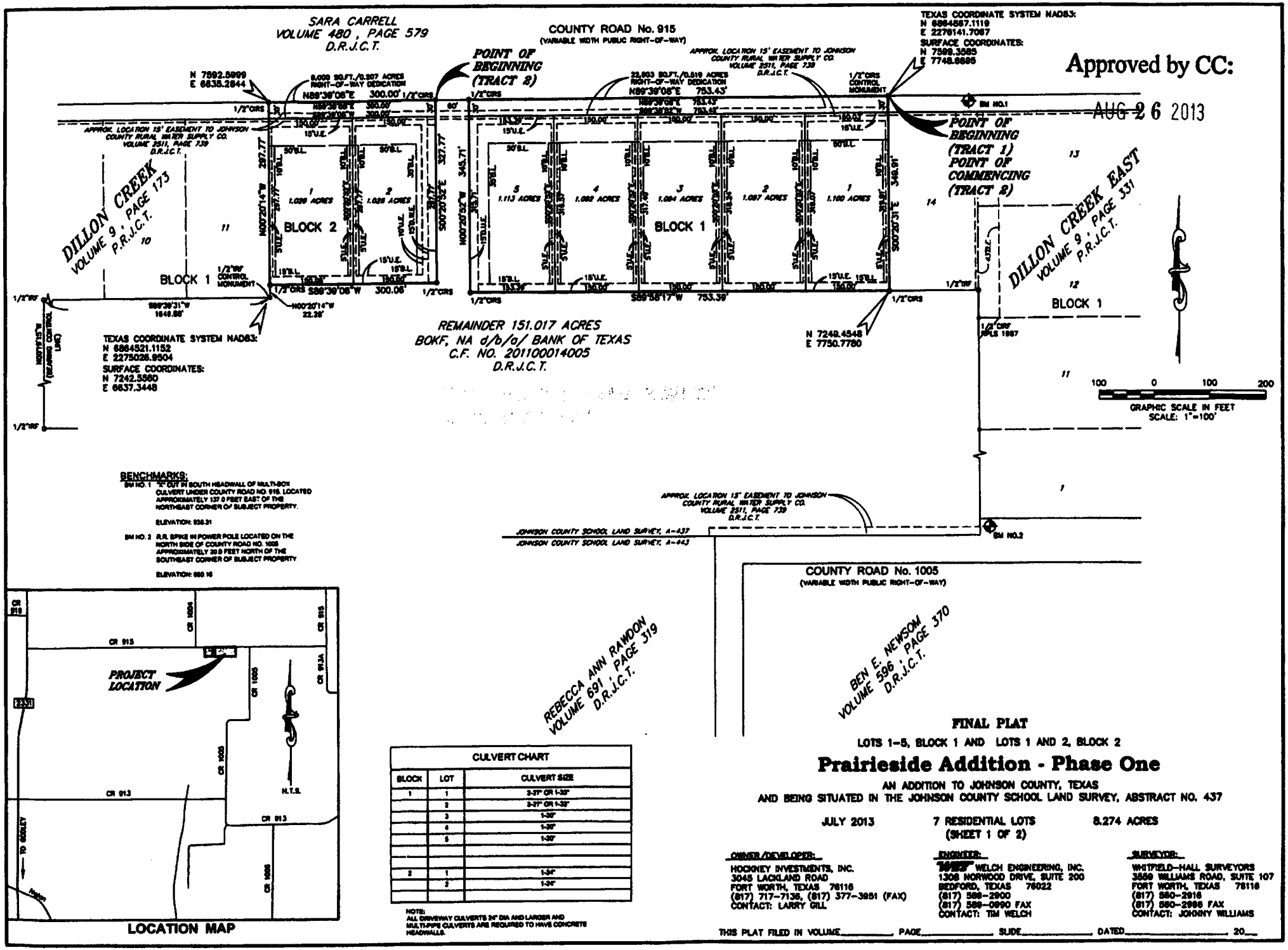

BENCHMARKS:

BM NO. 1 "X" CUT IN SOUTH HEADWALL OF MULTI-BOX CULVERT UNDER COUNTY ROAD NO. 915. LOCATED APPROXIMATELY 137.0 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION: 938.31

BM NO. 2 R.R. SPIKE IN POWER POLE LOCATED ON THE NORTH SIDE OF COUNTY ROAD NO. 1005 APPROXIMATELY 39.0 FEET NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION: 880.16

LOCATION MAP

CULVERT CHART		
BLOCK	LOT	CULVERT SIZE
1	1	3-37" OR 1-30"
	2	3-37" OR 1-30"
	3	1-30"
	4	1-30"
	5	1-30"
2	1	1-24"
	2	1-24"

NOTE:
ALL DRIVEWAY CULVERTS 24" DIA AND LARGER AND MULTI-PIPE CULVERTS ARE REQUIRED TO HAVE CONCRETE HEADWALLS.

FINAL PLAT

LOTS 1-5, BLOCK 1 AND LOTS 1 AND 2, BLOCK 2

Prairieside Addition - Phase One

AN ADDITION TO JOHNSON COUNTY, TEXAS
AND BEING SITUATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 437

JULY 2013 — 7 RESIDENTIAL LOTS (SHEET 1 OF 2) — 8.274 ACRES

OWNER/DEVELOPER:
HOCKNEY INVESTMENTS, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
(817) 717-7136, (817) 377-3951 (FAX)
CONTACT: LARRY GILL

ENGINEER:
WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 589-2900
(817) 589-0990 FAX
CONTACT: TIM WELCH

SURVEYOR:
WHITFIELD-HALL SURVEYORS
3589 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2986 FAX
CONTACT: JOHNNY WILLIAMS

THIS PLAT FILED IN VOLUME_____, PAGE_____, SLIDE_____, DATED_____, 20___

GENERAL NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 48251C0135J REVISION DATE DECEMBER 4, 2012 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

   THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP." IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP."

2. BEARING SYSTEM BASED ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND RECORDED IN COUNTY CLERK'S FILE NO. 201100014005 DEED RECORDS, JOHNSON COUNTY, TEXAS

3. COORDINATES, BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE COMPILED FROM AN ON THE GROUND SURVEY AND HAVE NOT BEEN TRANSLATED TO THE TEXAS STATE PLANE NAD83 COORDINATE SYSTEM. THE STATE PLANE COORDINATES SHOWN ARE REFERENCE COORDINATES ONLY.

4. LAND USE FOR THIS PROPERTY IS SINGLE FAMILY

5. THE PROPERTY IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN

6. ALL PROPERTY CORNERS SHALL BE: A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" UNLESS OTHERWISE NOTED

7. SANITARY SEWER SHALL BE PRIVATE INDIVIDUAL SEPTIC SYSTEMS
   A. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH
   B. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. THE PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS OR UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS
   C. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER

8. WATER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE (817) 760-5200

9. ELECTRIC SERVICE TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE (817) 558-0010

10. "D.E." IS THE ABBREVIATION FOR UTILITY EASEMENT. "D.U.E." IS THE ABBREVIATION FOR DRAINAGE AND UTILITY EASEMENT. "D.W.E." IS THE ABBREVIATION OF DRAINAGE AND WATER EASEMENT. "B.L." IS THE ABBREVIATION FOR BUILDING LINE

11. ALL LOTS SHALL HAVE DRIVEWAY ACCESS ONLY FROM U.R. NO. 915

12. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL

13. UTILITY EASEMENTS ARE FIFTEEN (15) FEET FROM LOT LINE IN FRONT AND BACK AND FIVE (5) FEET FROM LOT LINE ON THE SIDES OR AS SHOWN ON THE FACE OF THIS PLAT

14. RIGHT-OF-WAY DEDICATIONS ARE FORTY (40) FEET FROM CENTER OF ROAD ON F.M. AND STATE AND THIRTY (30) FEET FROM CENTER OF ROAD ON A COUNTY ROAD OR IN A SUBDIVISION OR AS SHOWN ON THE FACE OF THIS PLAT

15. BUILDING LINES ARE FIFTY (50) FEET FROM LOT LINE (STATE HWY AND F.M.), TWENTY FIVE (25) FEET FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS), FIFTEEN (15) FEET FROM LOT LINE ON REAR AND TEN (10) FEET FROM LOT LINE ON SIDES OR AS SHOWN ON THE FACE OF THIS PLAT

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE

FILING A PLAT:

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO $1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 60 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, ON A CONTRACT OF SALE OR OTHER EXECUTION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK

FLOOD NOTES:

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED

2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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

1. 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 JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED

2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, ABROGATE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY

3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON 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 THE UNITED STATES

4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OF THIS PLAT

5. 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 FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH

OWNERS ACKNOWLEDGMENT AND DEDICATION

THE STATE OF TEXAS §
THE COUNTY OF JOHNSON §

WHEREAS, Hockney Investments, Inc., acting by and through the undersigned, their duly authorized agent is the owner of a 6.016 acre tract of land and a 2.258 acre tract of land situated in the JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 437, Johnson County, Texas and being a portion of that certain tract described in deed to BOKF, NA d/b/a Bank of Texas and recorded in County Clerk's File No. 201100014005, Deed Records, Johnson County, Texas. The bearings for this description are based on the west line of that certain tract of land recorded in County Clerk's File No. 201100014005, Deed Records, Johnson County, Texas. Said 6.016 acre tract of land and 2.258 acre tract of land being more particularly described as follows:

TRACT ONE

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set in County Road No. 915 (a variable width right-of-way) for the northeast corner of said BOKF, NA tract;

THENCE S00°20'31"E, a distance of 349.91 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of Lot 14, Block 1, Dillon Creek East, an addition to Johnson County, Texas according to the plat recorded in Volume 9, Page 331, Plat Records, Johnson County, Texas;

THENCE S89°58'17"W, leaving the west line of said Lot 14, a distance of 753.39 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set;

THENCE N00°20'52"W, a distance of 345.71 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set in County Road No. 915 and the most northerly line of said BOKF, NA tract;

THENCE N89°39'08"E, with said County Road and north line, a distance of 753.43 feet to the POINT OF BEGINNING and containing 6.016 acre of land, more or less

TRACT TWO

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set in County Road No. 915 (a variable width right-of-way) for the northeast corner of said BOKF, NA tract

THENCE S89°39'08"W, with said County Road and north line, a distance of 813.43 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set for the POINT OF BEGINNING of the herein described tract land;

THENCE S00°20'52"E, leaving said north line, a distance of 327.77 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set;

THENCE S89°39'08"W, a distance of 300.06 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set in the east line of Lot 11, Block 1, Dillon Creek, an addition to Johnson County, Texas according to the plat recorded in Volume 9, Page 173, Plat Records, Johnson County, Texas;

THENCE N00°20'14"W, along the east line of said Lot 11, a distance of 297.77 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set in County Road No. 915 (a variable width right-of-way);

THENCE N89°39'08"E, with said County Road, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.258 acres of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Hockney Investments, Inc., acting by and through their duly authorized officers, do hereby adopt this plat designating the herein described property as PRAIRIESIDE ADDITION - PHASE ONE, an addition to Johnson County, Texas and hereby dedicate to the Public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

Witness my hand this the 15 day of August, 2013

Hockney Investments, Inc.

By: _____

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE me, the undersigned, a Notary Public in and for the state of Texas, on this day personally appeared Larry Gill known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of August, 2013

_____
Notary Public State of Texas
My Commission expires August 9, 2016

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Johnny W. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818

PLAT APPROVED BY JOHNSON COUNTY, TEXAS
THIS _____ DAY OF _____, 20__

_____ _____
COUNTY JUDGE DATE

_____ _____
COUNTY CLERK DATE

FINAL PLAT

LOTS 1-5, BLOCK 1 AND LOTS 1 AND 2, BLOCK 2

Prairieside Addition - Phase One

AN ADDITION TO JOHNSON COUNTY, TEXAS
AND BEING SITUATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 437

JULY 2013 | 7 RESIDENTIAL LOTS (SHEET 2 OF 2) | 8.274 ACRES

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SURVEYOR:
WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2918
(817) 560-2995 FAX
CONTACT: JOHNNY WILLIAMS

THIS PLAT FILED IN VOLUME_____, PAGE_____, SLIDE_____, DATED_____, 20__