOT A CATT TO TRIVES CATO PROPERTY AND CLASS ANY DISTRICTION RIGHDING WIT NOT LIMITED TO TREES, MARCH, CURY OR BUILDINGS WHICH OSSTRUCT THE FLOW OF WATER THROUGH DIAINAGE EASEMENTS.

PRIVATE SEWAGE FACILITY

- CHASTE SEWACE FACILITY PERFORMANCE CANNOT SE GUARANTEED EVEN THOUGH ALL PROVINCIAS OF THE RULES OF JOINSON COUNTY TEXAS FOR PROVINCE SEWACE FACILITIES ARE COMMUNIC WITH.
- HEPOTHOR AND OR ACCEPTANCE OF A FRIVATE GEWAGE FAGILITY BY THE PERSON OF PAGE OF THE THE PAGE OF THE PAGE OF THE PAGE OF THE PAGE OF THE STATE OF TH MINIMUM STANDARDS, MUST BE UPCRADED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OSIECTIONABLE ODORS, IF UNBARRITARY CONDITIONS ARE CREATED, OR IF THE PACILITY WHEN USED DOES NOT COMPLY WITH COVERNMENTAL REGULATIONS.
- A PEOPERLY DESIGNED AND CONSTRUCTED PRIVATE DEWAGE PACELTY SYSTEM A PROPERT DESIGNED AND CONSTRUCTED PROVIDED PROVIDED AND STREET STATES.
 INSTALLED IN SUITABLE BOTH, CAN MALEFONTON IT THE AMOUNT OF WHEN THAT IS REQUIRED TO DEPOCE OF IS NOT COMPRCIATED IT WILL BE THE
 RESPONDED BY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE
 SEWAGE FACILITY IN A SATISFACTORY MAINTER.

INDEMNITE

THE PROPERTY DEVELOPER REMINITING THE FLAT TO JOHNSON COUNTY FOR APPROVAL AND THE COVIDED OF THE PROPERTY THE PURPORT OF THE RAID DO INCLUDED TO JOHNSON AND EXPONENTY THE PURPORT THE DOUBL INFRACED COUNTRY AND INFORMATION OF THE COMMISSIONERS, OFTICHER, AND EMPLOYEES OF JOHNSON COUNTY FACH, AND AND ALL CLAIMS OF DAMAGOR EXCHAUNTED FEMORE ALLCCIDENT FEMORE OF THE PROPERTY OF THE PLAT OF CHIRCLE OF THE PLAT OF THE PLAT OF CHIRCLE OF THE PLAT OF THE

S EFIX DUMAS

- THE SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE FIT
- THE PROPOSED INAGE OF THE SUMECT PROPERTY IS SDIGLE FAMILY
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A STREPTISION WITTEN TWENTE (12) MONTHS AFTER THE DATE OF FINAL PLAY APPROVAL.

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 2311, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY EUPERVISION ON JUNE 5, 2023.

Chi) 2 4/25/2024

FINAL PLAT LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, ABBREVIATIONS SURVEYOR LOTS 1-5, BLOCK 3, LOTS 1-14, BLOCK 4 MONIMENT FOUND (AS NOTED) O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, IOHNSON COUNTY, TEXAS FIREFLY HOLLOW ADDITION IRON ROU BET WITH CAP STAMPED TOPOGRAPHIC T TOPOGRAPHIC P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS MAG HAIL SET WITH WASHER STAMPED TOPOGRAPHIC AN ADDITION TO JOHNSON COUNTY, TEXAS O.P.R.J.C.T. - OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

SERVICE PROPERTY LINE EASEMENT GALCULATED OCUNER CENTERLINE OF ROAD (XXXX) = DEED CALLS THOMAS LARRISON SURVEY, ABSTRACT NO. 494 AND P.O.B. = PLACE OF BEGINNING BARDED WIRE FENCE BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074 IRF = IRON ROD FOUND FIGHT OF WAY DEDICATION 156.066 ACRES CIRF = CAPPED IRON ROD FOUND U.E. = UTILITY EASEMENT OWNER FILE: FP_URG_FIREFLY HOLLOW_20240424 REVISION D.E. = DRAINAGE EASEMENT B.L. - BUILDING LINE FIREFLY HOLLOW, LLC DRAFT' BWM CHECK- SED R.O.W. = RIGHT-OF-WAY SHEET: 4 OF 4 CLEBURNE, TX 76033 DATE: 04/24/2024



AGENDA PLACEMENT FORM

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

Date: May 1, 2024	Court Decision: This section to be completed by County Judge's Office
Meeting Date: May 13, 2024	ason Co.
Submitted By: Julie Edmiston	Sohnson County
Department: Public Works	((★ (APPROVED)★))
Signature of Elected Official/Department Head:	n Commissioners Coll
	May 13, 2024
Description: Consideration of Order 2024-47, Order	Approving the Final Plat of Firefly
Hollow Addition, Lots 1-7, Block 1, Lot	
1-14, Block 4 in Precinct 1.	51 7, 5100K 2, 500 1 5, 5100K 5, 500
(May attach addition	nal sheets if necessary)
` •	iai shoots ii hoocssary)
Person to Present: <u>Jennifer VanderLaan</u>	1 1 2 2 1 2
(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 a	vailable to the public prior to the Meeting)
Estimated Length of Presentation: 10 mi	nutes
Session Requested: (check one)	
☐ Action Item ☑ Consent ☐ Works	shop Executive Other
Check All Departments That Have Been Notif	ied:
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel ☑ Public V	Vorks
Other Department/Official (list)	

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