



# 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 13<sup>TH</sup> 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

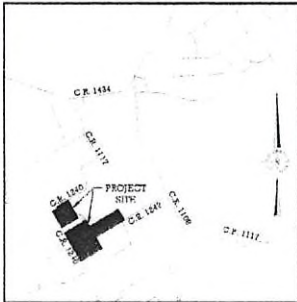
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. 4**

Voted:  yes,  no,  abstained

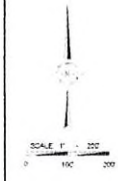
\_\_\_\_\_  
**ATTEST: April Long, County Clerk**



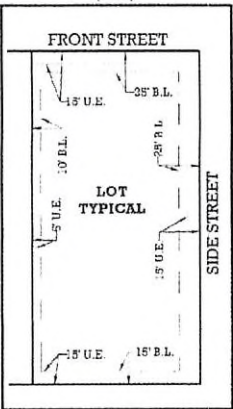




VICINITY MAP  
N.T.S.

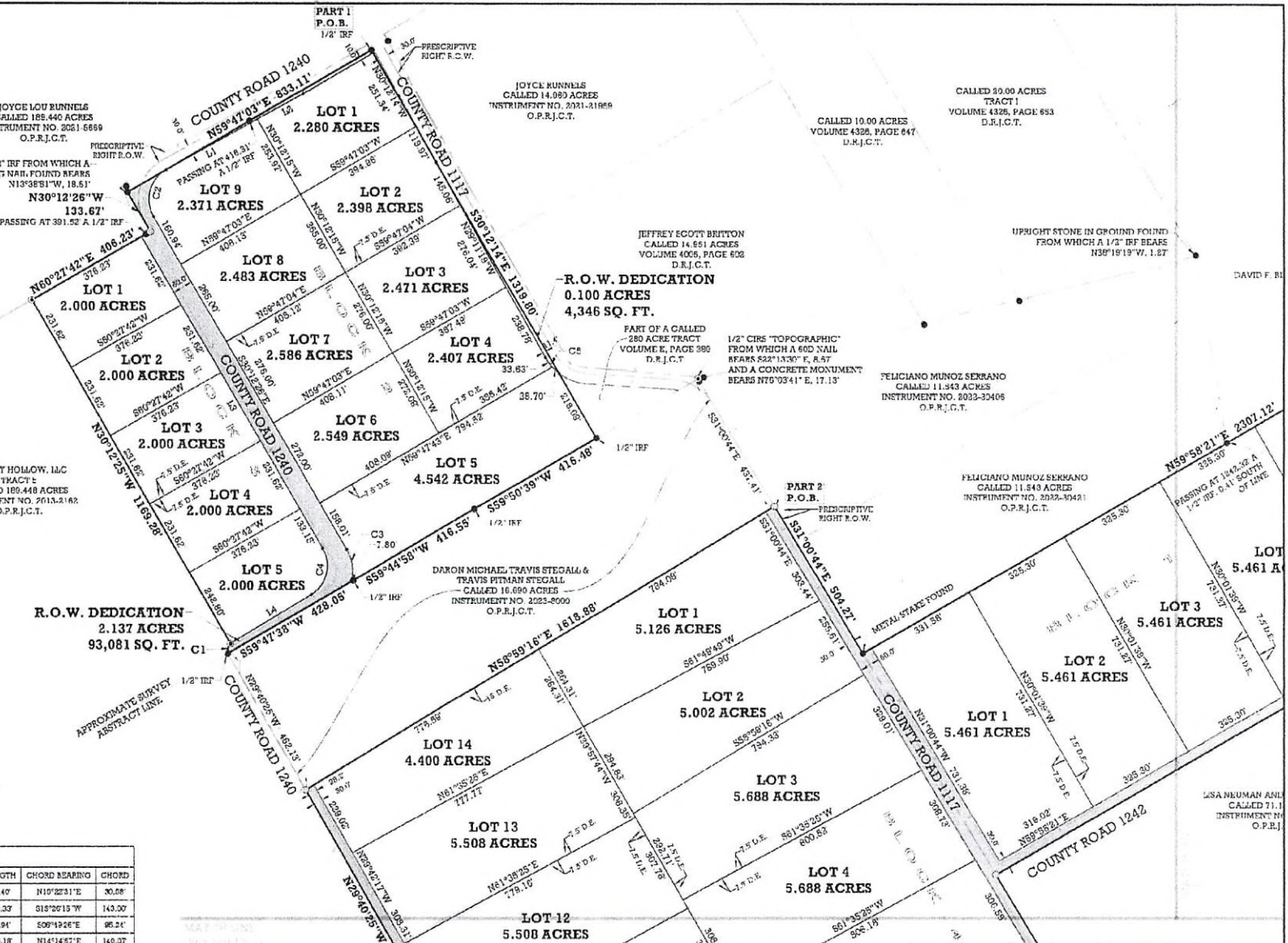


TYPICAL BUILDING LINE DETAIL  
(UNLESS SHOWN OTHERWISE HERON)  
(N.T.S.)



NO.	BEARING	LENGTH
L1	N01°04'37"E	305.97'
L2	S61°04'47"W	184.01'
L3	S30°12'26"E	231.62'
L4	S55°42'25"W	216.17'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°52'31"	39.61'	31.49'	N10°22'31"E	30.58'
C2	91°17'23"	100.00'	159.33'	S15°26'15"W	140.00'
C3	46°16'38"	120.00'	97.94'	S09°49'26"E	95.24'
C4	88°54'48"	100.00'	155.18'	N14°14'47"E	140.07'
C5	23°46'38"	190.00'	69.34'	S41°25'39"E	61.88'



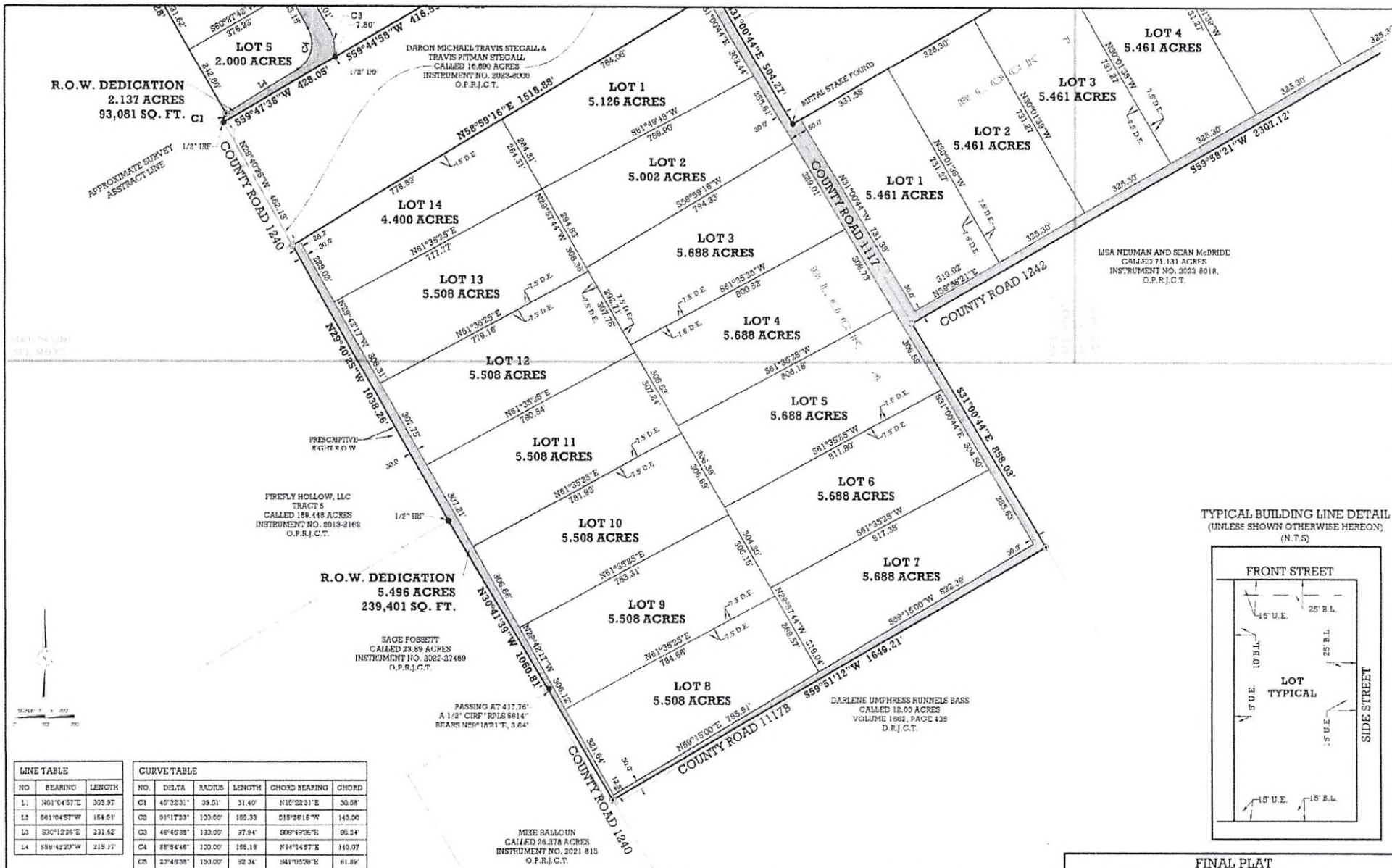
R.O.W. DEDICATION  
2.137 ACRES  
93,081 SQ. FT.

R.O.W. DEDICATION  
0.100 ACRES  
4,346 SQ. FT.

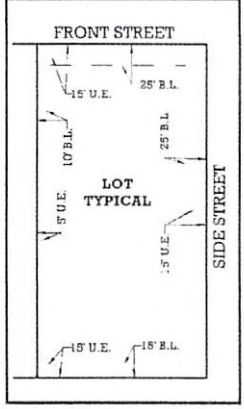
<b>FINAL PLAT</b>	
<b>LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, LOTS 1-14, BLOCK 4</b>	
<b>FIREFLY HOLLOW ADDITION</b> AN ADDITION TO JOHNSON COUNTY, TEXAS THOMAS LARRISON SURVEY, ABSTRACT NO. 494 AND BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074 156.066 ACRES	
FILE: FP_URG_FIREFLY_HOLLOW_20240424	REVISION
DRAFT: BWM	CHECK: SED
SHEET: 1 OF 4	DATE: 04/21/2024
<b>0</b>	

LEGEND	ABBREVIATIONS	SURVEYOR
<ul style="list-style-type: none"> <li>— SUBJECT PROPERTY LINE</li> <li>- - - ADJOINER LINE</li> <li>- - - EASEMENT</li> <li>- - - CENTERLINE OF ROAD</li> <li>--- MARKED WIRE FENCE</li> <li>— RIGHT OF WAY DEDICATION</li> </ul>	<ul style="list-style-type: none"> <li>● MONUMENT FOUND (AS NOTED)</li> <li>⊕ IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</li> <li>⊕ MAG NAIL SET WITH WASHER STAMPED "TOPOGRAPHIC"</li> <li>⊕ CALCULATED CORNER</li> </ul>	
	<p>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</p> <p>*SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.</p>	<p><b>OWNER</b></p> <p>FIREFLY HOLLOW, LLC            11342 C.R. 1117            CLEBURNE, TX 75033</p>





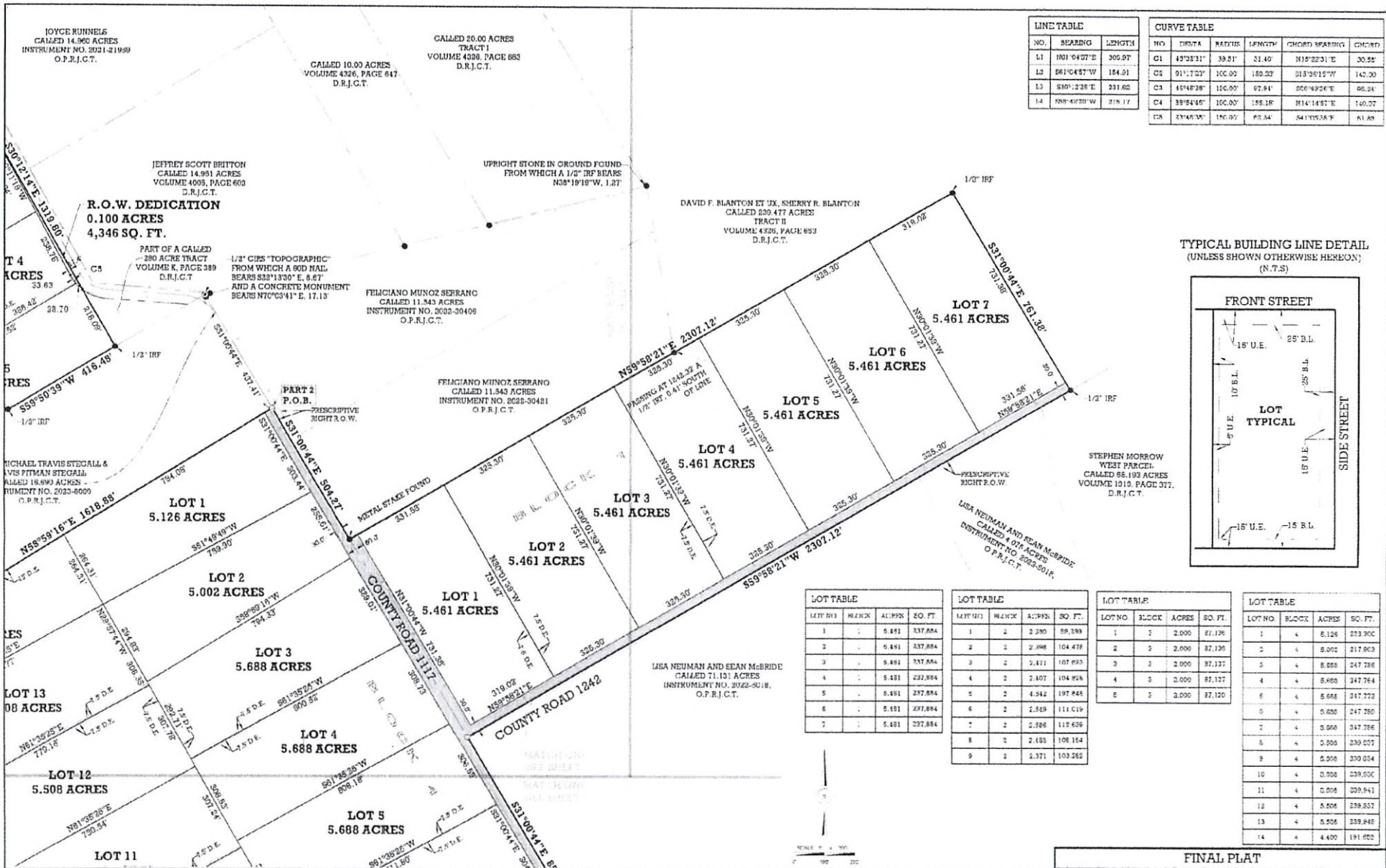
TYPICAL BUILDING LINE DETAIL  
(UNLESS SHOWN OTHERWISE HEREON)  
(N.T.S.)



FINAL PLAT	
LOTS 1-7, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-5, BLOCK 3, LOTS 1-14, BLOCK 4 <b>FIREFLY HOLLOW ADDITION</b> AN ADDITION TO JOHNSON COUNTY, TEXAS THOMAS LARRISON SURVEY, ABSTRACT NO. 494 AND BRADFORD S. JENKINS SURVEY, ABSTRACT NO. 1074 <b>156,066 ACRES</b>	
OWNER	FILE: FP_URG_FIREFLY HOLLOW_20240424
FIREFLY HOLLOW, L.L.C. 11332 C.R. 1117 CLEBURNE, TX 76033	REVISION
DRAFT: BWM	CHECK: SED
SHEET: 2 OF 4	DATE: 04/24/2024
	0

LEGEND	ABBREVIATIONS	SURVEYOR
<ul style="list-style-type: none"> <li>SUBJECT PROPERTY LINE</li> <li>ADJACENT LINE</li> <li>EASEMENT</li> <li>CENTERLINE OF ROAD</li> <li>BARBED WIRE FENCE</li> <li>RIGHT OF WAY DEDICATION</li> </ul>	<ul style="list-style-type: none"> <li>MONUMENT FOUND (AS NOTED)</li> <li>IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</li> <li>MAO HAS SET WITH WAGNER STAMPED "TOPOGRAPHIC"</li> <li>CALCULATED CORNER</li> </ul> <p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS O.P.F.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (XXX) = 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</p> <p>* SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.</p>	<p><b>TOPOGRAPHIC</b> QUALITY REPRODUCTION LEGACY</p>

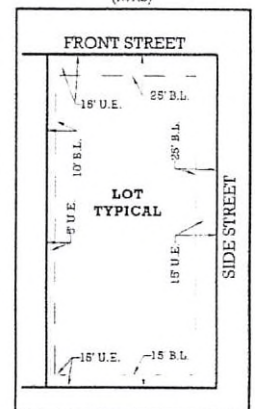




LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°04'07"E	300.07'
L2	S81°04'47"W	154.01'
L3	S30°23'28"E	231.62'
L4	S98°42'30"W	218.17'

CURVE TABLE					
NO.	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	49°23'31"	39.51'	31.40'	N15°22'31"E	30.55'
C2	51°17'03"	100.00'	150.20'	S13°26'15"W	140.20'
C3	45°48'28"	100.00'	67.84'	S00°49'26"E	66.24'
C4	39°54'46"	100.00'	158.18'	N14°14'57"E	140.07'
C5	27°44'30"	150.00'	63.34'	S41°05'36"E	61.89'

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



LOT TABLE			
LEFT B/L	WALK	ACRES	SQ. FT.
1	-	5.461	237,854
2	-	5.461	237,854
3	-	5.461	237,854
4	-	5.461	237,854
5	-	5.461	237,854
6	-	5.461	237,854
7	-	5.461	237,854

LOT TABLE			
LEFT B/L	WALK	ACRES	SQ. FT.
1	2	2.280	99,199
2	2	2.498	104,478
3	2	2.471	107,693
4	2	2.407	104,828
5	2	4.542	197,448
6	2	2.569	111,619
7	2	2.596	112,636
8	2	2.183	106,154
9	2	2.371	103,262

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.000	87,126
2	2	2.000	87,126
3	2	2.000	87,127
4	2	2.000	87,127
5	2	2.000	87,126

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	5.126	223,900
2	4	5.002	217,903
3	4	5.688	247,286
4	4	5.688	247,284
5	4	5.688	247,272
6	4	5.000	217,280
7	4	5.000	217,280
8	4	5.000	217,280
9	4	5.000	217,280
10	4	5.000	217,280
11	4	5.000	217,280
12	4	5.000	217,280
13	4	5.000	217,280
14	4	4.400	191,000

LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LINE
	EASEMENT
	CENTERLINE OF ROAD
	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.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
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B.L.	= BUILDING LINE
R.O.W.	= RIGHT-OF-WAY

SURVEYOR	
	TOPOGRAPHIC
OWNER	
FIREFLY HOLLOW, LLC	
11333 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	
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FILE: FP_URG_FIREFLY HOLLOW_20240424	REVISION
DRAFT: RWM	CHECK: SED
SHEET: 3 OF 4	DATE: 04/24/2024
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\* SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.







### **AGENDA PLACEMENT FORM**

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

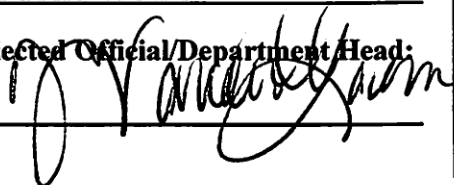
Date: May 1, 2024

Meeting Date: May 13, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>
 <b>May 13, 2024</b>

Description:

Consideration of Order 2024-47, Order Approving the Final 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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: (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

Check All Departments That Have Been Notified:

County Attorney     IT     Purchasing     Auditor  
 Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

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