

AGENDA PLACEMENT FORM

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

Date: July 16, 2025	Court Decision: This section to be completed by County Judge's Office
Meeting Date: July 28, 2025	nson Cou
Submitted By: Julie Edmiston	(Sp. 101)
Department: Public Works	((*(NO ACTION)*))
Signature of Elected Official/Department Head:	Commissioner's SE
Signature of Elected Official Department flead.	
	7-28-25
Description:	
Consider Multiple Variance Requests for P	roposed Subdivision Mayfield West
Phases 1-6, located in Precinct 1.	
(May attach additional	sheets if necessary)
Person to Present: Jennifer VanderLaan	
(Presenter must be present for the item unl	ess the item is on the Consent Agenda)
Supporting Documentation: (check one)	PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made ava-	ilable to the public prior to the Meeting)
Estimated Length of Presentation: 10 minu	-
Session Requested: (check one)	
Action Item Consent Worksho	n
Check All Departments That Have Been Notified	
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel	rks
Other Department/Official (list)	

Please 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.

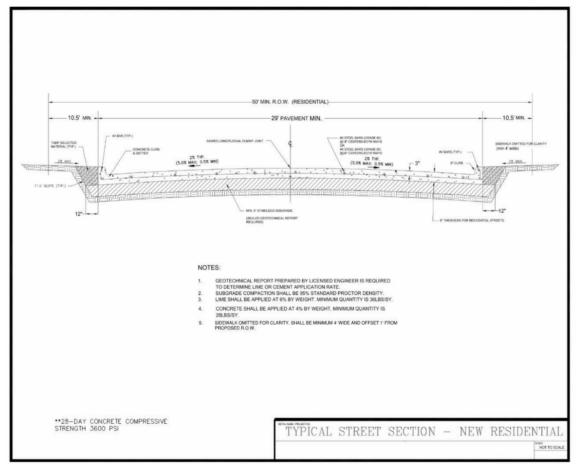
Name	Gabriel Paight, PE			Date <u>7/9/25</u>
Phone	e Number <u>817-769-9008</u>			
Email	Address gabriel.paight@pape-dawson.com			
Prope	erty Information for Variance Requ	iest:		
Prope	erty 911 address 6400 CR 1010 - Property IC	D: R000004896		
Subdi	vision name Mayfield West (Phases 1-6)		Block_ ¹⁻⁴⁵	LOT 1317 Residential 19 Open Space 1 Amenity Center 1 Treatment Plant
Surve	y Samuel Cooper	Abstract 159		Acreage 238.95
•	est See subsequent request list. 16 total variances on for request Submitting variances for propose			ton, Texas LTD.
Provid	le the following with this request:			
	Copy of plat (if property has been p	platted)		
4	Copy of property deed			
4	Survey or drawing showing existing	structures		

EXHIBIT A – VARIANCE REQUEST LIST

Proposed platting standards and public improvements shall comply with established Johnson County Subdivision Rules and Regulations (amended March 24, 2025), unless amended with the following adjustments:

- 1. Minimum street right-of-way to be 50 feet.
 - Reference section IV, Requirements for Plat Application, #4 Lot and Street Layout, Page 17. Street Right of Ways (ROW) shall be sixty (60) feet for residential sub-divisions.
- **2.** Rear utility easements are not required. Reference section IV, Requirements for Plat Application, #8 Utility Service, Page 24. Utility easements of not less than fifteen (15) shall be provided on the front and back lot lines and five (5) feet on the sides of the lot.
- 3. Side utility easements to be located at corner lots only where required. Reference section IV, Requirements for Plat Application, #8 Utility Service, page 24. Utility easements of not less than fifteen (15) shall be provided on the front and back lot lines and five (5) feet on the sides of the lot.
- **4. Minimum cul-de-sac radius (right-of-way) to be 60 feet.** Reference section VI, General Requirements, B) Dead-End Streets, Page 33. Such cul-de-sacs shall provide proper access to all lots, and a turn-around shall be provided at the closed end, with an outside pavement street line radius of sixty (60) feet and right-of-way radius of at least eighty (80) feet.
- 5. Minimum lot frontage measured around a cul-de-sac is to be 30 feet (measured at the building line). Reference section XII, Special District Regulations, Development Standards, Page 55. Lot frontage measured around a cul-de-sac is 50 feet as measured at the building line, unless frontage along the county-maintained roadway.
- 6. Franchise utility (electrical, telephone, and gas) locations to be determined by the developer in the utility easements provided. Reference section IV, Requirements for Plat Application, #8 Utility Service, Page 24. Utilities shall be located as follows, Electrical ~ Back Easement (when possible), Telephone ~ Back Easement, Gas ~ Front Easement.
- **7.** Water lines shall be allowed within side utility easements where necessary. Reference section IV, Requirements for Plat Application, #8 Utility Service, Page 24. Utilities shall be located as follows, Water ~ Front Easement.
- 8. Sanitary sewer lines are not constrained to street centerlines and are to be located within street pavement limits (back of curb to back of curb). Reference section IV, Requirements for Plat Application, #8 Utility Service, Page 24. Utilities shall be located as follows, Sewer ~ In Street (middle).

9. Concrete street with curb and gutter pavement section to follow the requirements outlined in the detail below, unless otherwise specified in the geotechnical engineering report:



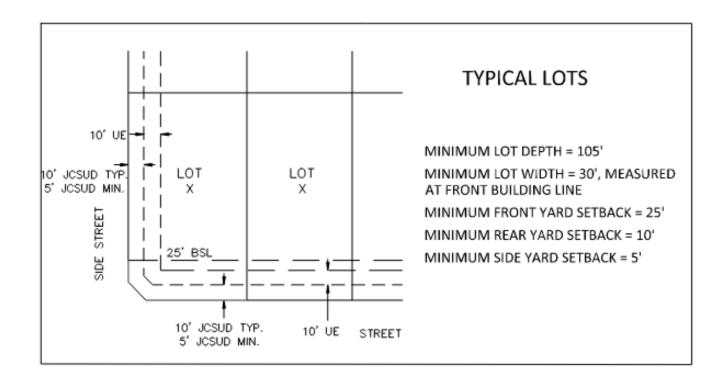
Reference section IX, General Road and Street Specifications, C) Requirement for Street Pavement, (7) Concrete Street with Curb and Gutter, Page 47. Figure 8, Typical Curb & Gutter Section.

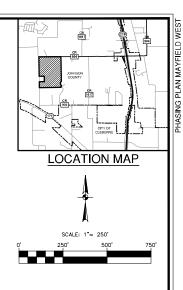
- 10. Minimum subdivision concrete roadway surface measurement shall be 29' back of curb to back of curb (28' driving surface). Reference section IX, General Road and Street Specifications, C) Requirement for Street Pavement, (7) Concrete Street with Curb and Gutter, Page 47. Figure 8, Typical Curb & Gutter Section.
- 11. Security fencing along detention ponds (if detention is applicable) is not required. Reference Appendix A, Drainage Requirements Criteria & Design Standards, D) Storm Drainage Design Criteria, #7 Detention Ponds, item i, Page 74. Security fencing with a minimum height of six (6') shall encompass the detention storage area.
- **12. Runoff coefficients for types of land use listed are to be considered an established minimum.** Runoff calculations in the proposed engineering design to utilize a higher adopted runoff coefficient "C" value than the listed value for single family residential (lots of less than 1 acre). Reference Appendix A, Drainage Requirements Criteria & Design Standards, D) Storm Drainage Design Criteria, #1 Storm-water Runoff, Runoff Coefficients for Types of Land Use, Page 69.

- 13. Storm drain manholes are not required at alignment changes and at the beginning of any storm drain system if the maximum spacing thresholds are not exceeded. Reference Appendix A, Drainage Requirements Criteria & Design Standards, D) Storm Drainage Design Criteria, #4 Pipe System Requirements, item g, Page 71. Manholes shall be placed....at alignment changes and at the beginning of the storm drain system.
- **14.** Lot to lot drainage shall be allowed, lot drainage from no more than one lot shall be directed towards an adjacent lot. Reference Appendix A, Drainage Requirements Criteria & Design Standards, C) General Drainage Requirements, #8 Lot Drainage, Page 69.
- **15. Minimum spacing between driveways shall be ten (10) feet from edge to edge.** Reference Section IX, General Road and Street Specifications, D) Driveways, (1) Spacing, Page 48. The minimum spacing between driveways shall be forty-five (45) feet from edge to edge.
- 16. Requesting major thoroughfare plan (MTP) waiver for future CR 903 (collector) near the southern property boundary. Proposed right-of-way dedication and roadway improvements will not be included within Development, please see subsequent attached formal waiver request (dated July 9, 2025). Reference Johnson County Major Thoroughfare Plan, Adopted March 24, 2025, Order No. 2025-17.

EXHIBIT B - PHASING PLAN & TYPICAL LOT LAYOUT

RESIDENTIAL UNIT SUMMARY PER PHASE				
PHASE ID	SF 40'X110' TYP UNITS	SF 30'X110' TYP UNITS	SF 30'X100' TYP UNITS	TOTAL UNITS
PHASE 1	139	92		231
PHASE 2	123		103	226
PHASE 3	263			263
PHASE 4			173	173
PHASE 5	83		115	198
PHASE 6			226	226
TOTAL	608	92	617	1317
AMENITY CENTER AND TREATMENT PLANT TO BE INLCUDED IN PHASE 1				





DEVELOPER: D.R. HORTON - TEXAS, LTD 6751 NORTH FREEWAY FORT WORTH, TEXAS 76131 TEL: (817) 230-0800 CONTACT: THOMAS FREED TFREED@DRHORTON.COM

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC. TEL: (817) 769-9008

CONTACT: GABRIEL J. PAIGHT, P.E.
GABRIEL.PAIGHT@PAPE-DAWSON.COM

PHASING PLAN **MAYFIELD WEST**

BLOCK 1 - BLOCK 45

RESIDENTIAL UNIT SUMMARY PER PHASE

30'X110'

TYP

UNITS

92

40'X110'

TYP

UNITS

139

123

263

83

608

AMENITY CENTER AND TREATMENT PLANT TO BE INCLUDED IN PHASE 1

TOTAL

231

226

263

173

198

226

1317

30'X100' TYP UNITS

103

173

115

226

617

BEING 237.80 ACRES SITUATED IN THE SAMUEL COOPER SURVEY, ABSTRACT NO. 159, JOHNSON COUNTY, TEXAS.

1317 RESIDENTIAL LOTS

PAPE-DAWSON **ENGINEERS**

SHEET 1 OF 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER-S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS THAT: COUNTY OF JOHNSON

TCCI LAND DEVELOPMENT, INC., a Texas corporation (the "Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed and in further consideration of the assumption and agreement to pay by Grantee (as hereinafter defined) of that certain loan from Texas Republic Bank, N.A., a national banking association (the "Lender") to Grantor evidenced by one (1) promissory note dated May 1, 2024 (the "Note") in the original principal amount of \$4,484,698.40, the Note being secured by a Deed of Trust of even date therewith from the Grantee to David Baty, Trustee for the benefit of the Lender, recorded May 8, 2024, under Document No. 2024-12599 in the Real Property Records of Johnson County, Texas, has GRANTED, SOLD AND CONVEYED. and by these presents does GRANT, SELL AND CONVEY unto TCCI MAYFIELD WEST LLC, a Texas limited liability company (the "Grantee"), whose mailing address is 2595 Preston Road, Suite 300, Frisco, Texas 75034, that certain real property situated in Cleburne, Johnson County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements located thereon (collectively, the "Property").

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they effect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, their successors and assigns forever, and Grantor does hereby bind themselves and their successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, their successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

SPECIAL WARRANTY DEED - Page I
W:\BARRY BROWN\BORROWERS\TOMMY CANSLER\LOANS\TCCI LAND DEVELOPMENT INC\LN #50740- TCCI MAYFIELD WEST LLC 4.600K\MOD TO TCCI MAYFIELD WEST LLC\(4\). SWD.DOCX

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the date of the acknowledgment set forth below, but effective as of the 12th day of July, 2024.

GRANTOR:

TCCI LAND DEVELOPMENT, INC., a Texas corporation

STATE OF TEXAS

8888

COUNTY OF COLLIN

This Special Warranty Deed was acknowledged before me on this 1/2 day of July, 2024, by Tommy N. Cansler, President of TCCI Land Development, Inc., a Texas corporation, on behalf of the corporation.

ANNETTE M. FOSTER Notary Public, State of Texas Comm. Expires 03-13-2025 Notary ID 7789379

State of Texas

EXHIBIT "A"

Property Description

BEING A 238.95 ACRE TRACT OF LAND LOCATED IN THE SAMUEL COOPER SURVEY, ABSTRACT NO. 159, JOHNSON COUNTY, TEXAS BEING LOCATED IN A CALLED 489.361 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MAYFIELD FAMILY REAL ESTATE, L.P., RECORDED IN INSTRUMENT NO. 2010-10957, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" FOUND FOR THE COMMON NORTHWEST CORNER OF A CALLED 251.360 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TCCI WRIGHT LAND, LLC, RECORDED IN INSTRUMENT NO. 2021-28270, O.P.R.J.C.T., AND NORTHEAST CORNER OF THIS TRACT, LYING IN THE NORTH LINE OF SAID 489.361 ACRE TRACT, SOUTH OF THE SOUTHERN EDGE OF ASPHALT PAVEMENT FOR COUNTY ROAD NO. 904 AND NORTH OF A BARBED WIRE FENCE:

THENCE SOUTH 01°16'30" EAST, ALONG THE WEST LINE OF SAID 251.360 ACRE TRACT, AT 30.51 FEET PASSING A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "TOPOGRAPHIC FOUND FOR THE NORTHWEST CORNER OF A CALLED 5.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSHUA A. BETHKE, RECORDED IN INSTRUMENT NO. 2023-2876, O.P.R.J.C.T., CONTINUING ALONG THE COMMON WEST LINE OF SAID 251.360 ACRE TRACT AND SAID 5.000 ACRE TRACT, AT 497.30 FEET PASSING A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "TOPOGRAPHIC FOUND FOR THE SOUTHWEST CORNER OF SAID 5.000 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF SAID 251.630 ACRE TRACT, A TOTAL DISTANCE OF 3,120.79 FEET TO A 3/8-INCH IRON ROD FOUND (NEAR A FENCE CORNER) FOR THE COMMON SOUTHWEST CORNER OF SAID 251.360 ACRE TRACT, NORTHWEST CORNER OF A CALLED 96.01 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES LAWHON, RECORDED IN INSTRUMENT NO. 2021-40085, O.P.R.J.C.T., AND NORTHEAST CORNER OF A CALLED 1 ACRE TRACT OF LAND (SAVE & EXCEPT IN PARENT DEED TO SUBJECT TRACT) DESCRIBED IN A DEED TO VESTAL WRIGHT, RECORDED IN VOLUME 327, PAGE 30, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND BEING AN ANGLE POINT IN THE SOUTHERN LINE OF SAID 489.361 ACRE TRACT;

THENCE SOUTH 02°57'49" EAST (SOUTH 02°01'00" EAST), ALONG THE COMMON SOUTHERN LINE OF SAID 489.361 ACRE TRACT, EASTERN LINE OF SAID 1 ACRE TRACT AND WEST LINE OF SAID 96.01 ACRE TRACT, A DISTANCE OF 501.26 FEET (502.00 FEET) TO AN IRON ROD WITH YELLOW CAP STAMPED "FORT WORTH SURVEYING" FOUND FOR AN EXTERIOR ELL CORNER IN THE SOUTHERN LINE OF

EXHIBIT "A" - Page 1

W:\BARRY BROWN\BORROWERS\TOMMY CANSLER\LOANS\TCCI LAND DEVELOPMENT INC\LN #50740- TCCI MAYFIELD WEST LLC 4.600K\MOD TO TCCI MAYFIELD WEST LLC\4. SWD.DOCX

SAID 489.361 ACRE TRACT AND AN ANGLE POINT IN THE WEST LINE OF SAID 96.01 ACRE TRACT;

THENCE SOUTH 76°33'29" WEST (SOUTH 78°00'00" EAST), ALONG THE SOUTHERN LINE OF SAID 489.361 ACRE TRACT, A DISTANCE OF 39.00 FEET TO AN INTERIOR ELL CORNER IN THE SOUTHERN LINE OF SAID 489.361 ACRE TRACT;

THENCE SOUTH 09°33'29" WEST (S 11°00'00" W), ALONG THE SOUTHERN LINE OF SAID 489.361 ACRE TRACT, A DISTANCE OF 240.18 (239.73 FEET) FEET TO AN ANGLE POINT IN MARTIN'S BRANCH, BEING THE COMMON NORTHEAST CORNER OF A CALLED 20.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JUAN CASTILLO AND BELEN CASTILLO, RECORDED IN INSTRUMENT NO. 2017-16096, O.P.R.J.C.T. AND AN EXTERIOR ELL CORNER IN THE SOUTHERN LINE OF SAID 489.361 ACRE TRACT;

THENCE SOUTH 89°04'28" WEST (NORTH 89°54'00" WEST), ALONG THE COMMON SOUTHERN LINE OF SAID 489.361 ACRE TRACT AND NORTHERN LINE OF SAID, 20.0 ACRE TRACT, AT 67.00 FEET PASSING A 1/2-INCH IRON ROD SET WITH RED PLASTIC CAP STAMPED "TOPOGRAPHIC" FOR REFERENCE BY A PIPE CORNER POST, CONTINUING A TOTAL DISTANCE OF 2,737.70 FEET TO A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "TOPOGRAPHIC" SET (BY A LAID OVER 1/2-INCH IRON ROD FOUND UNDER ASPHALT) FOR THE SOUTHWEST CORNER OF SAID 489.361 ACRE TRACT, LYING WITHIN THE ASPHALT PAVEMENT OF COUNTY ROAD NO. 1010;

THENCE NORTH 01°02'09" WEST (NORTH), ALONG THE WEST LINE OF SAID 489.361 ACRE TRACT AND COUNTY ROAD NO. 1010, A DISTANCE OF 746.23 FEET TO AN EXTERIOR ELL CORNER IN THE WEST LINE OF SAID 489.361 ACRE TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT GREENFIELD, ET UX, RECORDED IN VOLUME 1495, PAGE 533, O.P.R.J.C.T., FROM WHICH A DISTURBED 1/2-INCH IRON ROD FOUND IN ASPHALT PAVEMENT BEARS: NORTH 27°22'25" WEST, A DISTANCE OF 0.62 FEET:

THENCE NORTH 88°42'51" EAST (NORTH 69°45'00" EAST), ALONG THE COMMON SOUTH LINE OF SAID 10.000 ACRE TRACT AND WEST LINE OF AID 489.361 ACRE TRACT, A DISTANCE OF 635.66 FEET TO A 4-INCH FENCE POST FOUND WITH 1/2-INCH IRON ROD FOUND IN CONCRETE FOR THE COMMON SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT AND AN INTERIOR ELL CORNER IN THE WEST LINE OF SAID 489.361 ACRE TRACT;

THENCE NORTH 01°02'09" WEST (NORTH), ALONG THE COMMON EAST LINE OF SAID 10.000 ACRE TRACT AND WEST LINE OF AID 489.361 ACRE TRACT, A DISTANCE OF 683.90 FEET TO A 1/2-INCH IRON ROD WITH RED PLASTIC CAP

EXHIBIT "A" - Page 2

W:\BARRY BROWN\BORROWERS\TOMMY CANSLER\LOANS\TCCI LAND DEVELOPMENT INC\LN #50740- TCCI MAYFIELD WEST LLC 4.600K\MOD TO TCC

STAMPED "TOPOGRAPHIC" SET FOR THE COMMON NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND AN INTERIOR ELL CORNER IN THE WEST LINE OF SAID 489.361 ACRE TRACT;

THENCE SOUTH 88°57'51" WEST (WEST), ALONG THE COMMON NORTH LINE OF SAID 10.000 ACRE TRACT AND WEST LINE OF AID 489.361 ACRE TRACT, A DISTANCE OF 635.65 FEET TO A 1/2-INCH IRON ROD FOND IN THE ASPHALT PAVEMENT OF COUNTY ROAD NO. 1010, FOR THE COMMON NORTHWEST CORNER OF SAID 10.000 ACRE TRACT AND AN EXTERIOR ELL CORNER IN THE WEST LINE OF SAID 489.361 ACRE TRACT:

THENCE NORTH 01°02'09" WEST (NORTH), ALONG THE WEST LINE OF SAID 489.361 ACRE TRACT AND COUNTY ROAD NO. 1010, A DISTANCE OF 2,456.96 FEET (2,459.00 FEET) TO THE NORTHWEST CORNER OF SAID 489.361 ACRE TRACT, BEING IN THE ASPHALT INTERSECTION OF SAID COUNTY ROAD NO. 1010 AND COUNTY ROAD NO. 904, FROM WHICH A RR SPIKE FOUND IN ASPHALT PAVEMENT BEARS: NORTH 31°14'52" EAST, A DISTANCE OF 20.93 FEET AND A 1/2" IRON ROD FOUND BEARS: NORTH 80°30'52" WEST, A DISTANCE OF 101.62 FEET;

THENCE NORTH 89°33'30" E (SOUTH 89°22'00" EAST), ALONG THE NORTH LINE OF SAID 489.361 ACRE TRACT, A DISTANCE OF 2,790.21 FEET TO THE POINT OF BEGINNING, CONTAINING 238.95 ACRES (10,408,483 SQUARE FEET) OF LAND, MORE OR LESS.

SAVE & EXCEPT 1.0 ACRES, MORE OR LESS, OUT OF THE SAMUEL COOPER SURVEY, ABSTRACT 159, AND BEING THE SAME LAND DESCRIBED IN THAT WARRANTY DEED DATED JUNE 6, 1942, FROM R. M. ARMSTRONG AND WIFE, FLORENCE ARMSTRONG TO VESTAL WRIGHT, AS RECORDED IN VOLUME 327, PAGE 30, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.

EXHIBIT "B"

Permitted Exceptions

- 1. Standby fees, taxes and assessments by any taxing authority for the 2024 tax year, and subsequent years not yet due and payable.
- 2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Johnson County, Texas.
- 3. Easement granted by H. W. Martin to Gulf Pipe Line Company and Gulf Production Company, filed 07/15/1927, recorded in Volume 261, Page 614, Real Property Records, Johnson County, Texas; as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 4. Easement granted by Vestal Wright, et al to Brazos River Transmission Electric Cooperative, Inc., filed 05/29/1952, recorded in Volume 383, Page 261, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 5. Easement granted by Bess Wright to Johnson Rural Water Supply Corporation, filed 01/20/1981, recorded in Volume 854, Page 789, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 6. Easement granted by Tolbert F. Mayfield to Hallwood Gathering, Inc., filed 05/07/2003, recorded in Volume 3037, Page 937, revised June 1, 2021, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 7. Easement granted by Tolbert F. Mayfield and Margaret U. Mayfield to Hallwood Gathering, Inc., filed 06/25/2003, recorded in Volume 3071, Page 854, revised June 1, 2021, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 8. Easement granted by Tolbert F. and Margaret U. Mayfield to Energy Transfer Fuel, LP, filed 11/29/2004, recorded in Volume 3424, Page 266, Real Property Records, Johnson County, Texas, as shown and noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 9. Easement granted by Tolbert F. and Margaret U. Mayfield to Chesapeake Energy Marketing, Inc., filed 03/29, 2005, recorded in Volume 3500, Page 637, Real Property

EXHIBIT "B" - Page 1
W:\BARRY BROWN\BORROWERS\TOMMY CANSLER\LOANS\TCCI LAND DEVELOPMENT INC\LN #50740- TCCI MAYFIELD WEST LLC 4.600K\MOD TO TCCI MAYFIELD WEST LLC 4.600K\MOD TO TCCI MAYFIELD WEST LLC 4.00K\MOD TCCI MAYFIELD WEST LLC 4.00K\MOD

- Records, Johnson County, Texas, as shown and noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 10. Easement granted by Tolbert F. Mayfield and Margaret U. Mayfield to Texas Midstream Gas Services, LLC, filed 03/08/2007, recorded in Volume 4039, Page 251, Real Property Records, Johnson County, Texas, as shown and noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 11. Easement granted by Mayfield Family Real Estate, LP to Atmos Energy Corporation, filed 04/16/2015, recorded in CC# 2015-7860, Real Property Records, Johnson County, Texas, as shown and noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 12. Easement granted by Mayfield Family Real Estate, LP to Johnson County Special Utility District, filed 02/09/2023, recorded in CC# 2023-3171, Real Property Records, Johnson County, Texas, as shown and noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 13. Terms, conditions and stipulations of Valve Site Contract, filed 02/19/2007, recorded in Volume 4025, Page 882, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 14. Terms, conditions and stipulations of Valve Site Agreement, filed 03/12/2009, recorded in Volume 4552, Page 549, Real Property Records, Johnson County, Texas, as noted on the Survey dated March 19, 2024, prepared by John R. Anderson, RPLS No. 6442.
- 15. Reservation of all of the oil, gas and other minerals in, on, and under the "Second Tract" as recorded in the Deed by R. M. Armstrong, et ux to Vestal Wright dated June 6, 1972, of record in Volume 327, Page 30, Deed Records, Johnson County, Texas.
- 16. Declaration of Pooled Unit-Cooper Unit as set forth in instrument recorded in Volume 3092, Page 947, Real Property Records, Johnson County, Texas; as affected and amended by Volume 3715, Page 889, Real Property Records, and in CC# 2010-6333, Official Public Records, Johnson County, Texas.
- 17. Declaration of Pooled Unit-Williams Unit as set forth in instrument recorded in Volume 3181, Page 934, Real Property Records, Johnson County, Texas; as affected and amended by Volume 4264, Page 570 and Volume 4371, Page 344, Real Property Records, Johnson County, Texas.
- 18. Terms and provisions of Road, Location and Surface Damages Agreement by and between Robert Greenfield and Chesapeake Operating, Inc. dated November 3, 2005, filed November 29, 2005, recorded in Volume 3679, Page 43, Official Public Records, Johnson County, Texas.

EXHIBIT "B" - Page 2

- 19. Easement granted by Tolbert F. Mayfield and Margaret U. Mayfield to Eagle Mountain Pipeline Company LP, filed 03/02/2006, recorded in Volume 3744, Page 90, Real Property Records, Johnson County, Texas. (Not addressed on Survey)
- 20. Easement granted by Tolbert F. Mayfield and wife, Margaret U. Mayfield to Texas Midstream Gas Services, LLC, filed 11/14/2006, recorded in Volume 3949, Page 301, Real Property Records, Johnson County, Texas. (Not addressed on Survey)
- 21. Deed of Trust dated May 1, 2024 from Grantor to David Baty, Trustee for the benefit of Lender, recorded May 8, 2024 under Document No. 2024-12599 in the Real Property Records of Johnson County, Texas, securing the repayment of a promissory note of even date therewith in the original principal amount of \$4,484,698.40.

Johnson County April Long **Johnson County** Clerk

Instrument Number: 2024 - 21579

eRecording - Real Property

Warranty Deed

Recorded On: August 01, 2024 08:02 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* 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:

Record and Return To:

Document Number:

2024 - 21579

ERECORDING PARTNERS

Receipt Number:

20240801000001

101 W NUEVA

Recorded Date/Time: August 01, 2024 08:02 AM

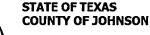
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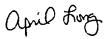
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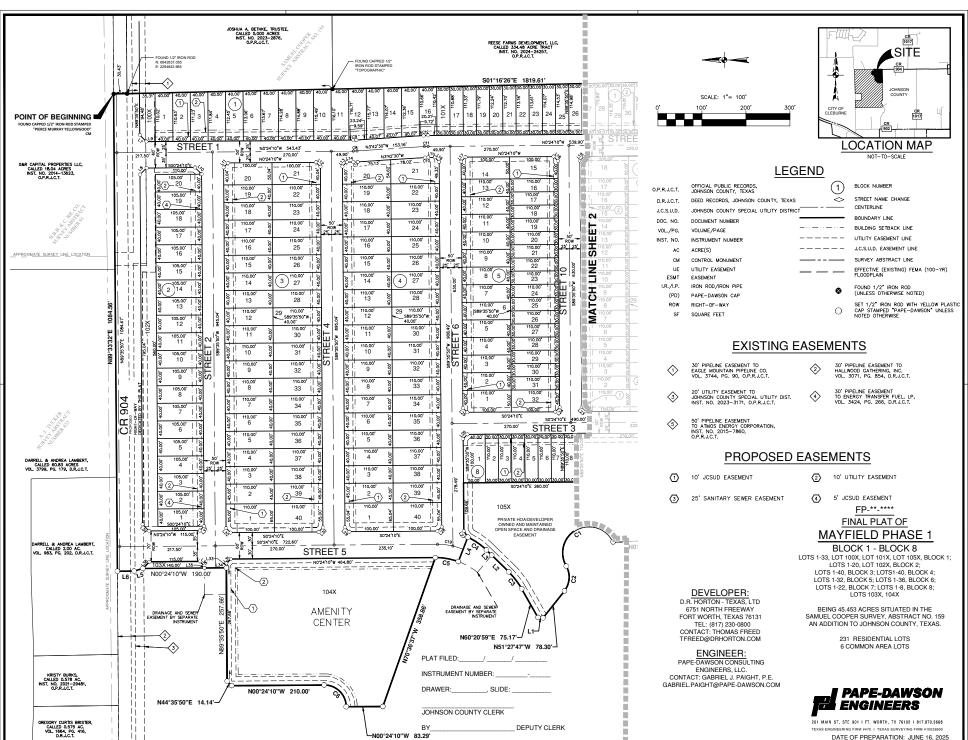
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I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long Johnson County Clerk Johnson County, TX





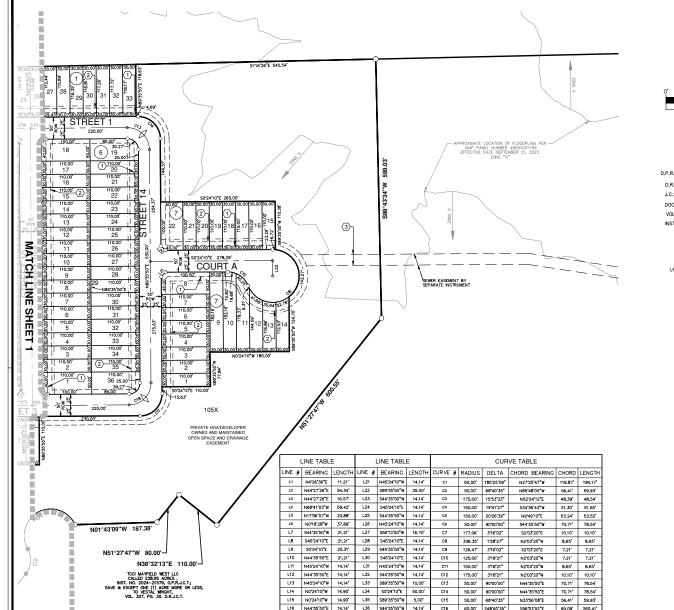
DATE OF PREPARATION: JUNE 16, 2025

SHEET 1 OF 3

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND WAY HAVE BEEN INJOVERTENTLY ALTERED. BELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTAIN'S ORIGINAL SCHARLE AND SEAL

N00°24'10"W

83.29



L17 N45°24'10"W 14.14' L37 N45°24'10"W 14.14'

L19 N45'24'10"W 14.14' L39 N44'35'50"E 21.21'

L38 S45"24'10"E 21.21'

L18 N44'35'50"E 14.14'

L20 S44"35'50"W 14.14"

C17 50.00' 90'00'00"

50.00" 90"00"00"

C18

S45 24 10 E

S45 24 10 E

70,71' 78,54'

70.71 78.54





SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

LEGEND

O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS	(1)	BLOCK NUMBER
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS	\diamond	STREET NAME CHANGE
J.C.S.U.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRIC	ст	CENTERLINE
DOC. NO.	DOCUMENT NUMBER		BOUNDARY LINE
VOL./PG.	VOLUME/PAGE		BUILDING SETBACK LINE
INST. NO.	INSTRUMENT NUMBER		UTILITY EASEMENT LINE
AC	ACRE(S)		J.C.S.U.D. EASEMENT LINE
СМ	CONTROL MONUMENT		SURVEY ABSTRACT LINE
UE	UTILITY EASEMENT		EFFECTIVE (EXISTING) FEMA (
ESMT	EASEMENT		FLOODPLAIN
I.R./I.P.	IRON ROD/IRON PIPE	۵	FOUND 1/2" IRON ROD
(PD)	PAPE-DAWSON CAP	₩.	(UNLESS OTHERWISE NOTED)

EXISTING EASEMENTS

4>

- 30' PIPELINE EASEMENT TO EAGLE MOUNTAIN PIPELINE CO. VOL. 3744, PG. 90, O.P.R.J.C.T.
- 20' UTILITY EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DIST. INST. NO. 2023-3171, O.P.R.J.C.T.
- 50' PIPELINE EASEMENT TO ATMOS ENERGY CORPORATION, INST. NO. 2015-7860, O.P.R.J.C.T. ⟨5⟩

ROW

RIGHT-OF-WAY

SE SOLIARE FEET

PROPOSED EASEMENTS

- 10' JCSUD EASEMENT
- 10' UTILITY EASEMENT
- 25' SANITARY SEWER EASEMENT

DEVELOPER:

D.R. HORTON - TEXAS, LTD

6751 NORTH FREEWAY

FORT WORTH, TEXAS 76131

CONTACT: THOMAS FREED

TFREED@DRHORTON.COM

ENGINEER:

PAPE-DAWSON CONSULTING

ENGINEERS, LLC. CONTACT: GABRIEL J. PAIGHT, P.E. GABRIEL.PAIGHT@PAPE-DAWSON.COM

TEL: (817) 230-0800

5' JCSUD EASEMENT (4)

FP-**-*** FINAL PLAT OF MAYFIELD PHASE 1

30' PIPELINE EASEMENT TO HALLWOOD GATHERING, INC. VOL. 3071, PG. 854, D.R.J.C.T.

30' PIPELINE EASEMENT TO ENERGY TRANSFER FUEL, LP, VOL. 3424, PG, 266, D.R.J.C.T.

BLOCK 1 - BLOCK 8

LOTS 1-33, LOT 100X, LOT 101X, LOT 105X, BLOCK 1; LOTS 1-20, LOT 102X, BLOCK 2: LOTS 1-40, BLOCK 3; LOTS1-40, BLOCK 4; LOTS 1-32, BLOCK 5; LOTS 1-36, BLOCK 6; LOTS 1-22, BLOCK 7; LOTS 1-8, BLOCK 8; LOTS 103X, 104X

BEING 45.453 ACRES SITUATED IN THE SAMUEL COOPER SURVEY, ABSTRACT NO. 159 AN ADDITION TO JOHNSON COUNTY, TEXAS.

> 231 RESIDENTIAL LOTS 6 COMMON AREA LOTS

PAPE-DAWSON **ENGINEERS**

201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668 DATE OF PREPARATION: JUNE 16, 2025

SHEET 2 OF 3

DEPLITY CLERK

PLAT FILED:____/___/

JOHNSON COUNTY CLERK

, SLIDE:

INSTRUMENT NUMBER:

DRAWER:

BEING A TRACT CE LAND IN THE SAMUEL COOPES BURNEY, ABSTRACT NUMBER 159, JOHNSON COUNTY TEXAS, AND BEING A PORTIONICE A CALLED 2839 SACE RACT DESCRIBED IN A SPICIAL WARRANTY DES DID 11 CEI MAYER DUST LICE, RECORD UNDER INTRUMENT HUMBER 2024-21570, DEFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.I.C.T.) HEREINAFTER REFERRED TO AS, ICCIT TRACE AND BEING SOFT SOFTLUMES.

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED, "PIERCE MURRAY", ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY RODOR, AND BEING THE NORTHEAST CORREC CF-SAID TCC TRACT, AND ALSO BEING THE NORTHWEST CORREC A CALLED 3344 ABACRET RACT DESCRIBED IN A DEED TO RESE FARMS DEVELOPMENT, LIC, RECORDED UNDER INSTRUMENT NUMBER 2024-24257. (O.P.R.J.C.T.):

THENCE, SOUTH 01 DEGREE 16 MINUTES 26 SECONDS EAST, PASSING AT A DISTANCE OF 30.43 FEET, A FOUND 1/2-INCH IRON ROD FOR THE NORTH-WEST CORNER OF ACALLED 5.00 ACRE TRACT DESCRIBED IN A DEDTO JOSHUA A. BETHKE, TRUSTEE, BECCORDED UNDER INSTRUMENT UNIMBER 2023-2876, (O.P.R.L.T.), CONTINUING ALONG AFORESADI LINE, PASSING AT A DISTANCE OF 466.97 FEET, A FOUND 1/2-INCH IRON ROD WITH A RED CAP STAMPED, "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID BETHKE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1819.61 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE, DEPARTING THE AFORESAID CORNER, OVER AND ACROSS SAID TCCI TRACT FOR THE FOLLOWING COURSES AND

SOUTH 88 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 589.03 FEET TO A SET 1/2-INCH IRON ROD WITH A

NORTH 52 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 510.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOWE PLASTIC CAP STAMPED "PAPE CAWSON"

NORTH 51 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 600.55 FEET TO A SET 1/2-INCH IRON ROD WITH VELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTH 38 DEGREES 32 MINUTES 13 SECONDS WEST. A DISTANCE OF 110.00 FEET TO A SET 1/2-INCH IRON ROD WITH

NORTH 51 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A SET 1/2-INCH IRON ROD WITH

NORTH ()1 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 187.38 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW/PLASTIC CAP STAMPED "PAPE JAWYSIN", AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF BOON FEET, A CENTRAL ANGLE OF 188 DEGREES 25 MINUTES OBSECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 27 DIGREES 25 MINUTES 47 SECONDS WEST, 119.87 FEET;

CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT. AN ARC LENGTH OF 194.17 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "YAP'Ł DAWSON", AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVETOTHE RIGHT, [HANIOK A RADIUS OF SO, 00 FEET, A CENTRAL ANGLE OF 68 DEGRESS AD MINUTES 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 48 MINUTES 05 SECONDS WEST, 56.41 FEET;)

CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 59.93 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARE DAWS UN":

NORTH 51 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 78.30 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC LAP STAMPEU "PAPE DAWSON";

NORTH C4 DEGREES 26 MINUTES 36 SECONDS EAST, A DISTANCE OF 11.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTH 60 DEGREES 20 MINUTES 59 SECONDS EAST. A DISTANCE OF 75.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 24 MINUTES 12 SECONDS EAST, 48.39 FEET.

CONTINUING ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 48.54 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED *PAPE DAWSON

NORTH 44 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 54.34 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

NORTH 44 DEGREES 27 MINUTES 26 SECONDS EAST. A DISTANCE OF 16 57 FEET AT THE REGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 19 DEGREES 41 MINUTES 27 SECONDS, AND A CHORD AND DISTANCE OF NORTH 34 DEGREES 36 MINUTES 43 SECONDS EAST, 51.30 FEET;

ALONG SAID TANGENT CURVE TO THELEFT, AN ARCLENGTH OF \$1.55 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW

NORTH GE DICERES 41 MINUTES GE SECONDE WEST, A DISTANCE OF 59 AZ FEET TO A SET 1/2-MCH HON ROD WITH YELLOW PLASTIC CAP STAMPED * PADD AWASON.* AT THE RESIGNING OF ACTURE TO THE LET, HAVING AS ABOUT OF 15.00 DEET, A CENTRAL ANGLE OF 20 DESMESS 5M MINUTES 39 SECONDS, AND A CHORD AND DISTANCE OF NORTH 10.0 DEGREES 45M MINUTES 10 SECONDS EAST, 53.24 FEET.

NORTH 70 DEGREES 36 MINUTES 37 SECONDS WEST. A DISTANCE OF 358.86 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTHOD DEGREES 20 MINUTES 10 SECONDS (MEST, A DISTANCE OF 82.9 FEET TO A SET 1/2-MCH 100N ROD WITH YELLOW PLASTIC CASTSAMPED 7-80F AUXBAUT "THE BEGINNING OF A NORTHAGKSTE CURY TO THE LEFT, HANDA ARADIUS OF 50.00 FEET, A CENTRAL ANGLE 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD AND DISTANCE OF NORTH 44 DEGREES 35 MINUTES 05 SECONDS 628T, 7071 FEET,

NORTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 210.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTH 44 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH

NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 257.66 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 190.00 FEET TO A SET 1/2-INCH IRON ROD WITH

YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" NORTH 17 DEGREES 06 MINUTES C7 SECONDS WEST, A DISTANCE OF 20.88 FEET TO A SET 1/2-INCH IRON ROD WITH

YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

NORTH 00 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 37.89 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON":

THENCE, NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 1084.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING, 45.552, ACRES OR 1,984,247 SQUARE FEET AND BEING PREPARED UNDER JOB NUMBER 61500-01 BY PAPE-DAWSON CONSULTING ENGINEERS, ICC.:

REARINGS ARE RASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NAZD11) EPOCH 2010.00.

THE TCCI MAYFIELD WEST LLC, OWNER OF THE PROPERTY DESCRIBED ON THE PLAT, HEREBY EXPRESSLY DEDICATES, WITHOUT RESERVATION, TO THE PUBLIC FOR PUBLIC USE, ALL EASEMENTS AND RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS DEPICTED ON SAID PLAT, AS SHOWN AND INTENDED FOR PUBLIC ACCESS.

NOW, THEREFORE, KNOWN ALL MEN BYTHESE PRESENTS:

THAT, TCCI MAYFIELD WEST LLC. THE AFORE SAID OWNER(S) DOES HEREBY ADOPT THIS PLAT DESIGNATION THE HEREIN ABOVE DESCRIBED PROPERTY AS MAYFIELD PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DEDICATES TO THE PUBLIC USE FOREVER, WITHOUT RESERVATION. THE EASEMENTS, RIGHTS-OF-WAY, AND OTHER PUBLIC AREAS SHOWN HEREON.

WITNESS, MY HAND, THIS THE ____, DAY OF ___

SUBSCRIBED TO AND SWORN BEFORE ME. A NOTARY PUBLIC LAND FOR THE STATE OF TEXAS. THIS THE DAY OF

NOTARY PUBLIC

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS SINGLE FAMILY RESIDENTIAL
- 2. WATER WILL BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
- 3. SEWER WILL BE PROVIDED BY THE MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY.
- 4. ALL BUILDING SETBACK LINES TO BE OBTAINED FROM JOHNSON COUNTY
- 5. VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY
- NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENT OF ANY TYPE.
- 7. AMY PUBLICUTLITY, INCLUDING/DIAMEDICALUTY. SHALL HAME THE RESETT BUT NOT THERESON/BUILTY TOMOVE AND KEES MOVED ALLED AND TO AN AVENUAL DISK, ERRIC STITLE, SHAND, OTHER ESTORY TO AND THE THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF TO RESPECTIVE SYSTEMS ON ANY OF THE LASEMINESS WOUND ON THE PLAS MAINTHEY SHALL HAME THE RIGHT AT ALL TIMES TO MORRESS AND ERRISS UPON AND EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE RECESTION AT ANY TIME OF PROCRUMENT OF PERMISSION OF ANYONE.
- 8. JOHNSON COUNTY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY X LOTS OR COMMON JOHNSON COUNTY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR DOT, PRAINTS ETRISETS, EMERGENCY ACCESS
 AREAS IDENTIFIED AS SUCH ON THE PLAT, SAD AREAS SHALL INSCRIBE, UPIN OF DE LIMITED TO: PRAINTS ETRISETS, EMERGENCY ACCESS
 EASEMENTS, CARLED SECURITY ENTRACKIS, RECREATION AREAS, LANDSCAPE, AREAS AND OPEN SPACES, DETENTION POINDS, OR
 RECREATION/CLUBHOUS/SEROPS SUCH
 CONSTRUCTION, BOOK OF THE LOST AND PRACESS IN
 THIS SUBDIVISION, ACTING JOINTY AND SYSTRALLY AS A LAND/HOME OWNERS AND SUBSEQUENT OWNERSON FILE CHOIST AND PRACESS
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- 9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.
- 10. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY HOA.

FLOOD NOTES

- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE
- 2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSSTHIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARETRAVERSED BY OR ADJACENTTO THE DRAINAGE COURSES ALONG
- 3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF
- 4. JOHNSON COUNTY WILL NOT BERESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY HAS A RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

DUTIES OF DEVELOPER/PROPERTY OWNER

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 COMPLY WITH ALL LOCAL, STATE, OR FEDERAL LAW OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

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

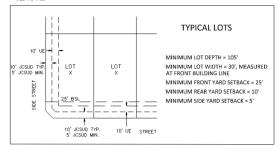
JOHNSON COUNTYMAKES NO REPRESENTATION THATTHE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGESTRUCTURES, DEVICES, OR: TEATURES PORTRAYED HEREON OR ACTUALLY SISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAWO OF AN INCREPORATED CITY, JOHNSON COUNTY, THE STATE OF TEAS, OR WINTLES STATES

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

INDIGHTURY IN THE REPORT OF THE REPORT OF THE REPORT OF THE REPORT OF THE PROPERTY HE SUBJECT OF THE REPORT OF THE PROPERTY HE SUBJECT OF THE READ HEREBY AGREET OF JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND HALL CAMBOON DAMAGES RESULTING FROM OR ALLEGED! A RISING FROM JOHNSON COUNTY APPROVAL OF THE LOOP OF THE READ THE ROWSTROMD FROM JOHNSON COUNTY FROM ANY AND HALL CAMBOON DAMAGES RESULTING FROM OR ALLEGED! A RISING FROM JOHNSON COUNTY FROM FROM JOHNSON COUNTY FROM JOHNSON COUNTY

SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BEST WITH 1/2" IRON BOO WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION DURSES NETED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM. ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202), US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK
- 3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR: 1.00012
- 4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) SHOWN AS ON COMMUNITY PANEL NUMBER 48251C0175K DATED SEPTEMBER 21, 2023, FOR THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", 0.21% ANNUAL CHANCE FLOOD HAZAND, AREAS OF 196 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.



APPROVAL BY COMMISSIONERS COURT

WHEREAS THE COUNTY JUDGE OF JOHNSON COUNTY, TEXAS ACTED AFFIRMATIVELY ON THIS

COUNTY JUDGE JOHNSON COUNTY

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELLIOTT PAT BUSBY, DO HEREBY CERTIFY THAT THIS PLAT WAS WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND. AND THAT THE CONNENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BELEASED 10508/2025

FILIOTT PAT BUSBY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5561 FIRM REGISTRATION NO. 10028800 PAPE-DAWSON ENGINEERS 201 MIN STREET, SUITE 901 FORT WORTH, TEXAS 76102 TELE. (817) 870-3668 EMAIL: EBUBSY@PAPE-DAWSON.COM

DATE

PLAT FILED: / / INSTRUMENT NUMBER: DRAWER: , SLIDE: JOHNSON COUNTY CLERK DEPLITY OF ERK

DEVELOPER:

D.R. HORTON - TEXAS, LTD

6751 NORTH ERFEWAY

FORT WORTH TEXAS 76131

CONTACT: THOMAS FREED

TFREED@DRHORTON.COM

ENGINEER:

PAPE-DAWSON CONSULTING

ENGINEERS, LLC.

CONTACT: GABRIEL J. PAIGHT, P.E.

GABRIEL PAIGHT@PAPE-DAWSON COM

TEL: (817) 230-0800

FP-**-*** FINAL PLAT OF MAYFIELD PHASE 1

BLOCK 1 - BLOCK 8

LOTS 1-33, LOT 100X, LOT 101X, LOT 105X, BLOCK 1; LOTS 1-20, LOT 102X, BLOCK 2; LOTS 1-40, BLOCK 3; LOTS1-40, BLOCK 4; LOTS 1-32 BLOCK 5: LOTS 1-36, BLOCK 6: LOTS 1-22, BLOCK 7; LOTS 1-8, BLOCK 8; LOTS 103X, 104X

BEING 45.453 ACRES SITUATED IN THE SAMUEL COOPER SURVEY, ABSTRACT NO. 159 AN ADDITION TO JOHNSON COUNTY, TEXAS.

231 RESIDENTIAL LOTS



201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: JUNE 16, 2025

SHEET 3 OF 3

Mayfield West Phase 1-6

Variance Request

Johnson County Current Regulation

1. Minimum Street Right-of-Way to be 50 Feet.		Reference section IV, Requirements for Plat Application, #4 Lot and Street Layout, Page 17.
2. Rear Utility Easement are not Required.		Reference section IV, Requirements for Plat Application, #8 Utility Service, Page 24.
3. Side Utility Easements are not Required.	• •	Reference section IV, Requirements for Plat Application. #8 Utility Service, Page 24.
4. Minimum cul-de-sac Radius to be 60 Feet.		Reference section VI, General Requirements, B) Dead- End Streets, Page 33.
5. Minimum Lot Frontage Measured Around cul-de- sac to be 30 Feet (Measured at Building Line).	Lot Frontage Measured around a cul-de-sac is Fifty (50) Feet as Measured at the Building Line, unless Frontage along the County-Maintained Roadway.	Reference Section XII, Special District Regulations, Development Standards, Page 55.
6. Franchise Utility (Electrical, Telephone, Gas) Locations to be Determined by the Developer in the Utility Easements Provided.		Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.
7. Water Lines shall be Allowed within Side Utility Easements Where Necessary.		Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.
8. Sanitary Sewer Lines are not Constrained to Street Centerlines and are to be Located within Street Pavement Limits (Back of Curb to Back of Curb).		Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.

9. Concrete Street with Curb and Gutter Specification; Lime Stablixed at 6%, 6" Stabilized Subgrade, 6" Reinforced Concrete.	7% Lime; Lime Stablized to Eight (8) Inches; Eight (8) Inch Flex Base; Five (5) Inch Reinforced Concrete Paving.	Reference Section IX, General Road and Street Specifications, C) Requirement for Street Pavement, (7) Concrete Street with Curb and Gutter, Page 47. Figure 8, Typical Curb and Gutter Section.
10. Minimum Subdivison Concrete Roadway Surface Measurment Shall be 29' Back of Curb to Back of Curb (28' Driving Surface).	Minimum Street Width of Thirty-Two (32) Feet from Back Face of Curb to Back Face of Curb (31' Driving Surface).	Reference Section IX, General Road and Street Specifications, C) Requirement for Street Pavement, (7) Concrete Street with Curb and Gutter, Page 47. Figure 8, Typical Curb and Gutter Section.
11. Security Fencing along Detention Ponds (if Detention is Applicable) is Not Required.	Security Fencing with a Minimum Height of Six (6) Feet shall Encompass the Detention Storage Area.	Reference Appendix A, Drainage Requirements Criteria and Design Standards, D) Storm Drainage Design Criteria, #7 Detention Ponds, Item I, Page 74.
12. Runoff Coefficients for Types of Land Use are to be Considered an Established Minimum.	Runoff Calculations in the Proposed Engineering Design to Utilize a Higher Adopted Runoff Coefficient "C" Value than the Listed Value for a Single Family Residential (Lots less than 1 Acre).	Reference Appendix A, Drainage Requirements Criteria and Design Standards, D) Storm Drainage Design Criteria, #1 Storm-water Runoff, Runoff Coefficients for Types of Land Use, Page 69.
13. Storm Drain Manholes are not Required at Alignment Changes and at the Beginning of any Storm Drain System if the Maximum Spacing Thresholds are not Exceeded.	Manholes shall be Placed at Alignment Changes and at the Beginning of the Storm Drain System.	Reference Appendix A, Drainage Requirements Criteria and Design Standards, D) Storm Drainage Design Criteria, #4 Pipe System Requirements, Item G, Page 71.
14. Lot to Lot Drainage Shall be Allowed, Lot Drainage from No More than one Lot Shall be Directed Towards an adjacent lot.	Generally, each Lot shall be Designed or Graded to Direct Storm Water into an Abutting Street, Alley, Channel, or Inlet.	Reference Appendix A, Drainage Requirements Criteria and Design Standards, C) General Drainage Requirements, #8 Lot Drainage, Page 69.
	The Minimum Spacing between Driveways shall be Forty- Five (45) Feet from Edge to Edge.	Reference Section IX, General Road and Street Specifications, D) Driveways, (1) Spacing, Page 48.

16.Requesting Major Thoroughfare Plan (MTP) Waiver	
for Future CR 903 (Collector) Near the Southern	
Property Boundary. Proposed Right-of-Way Dedication	
and Roadway Improvements will not be Included	
within Development, Please see Subsequent attached	Reference Johnson County Major Thoroughfare Plan,
Formal Waiver Request (Dated July 9, 2025).	Adopted March 24, 2025, Order No, 2025-17.