

AGENDA PLACEMENT FORM

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

Date: October 15, 2025

Meeting Date: October 27, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


Court Decision: <small>This section to be completed by County Judge's Office</small>
CC 10-27-2025

Description: Consider Multiple Variance Requests for Proposed Subdivision Mayfield West Phases 1-6, located in Precinct 1.

Motion: Approve Variances 1, 2, 3, 5, 6, 7, 8, & 11

Motion: Approve Variance 4 with 60 ft of Right of Way on Cul-De-Sac & Require 48 ft Radius of Paved Surface

Motion: No Action on Variance 9

Motion: Deny Variances 10 & 12



(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**



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 Gabe Paight, PE Date 10/14/25

Phone Number 817-769-9008

Email Address gabriel.paight@pape-dawson.com

Property Information for Variance Request:

Property 911 address 6400 CR 1010 - Property ID: R000004896

Subdivision name Mayfield West (Phases 1-5) Block 1-42 Lot 964 SF lots with amenity center, and WWTP

Survey Samuel Cooper Abstract 159 Acreage 238.95

Request See separate request list with 12 total variances.

Reason for request Submitting variances for proposed development (all phases) on behalf of the Owner/Developer - TCCI Land Development, Inc.

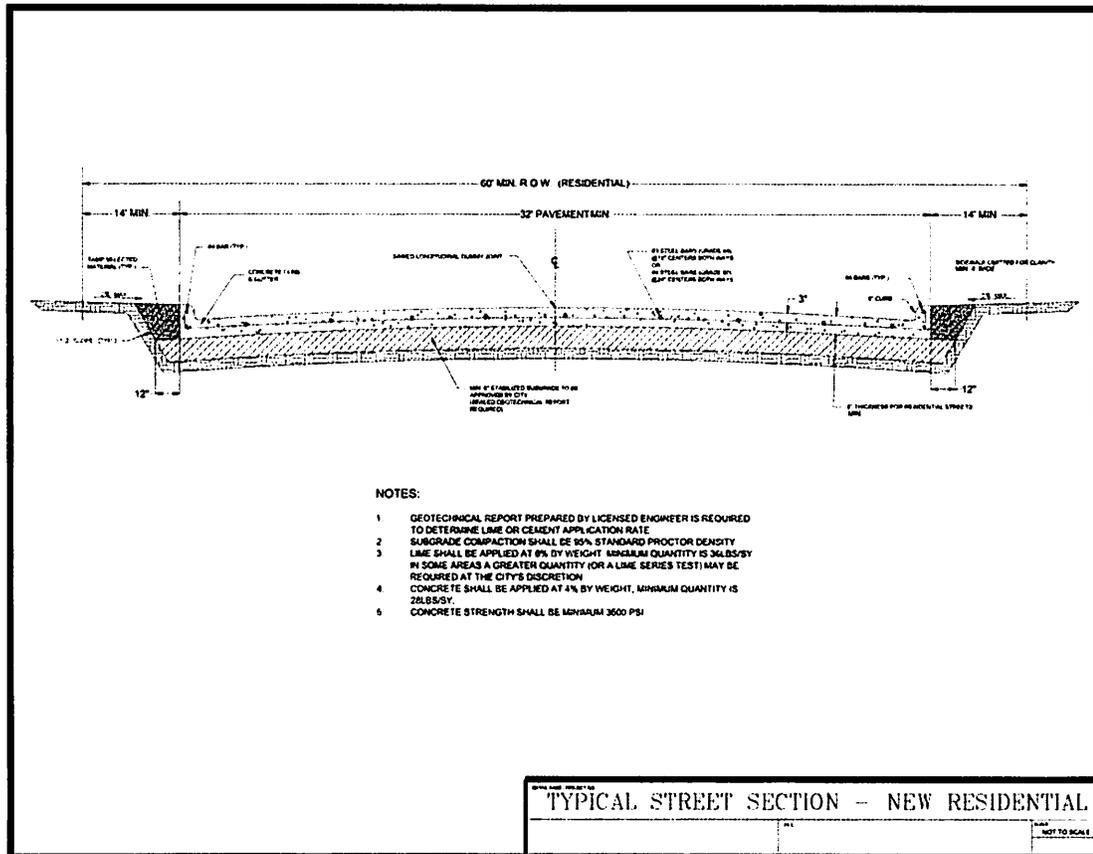
Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- 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:

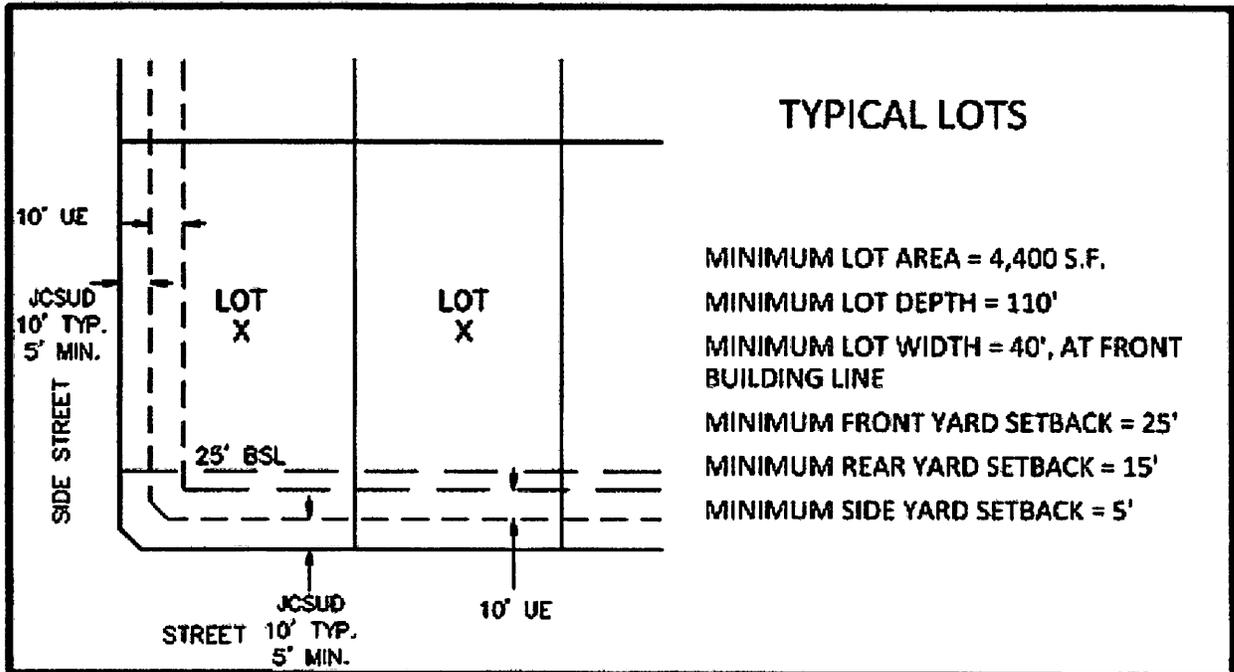
1. **Utility easements to be included along the development where adjacent to any future County Road right-of-way dedication that is required.** *Reference section IV, Requirements for Plat Application, #4 Lot and Street Layout, Page 17. Where a subdivision is adjacent to existing county roads, the County will require additional right-of-way for future widening of the roadway due to increase in traffic created by the subdivision.*
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 40 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. **Typical concrete street with curb and gutter pavement section within development to follow the requirements outlined in the detail below, unless otherwise specified in the sealed final 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. **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.
11. **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. Storm drain manholes to be provided at all junctions.** 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.
12. **Minimum spacing between driveways shall be twenty (20) feet from edge to edge. Edge to edge shall be measured from the driveway returns located on the private residential property.** 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.

EXHIBIT B – TYPICAL LOT & PROPOSED SITE LAYOUT



Mayfield West (Phases 1-5)

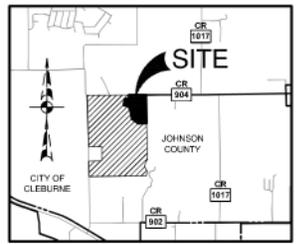
Variance Request

Johnson County Current Regulation

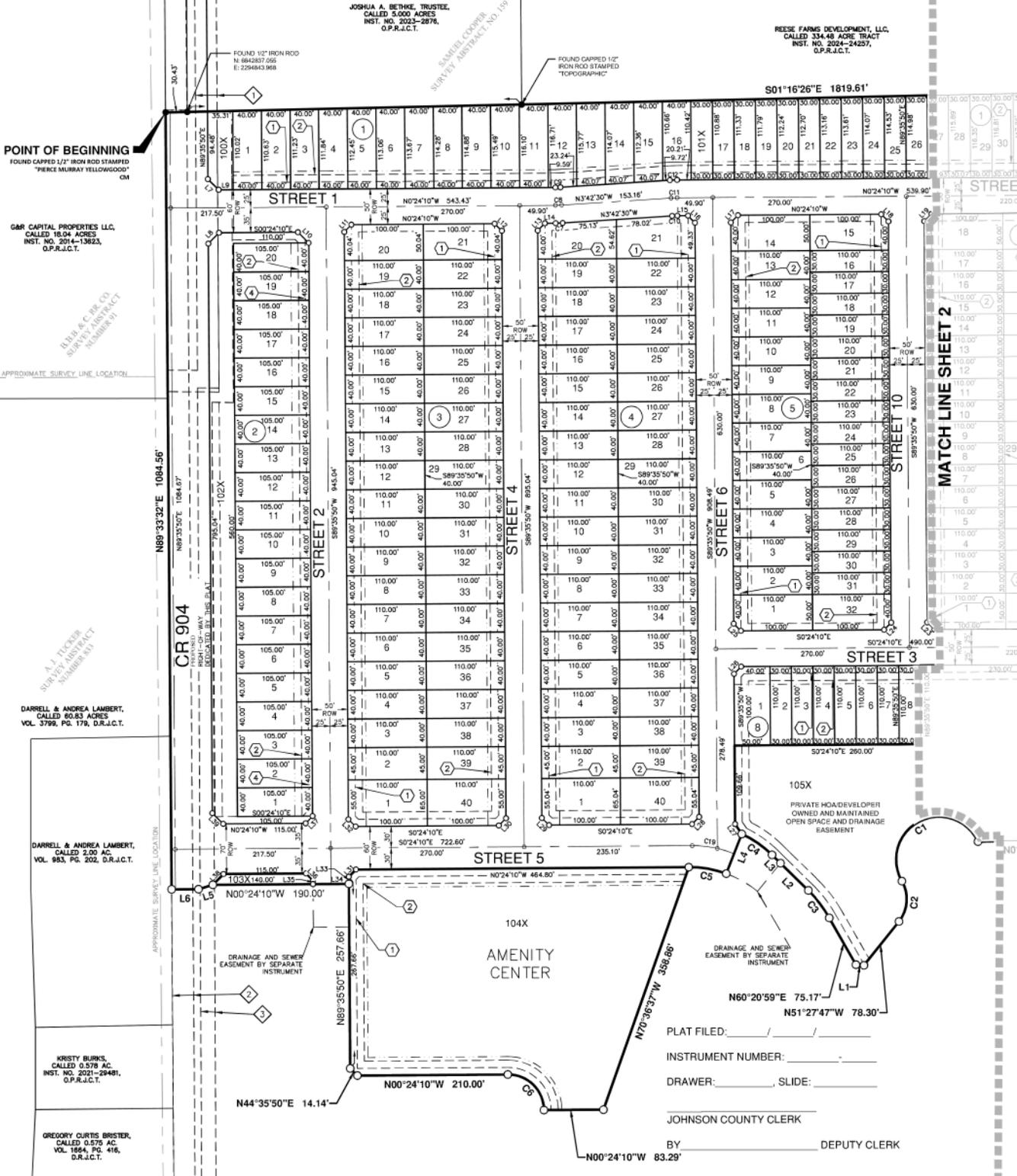
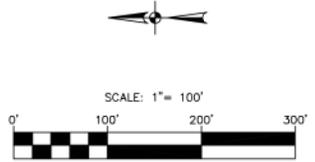
<p>1. Utility easements to be included along the development where adjacent to any future County Road right-of-way dedication that is required.</p>	<p>Where a subdivision is adjacent to existing county roads, the County will require additional right-of-way for future widening of the roadway due to increase in traffic created by the subdivision.</p>	<p><i>Reference Section IV, Requirements for Plat Application, #4 Lot and Street Layout, Page 17.</i></p>
<p>2. Rear utility easements are not required.</p>	<p>Utility easements of not less than fifteen (15) feet shall be provided on the front and back lot lines and five (5) feet on the sides of the lot.</p>	<p><i>Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.</i></p>
<p>3. Side utility easements to be located at corner lots only where required.</p>	<p>Utility easements of not less than fifteen (15) feet shall be provided on the front and back lot lines and five (5) feet on the sides of the lot.</p>	<p><i>Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.</i></p>
<p>4. Minimum cul-de-sac radius (right-of-way) to be 60 feet.</p>	<p>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 radius of sixty (60) feet and right-of-way radius of at least eighty (80) feet.</p>	<p><i>Reference Section VI, General Requirements, B) Dead-End Streets, Page 33.</i></p>
<p>5. Minimum lot frontage measured around cul-de-sac is to be 40 feet (measured at the building line).</p>	<p>Lot frontage measured around a cul-de-sac is 50 feet as measured at the building line, unless frontage along the county-maintained roadway.</p>	<p><i>Reference Section XII, Special District Regulations, Development Standards, Page 55.</i></p>
<p>6. Franchise utility (electrical, telephone, and gas) locations to be determined by the developer in the utility easements provided.</p>	<p>Utilities shall be located as follows, Electrical~Back Easement (when possible), Telephone~Back Easement, Gas~Front Easement.</p>	<p><i>Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.</i></p>
<p>7. Water lines shall be allowed within side utility easements where necessary.</p>	<p>Utilities shall be located as follows, Water~Front Easement.</p>	<p><i>Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.</i></p>

<p>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).</p>	<p>Utilities shall be located as follows, Sewer~In Street (middle).</p>	<p><i>Reference Section IV, Requirements for Plat Application, #8 Utility Service, Page 24.</i></p>
<p>9. Concrete street with curb and gutter specification; Lime stabilized at 6%, 6" stabilized subgrade, 6" reinforced concrete. <i>Exhibit A</i></p>	<p>7% lime; lime stabilized to eight (8) inches; eight (8) inch flex base; five (5) inch reinforced concrete paving.</p>	<p><i>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.</i></p>
<p>10. Security fencing along detention ponds (if detention is applicable) is not required.</p>	<p>Security fencing with a minimum height of six (6) feet shall encompass the detention storage area.</p>	<p><i>Reference Appendix A, Drainage Requirements Criteria & Design Standards, D) Storm Drainage Design Criteria, #7 Detention Ponds, item l, Page 74.</i></p>
<p>11. 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. Storm drain manholes to be provided at all junctions.</p>	<p>Manholes shall be placed...at alignment changes and at the beginning of the storm drain system.</p>	<p><i>Reference Appendix A, Drainage Requirements Criteria & Design Standards, D) Storm Drainage Design Criteria, #4 Pipe System Requirements, item g, Page 71.</i></p>

<p>12. Minimum Spacing between driveways shall be twenty (20) feet from edge to edge. Edge to edge shall be measured from the driveway returns located on the private residential property.</p>	<p>The minimum spacing between driveways shall be forty-five (45) feet from edge to edge.</p>	<p><i>Reference Section IX, General Road and Street Specifications, D) Driveways, (1) Spacing, Page 48.</i></p>
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LOCATION MAP
NOT-TO-SCALE



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 | — | STREET NAME CHANGE |
| J.C.S.U.D. | JOHNSON COUNTY SPECIAL UTILITY DISTRICT | — | 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 |
| CM | CONTROL MONUMENT | — | SURVEY ABSTRACT LINE |
| UE | UTILITY EASEMENT | — | EFFECTIVE (EXISTING) FEMA (100-yr) FLOODPLAIN |
| ESMT | EASEMENT | ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) |
| I.R./P. | IRON ROD/IRON PIPE | ○ | SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE |
| PO | PAPE-DAWSON CAP | | |
| ROW | RIGHT-OF-WAY | | |
| SF | SQUARE FEET | | |

EXISTING EASEMENTS

- | | | | |
|---|--|---|---|
| ① | 30' PIPELINE EASEMENT TO EAGLE MOUNTAIN PIPELINE CO. VOL. 3744, PG. 90, O.P.R.J.C.T. | ② | 30' PIPELINE EASEMENT TO HALLWOOD GATHERING, INC. VOL. 3071, PG. 854, D.R.J.C.T. |
| ③ | 20' UTILITY EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DIST. INST. NO. 2023-3171, O.P.R.J.C.T. | ④ | 30' PIPELINE EASEMENT TO ENERGY TRANSFER FUEL, LP. VOL. 3424, PG. 266, D.R.J.C.T. |
| ⑤ | 50' PIPELINE EASEMENT TO ATMOS ENERGY CORPORATION. INST. NO. 2015-7860, O.P.R.J.C.T. | | |

PROPOSED EASEMENTS

- | | | | |
|---|-----------------------------|---|----------------------|
| ① | 10' JCSUD EASEMENT | ② | 10' UTILITY EASEMENT |
| ③ | 25' SANITARY SEWER EASEMENT | ④ | 5' JCSUD EASEMENT |

**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; LOTS 1-40, 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

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

BEING 4.453 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 | 817.870.3868
 TEXAS ENGINEERING FIRM #476 | TEXAS SURVEYING FIRM #1002800

DATE OF PREPARATION: JUNE 16, 2025
SHEET 1 OF 3

G&R CAPITAL PROPERTIES L.L.C.
 CALLED 15.04 ACRES
 INST. NO. 2014-13823,
 O.P.R.J.C.T.

LEWIS & CLARK CO. 10
 SURVEY ABSTRACT
 NUMBER 151

APPROXIMATE SURVEY LINE LOCATION

A. H. FICKNER
 SURVEY ABSTRACT
 NUMBER 851

DARRELL & ANDREA LAMBERT,
 CALLED 60.83 ACRES
 VOL. 3799, PG. 179, D.R.J.C.T.

DARRELL & ANDREA LAMBERT,
 CALLED 5.00 AC.
 VOL. 983, PG. 202, D.R.J.C.T.

KRISTY BURKS,
 CALLED 0.578 AC.
 INST. NO. 2021-29491,
 O.P.R.J.C.T.

GREGORY CURTIS BRISTER,
 CALLED 0.575 AC.
 VOL. 1864, PG. 416,
 D.R.J.C.T.

JOSHUA A. BETHKE, TRUSTEE,
 CALLED 5.000 ACRES
 INST. NO. 2021-2876,
 O.P.R.J.C.T.

SAMUEL COOPER
 SURVEY ABSTRACT NO. 159

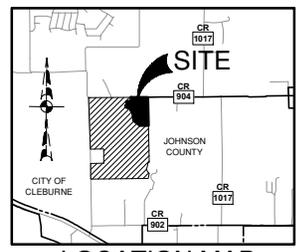
REESE FARMS DEVELOPMENT, L.L.C.
 CALLED 334.48 ACRE TRACT
 INST. NO. 2024-24257,
 O.P.R.J.C.T.

POINT OF BEGINNING
 FOUND CAPPED 1 1/2" IRON ROD STAMPED
 "PIERCE MURRAY YELLOWWOOD"
 CM

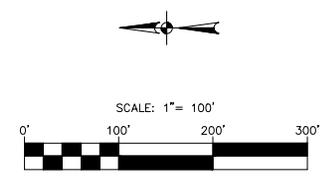
FOUND CAPPED 1 1/2"
 IRON ROD STAMPED
 "TOPOGRAPHIC"

PLAT FILED: _____
 INSTRUMENT NUMBER: _____
 DRAWER: _____ SLIDE: _____

 JOHNSON COUNTY CLERK
 BY _____ DEPUTY CLERK



LOCATION MAP
NOT-TO-SCALE



LEGEND

- O.P.R./J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- D.R./J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT
- DOC. NO. DOCUMENT NUMBER
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- AC ACRE(S)
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- ESMT EASEMENT
- I.R./I.P. IRON ROD/IRON PIPE
- (PD) PAPE-DAWSON CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- 1 BLOCK NUMBER
- ◇ STREET NAME CHANGE CENTERLINE
- BOUNDARY LINE
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT LINE
- - - J.C.S.U.D. EASEMENT LINE
- - - SURVEY ABSTRACT LINE
- - - EFFECTIVE (EXISTING) FEMA (100-yr) FLOODPLAIN
- ⊗ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

EXISTING EASEMENTS

- 1 30' PIPELINE EASEMENT TO EAGLE MOUNTAIN PIPELINE CO. VOL. 3744, PG. 90, O.P.R./J.C.T.
- 2 30' PIPELINE EASEMENT TO HALLWOOD GATHERING, INC. VOL. 3071, PG. 854, D.R./J.C.T.
- 3 20' UTILITY EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DIST. INST. NO. 2023-3171, O.P.R./J.C.T.
- 4 30' PIPELINE EASEMENT TO ENERGY TRANSFER FUEL, LP. VOL. 3424, PG. 266, D.R./J.C.T.
- 5 50' PIPELINE EASEMENT TO ATMOS ENERGY CORPORATION, INST. NO. 2015-7860, O.P.R./J.C.T.

PROPOSED EASEMENTS

- 1 10' JCSUD EASEMENT
- 2 10' UTILITY EASEMENT
- 3 25' SANITARY SEWER EASEMENT
- 4 5' JCSUD EASEMENT

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; LOTS 1-40, 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

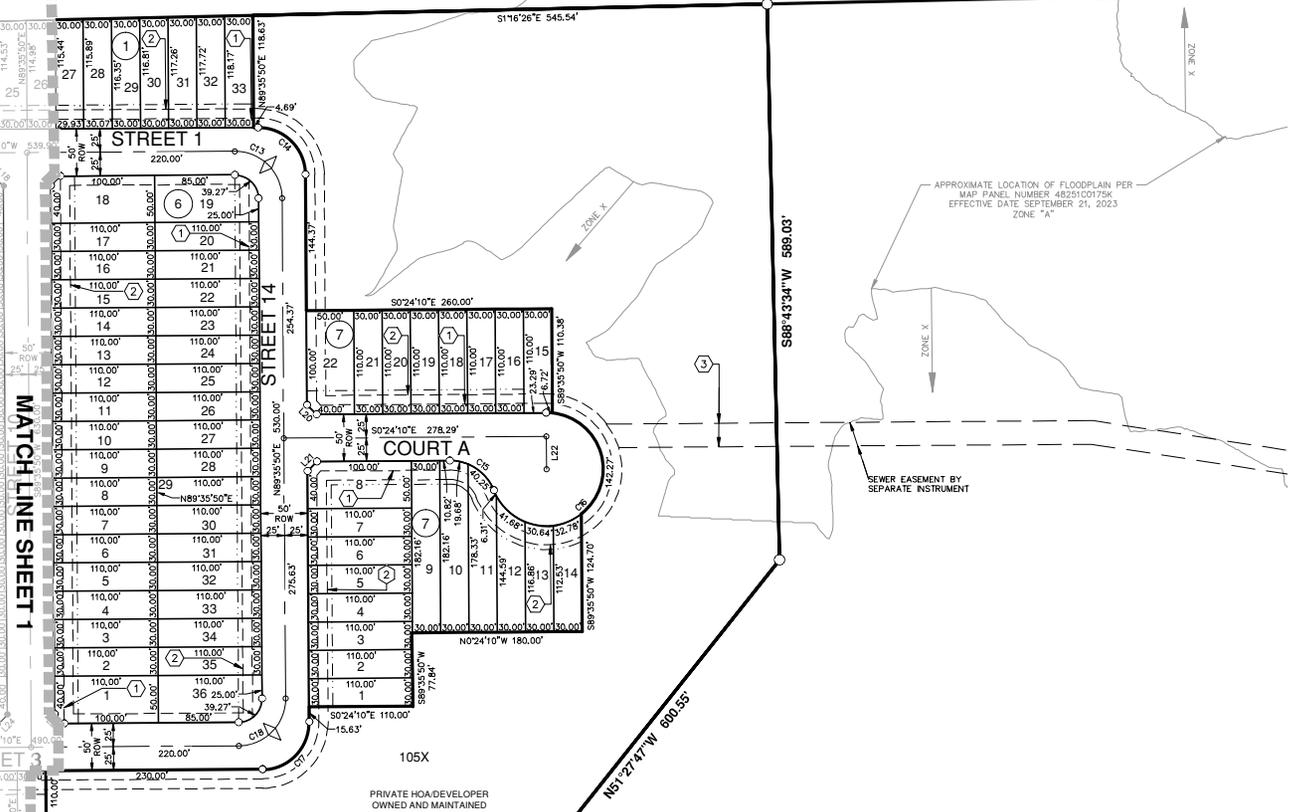
DEVELOPER:
 D.R. HORTON-TEXAS, LTD
 6751 NORTH FREEWAY
 FORT WORTH, TEXAS 76131
 TEL: (817) 230-0800
 CONTACT: THOMAS FREED
 TFREED@DRHORTON.COM

ENGINEER:
 PAPE-DAWSON CONSULTING
 ENGINEERS, L.L.C.
 CONTACT: GABRIEL J. FAIGHT, P.E.
 GABRIEL.FAIGHT@PAPE-DAWSON.COM



201 MAIN ST., STE 901 FT. WORTH, TX 76102 | 817.870.3669
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: JUNE 16, 2025
SHEET 2 OF 3



LINE TABLE			LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	N4°26'36"E	11.21'	L21	N45°24'10"W	14.14'	C1	60.00'	185°25'09"	N27°25'47"W	119.87'	194.17'
L2	N44°27'28"E	54.34'	L22	S89°35'50"W	35.00'	C2	50.00'	68°40'35"	N85°48'05"W	56.41'	59.93'
L3	N44°27'28"E	16.57'	L23	S44°35'50"W	14.14'	C3	175.00'	15°53'33"	N52°24'12"E	48.39'	48.54'
L4	N44°27'28"E	59.42'	L24	S45°24'10"E	14.14'	C4	150.00'	19°41'27"	S34°36'43"W	51.30'	51.55'
L5	N17°06'07"W	20.88'	L25	S44°35'50"W	14.14'	C5	150.00'	20°26'39"	N9°49'10"E	53.24'	53.52'
L6	N01°18'28"W	37.89'	L26	N45°24'10"W	14.14'	C6	50.00'	90°00'00"	S44°35'50"W	70.71'	78.54'
L7	S44°35'50"W	21.21'	L27	S56°13'50"W	16.70'	C7	177.06'	3°16'02"	S2°03'20"E	10.10'	10.10'
L8	S45°24'10"E	21.21'	L28	S45°24'10"E	14.14'	C8	336.35'	1°28'27"	N2°03'20"W	8.65'	8.65'
L9	S0°24'10"E	20.31'	L29	S44°35'50"W	14.14'	C9	126.47'	3°16'02"	S2°03'20"E	7.21'	7.21'
L10	N44°35'50"E	21.21'	L30	S45°24'10"E	14.14'	C10	125.00'	3°18'21"	N2°03'20"W	7.21'	7.21'
L11	N45°24'10"W	14.14'	L31	N45°24'10"W	14.14'	C11	150.00'	3°18'21"	N2°03'20"W	8.65'	8.65'
L12	N44°35'50"E	14.14'	L32	S44°35'50"W	14.14'	C12	175.00'	3°18'21"	N2°03'20"W	10.10'	10.10'
L13	N45°24'10"W	14.14'	L33	S89°35'50"W	10.00'	C13	50.00'	90°00'00"	N44°35'50"E	70.71'	78.54'
L14	N0°24'10"W	14.90'	L34	S0°24'10"E	50.00'	C14	50.00'	90°00'00"	N44°35'50"E	70.71'	78.54'
L15	N0°24'10"W	14.90'	L35	S89°35'50"W	5.00'	C15	50.00'	68°40'35"	N33°56'08"E	56.41'	59.93'
L16	N44°35'50"E	14.14'	L36	S44°35'50"W	14.14'	C16	60.00'	248°40'35"	S56°03'52"E	99.09'	260.41'
L17	N45°24'10"W	14.14'	L37	N45°24'10"W	14.14'	C17	50.00'	90°00'00"	S45°24'10"E	70.71'	78.54'
L18	N44°35'50"E	14.14'	L38	S45°24'10"E	21.21'	C18	50.00'	90°00'00"	S45°24'10"E	70.71'	78.54'
L19	N45°24'10"W	14.14'	L39	N44°35'50"E	21.21'						
L20	S44°35'50"W	14.14'									

TO: MAYFIELD WEST LLC
 CALLED 238.85 ACRES
 INST. NO. 2024-21579, O.P.R./J.C.T.,
 SAVE & EXCEPT ONE (1) ACRE MORE OR LESS,
 TO VESTAL WRIGHT,
 VOL. 327, PG. 30, D.R./J.C.T.

PLAT FILED: _____
 INSTRUMENT NUMBER: _____
 DRAWER: _____, SLIDE: _____

JOHNSON COUNTY CLERK
 BY _____ DEPUTY CLERK

OWNER'S ACKNOWLEDGE AND DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

BEING A TRACT OF LAND IN THE SAMUEL COOPER SURVEY, ABSTRACT NUMBER 159, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 238.95 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO TCCI MAYFIELD WEST LLC, RECORDED UNDER INSTRUMENT NUMBER 2024-213579, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.I.C.T.) HEREINAFTER REFERRED TO AS TCCI TRACT, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED, "PERCE MURRAY", ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 904, AND BEING THE NORTHEAST CORNER OF SAID TCCI TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 334.48 ACRE TRACT DESCRIBED IN A DEED TO REESE FARMS DEVELOPMENT, LLC, RECORDED UNDER INSTRUMENT NUMBER 2024-24257, (O.P.R.I.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 NORTHWEST CORNER OF A CALLED 5.00 ACRE TRACT DESCRIBED IN A DEED TO JOSHUA A. BETHEE, TRUSTEE, RECORDED UNDER INSTRUMENT NUMBER 2023-2876, (O.P.R.I.C.T.), CONTINUING ALONG AFORESAID 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 BETHEE TRACT, CONTINUING ALONG A TOTAL DISTANCE OF 1813.61 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 DISTANCES:

- SOUTH 88 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 589.03 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
NORTH 52 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 510.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
NORTH 51 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 600.55 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW 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 YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
NORTH 51 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
NORTH 01 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 287.38 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 185 DEGREES 25 MINUTES 09 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 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 "PAPE DAWSON", AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 68 DEGREES 40 MINUTES 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 48 MINUTES 09 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 "PAPE DAWSON";

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 CAP STAMPED "PAPE DAWSON";

NORTH 04 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 175.80 FEET, A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 24 MINUTES 52 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 BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 39 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 THE LEFT, AN ARC LENGTH OF 51.55 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

NORTH 68 DEGREES 41 MINUTES 03 SECONDS WEST, A DISTANCE OF 59.42 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 26 MINUTES 39 SECONDS, AND A CHORD AND DISTANCE OF NORTH 09 DEGREES 49 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";

NORTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 83.29 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD AND DISTANCE OF NORTH 44 DEGREES 35 MINUTES 50 SECONDS EAST, 76.71 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 YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

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 07 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 52 SECONDS EAST, A DISTANCE OF 1,084.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,532 ACRES OR 1,986,267 SQUARE FEET AND BEING PREPARED UNDER JOB NUMBER 61500-01 BY PAPE-DAWSON CONSULTING ENGINEERS, LLC;

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) 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 BY THESE 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 ____ DAY OF _____, 2025.

BY: _____

SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC I AND FOR THE STATE OF TEXAS, THIS ____ DAY OF _____, 2025

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.
6. 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. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH, OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON 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.
8. JOHNSON COUNTY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY X LOTS OR COMMON AREAS IDENTIFIED AS SUCH ON THIS PLAT, SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPE AREAS AND OPEN SPACES, DETENTION POND OR RECREATION/CUBHOUSE/EXERCISE BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LANDOWNER OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF THE SUBDIVISION PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF CLEBURNE, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
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

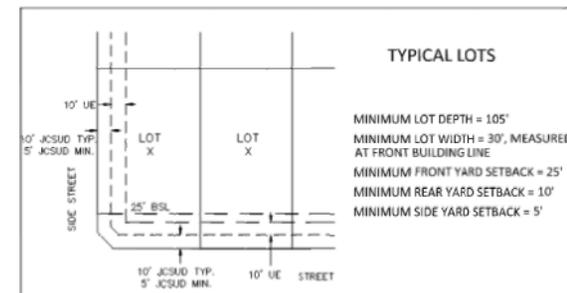
- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
5. 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 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.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON OR 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 UNITED 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.
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.

SURVEYOR'S NOTES

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA83) (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 CORRS 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 22, 2023, FOR THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% 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 DAY _____, 20____, TO APPROVE THIS PLAT.

COUNTY JUDGE, JOHNSON COUNTY

SURVEYORS CERTIFICATE

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

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 RELEASED 45/08/2025

ELLIOTT 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
TEL: (817) 870-3668
EMAIL: EBUSBY@PAPE-DAWSON.COM

DATE

PLAT FILED: / /

INSTRUMENT NUMBER: -

DRAWER: SLIDE:

JOHNSON COUNTY CLERK

BY DEPUTY CLERK

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; LOTS 1-40, BLOCK 4;
LOTS 1-32, BLOCK 5; LOTS 1-35, BLOCK 6;
LOTS 1-22, BLOCK 7; LOTS 1-8, BLOCK 8;
LOTS 103X, 104X

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

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
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: JUNE 16, 2025
SHEET 3 OF 3