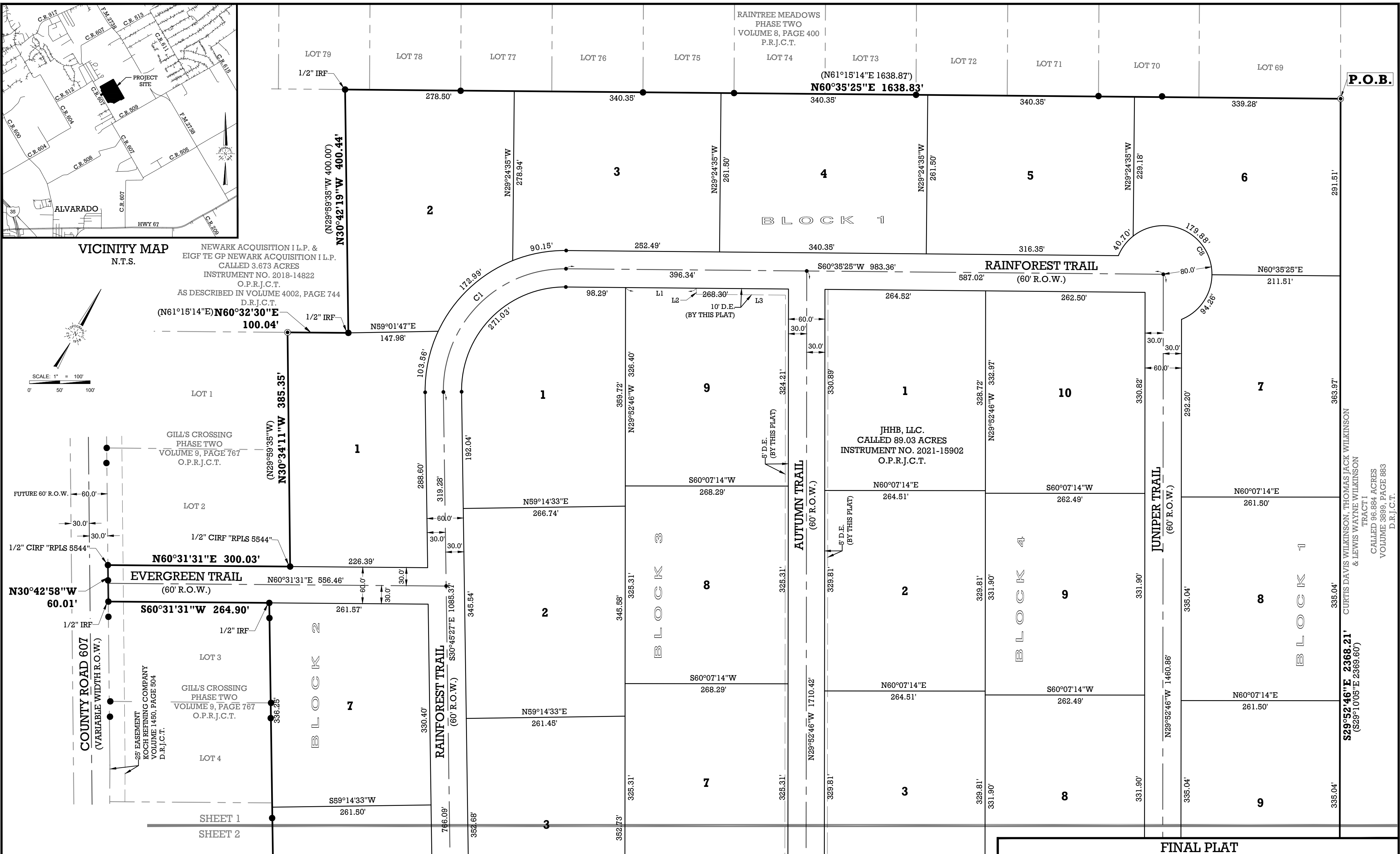
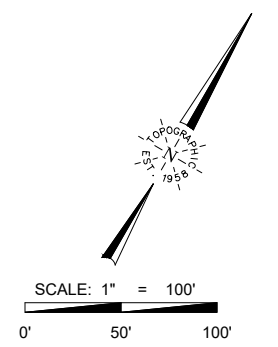


VICINITY MAP  
N.T.S.

NEWARK ACQUISITION I.L.P. & EIGF TE GP NEWARK ACQUISITION I.L.P.  
CALLED 3.673 ACRES  
INSTRUMENT NO. 2018-14822  
O.P.R.J.C.T.  
AS DESCRIBED IN VOLUME 4002, PAGE 744  
D.R.J.C.T.



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°20'53"	200.00'	318.86'	S14°54'59"W	286.15'
C2	51°36'34"	200.00'	180.15'	S56°33'45"E	174.12'
C3	37°31'56"	200.00'	131.01'	N78°52'00"E	128.68'
C4	10°43'20"	200.00'	37.43'	N65°27'42"E	37.37'
C5	10°40'30"	200.00'	37.26'	N24°30'53"W	37.21'
C6	16°36'22"	100.00'	28.98'	N27°28'49"W	28.88'
C7	5°54'14"	100.00'	10.30'	N32°49'53"W	10.30'
C8	225°28'54"	80.00'	314.83'	S74°38'40"E	147.56'

PLAT RECORDED IN:  
INSTRUMENT NO. \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

**LEGEND/ABBREVIATIONS**

SUBJECT PROPERTY LINE      ● MONUMENT FOUND (AS NOTED)  
ADJOINER LINE                ○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"  
EASEMENT  
MATCH LINE

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
(XXXX) = DEED CALLS  
P.O.B. = PLACE OF BEGINNING  
IRF = IRON ROD FOUND (AS NOTED)  
CIRF = CAPPED IRON ROD FOUND (AS NOTED)  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
B.L. = BUILDING SETBACK LINE  
W.L.E. = WATER LINE EASEMENT

**OWNER**

JHHB, LLC  
8333 CROSS TIMBERS ROAD  
FLOWER MOUND, TX 75022  
817-587-4777

**ENGINEER/SURVEYOR**

**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
481 WINSOTT ROAD, SM. 200 - BENBROOK, TEXAS 76126  
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554  
TEXAS FIRM REGISTRATION NO. 10042504  
WWW.TOPOGRAPHIC.COM

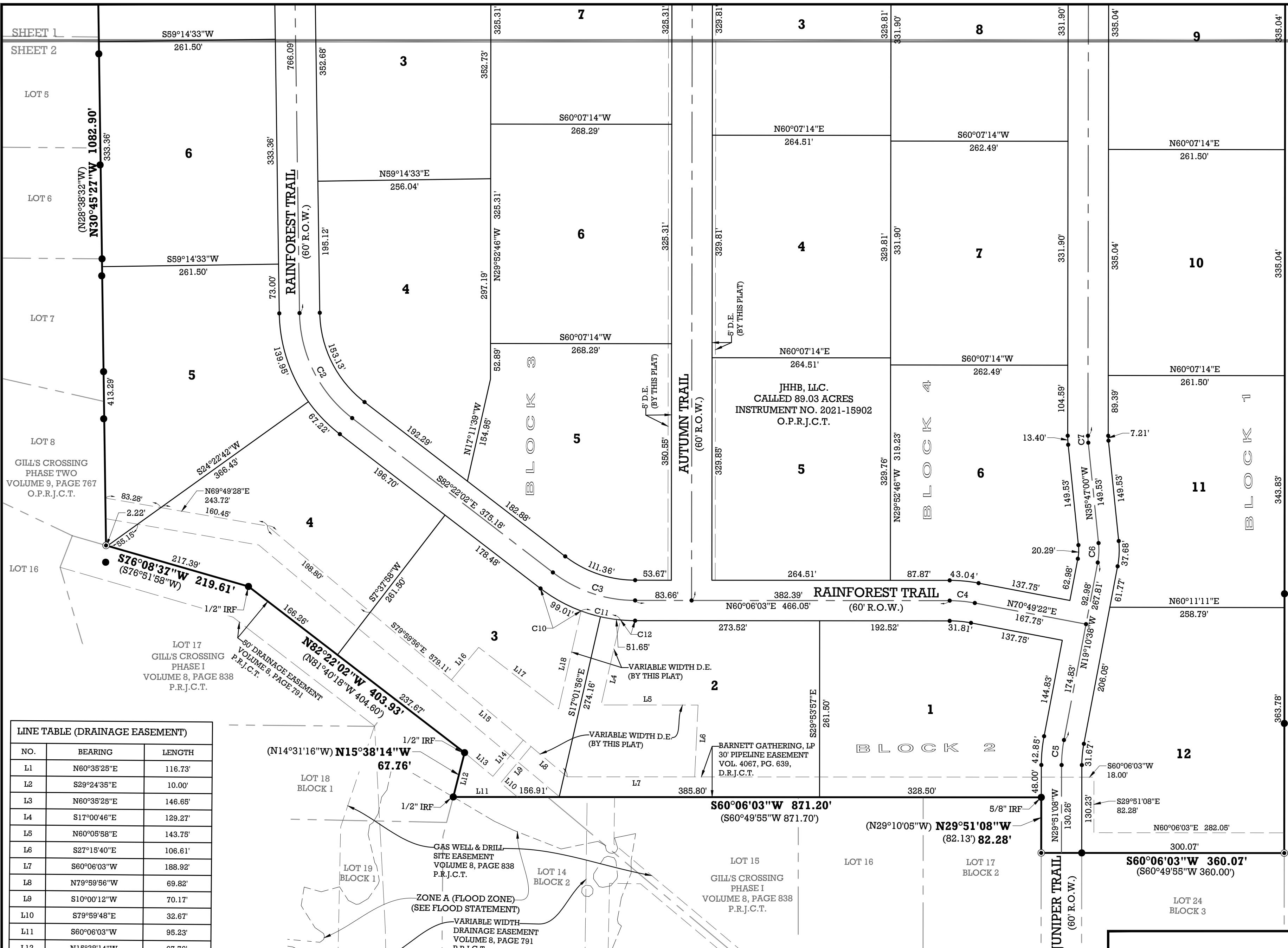
**FINAL PLAT**

LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,  
LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4  
**GILL'S CROSSING PHASE III**  
AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE  
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328  
38 SINGLE FAMILY LOTS  
89.021 ACRES

FILE: FP\_JHHB\_GILLS CROSSING PHASE 3\_20240110  
DRAFT: BWM      CHECK: SED  
SHEET: 1 OF 3      DATE: 01/10/2024

REVISION  
**0**

\* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.



LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	2.019	87,928
2	1	2.294	99,938
3	1	2.055	89,505
4	1	2.043	89,002
5	1	2.033	88,545
6	1	2.077	90,490
7	1	2.130	92,796
8	1	2.011	87,613
9	1	2.011	87,613
10	1	2.010	87,564
12	1	2.404	104,707

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.001	87,175
2	2	2.139	93,178
3	2	2.138	93,128
4	2	2.001	87,149
5	2	2.000	87,141
6	2	2.001	87,175
7	2	2.001	87,164

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	3	2.095	91,255
2	3	2.095	91,255
3	3	2.095	91,255
4	3	2.095	91,255
5	3	2.094	91,255
6	3	2.004	87,275
7	3	2.004	87,275
8	3	2.004	87,275
9	3	2.004	87,275

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	2.003	87,237
2	4	2.003	87,237
3	4	2.003	87,237
4	4	2.003	87,237
5	4	2.003	87,237
6	4	2.024	88,169
7	4	2.000	87,120
8	4	2.000	87,120
9	4	2.000	87,120
10	4	2.000	87,120

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L1	N60°35'25"E	116.73'
L2	S29°24'35"E	10.00'
L3	N60°35'25"E	146.65'
L4	S17°00'46"E	129.27'
L5	N60°05'58"E	143.75'
L6	S27°15'40"E	106.61'
L7	S60°06'03"W	188.92'
L8	N79°59'56"W	69.82'
L9	S10°00'12"W	70.17'
L10	S79°59'48"E	32.67'
L11	S60°06'03"W	95.23'
L12	N15°38'14"W	67.76'
L13	S79°59'48"E	54.71'
L14	N10°00'12"E	70.17'
L15	N79°59'56"W	138.92'
L16	N10°02'07"E	62.97'
L17	S82°22'02"E	149.41'
L18	N17°01'58"W	148.83'

CURVE TABLE (DRAINAGE EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	17°10'08"	230.00'	68.92'	N89°02'54"E	68.66'
C11	14°59'37"	230.00'	60.19'	N72°58'02"E	60.02'
C12	5°22'11"	230.00'	21.56'	S62°47'08"W	21.55'

PLAT RECORDED IN: \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_, SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

\* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.

LEGEND/ABBREVIATIONS	
—	SUBJECT PROPERTY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT
—	MATCH LINE
●	MONUMENT FOUND (AS NOTED)
○	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
 D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
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 U.E. = UTILITY EASEMENT  
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OWNER
JHHB, LLC 8333 CROSS TIMBERS ROAD FLOWER MOUND, TX 75022 817-587-4777
ENGINEER/SURVEYOR
<b>TOPOGRAPHIC</b> LOYALTY INNOVATION LEGACY 481 WINSBOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042204 WWW.TOPOGRAPHIC.COM

FINAL PLAT	
<b>LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,            LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4            GILL'S CROSSING PHASE III            AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE            EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328            38 SINGLE FAMILY LOTS            89.021 ACRES</b>	
FILE: FP_JHHB_GILLS CROSSING PHASE 3_20240110	REVISION
DRAFT: BWM	CHECK: SED
SHEET: 2 OF 3	DATE: 01/10/2024
<b>0</b>	

**OWNERS DEDICATION:**

BEING A TRACT OF LAND SITUATED IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 89.03 ACRE TRACT DESCRIBED IN DEED AS RECORDED IN INSTRUMENT NO. 2021-15902, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 89.03 ACRE TRACT AND AT THE SOUTHEAST CORNER OF LOT 69, RAINTREE MEADOWS PHASE TWO, AS RECORDED IN VOLUME 8, PAGE 400, (O.P.R.J.C.T.) AND LOCATED IN THE WEST LINE OF A CALLED 96.884 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO CURTIS DAVID WILKINSON, THOMAS JACK WILKINSON & LEWIS WAYNE WILKINSON, AS RECORDED IN VOLUME 3899, PAGE 883 (D.R.J.C.T.);

THENCE SOUTH 29°52'46" EAST, WITH THE EAST LINE OF SAID 89.03 ACRE TRACT AND THE WEST LINE OF SAID 96.884 ACRE TRACT, A DISTANCE OF 2368.21 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERN MOST SOUTHEAST CORNER OF SAID 96.884 ACRE TRACT AND FOR THE NORTHEAST CORNER OF LOT 24, GILL'S CROSSING PHASE I, AS RECORDED IN VOLUME 8, PAGE 838, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE WITH THE COMMON LINE OF SAID 89.03 ACRE TRACT, AND SAID GILL'S CROSSING PHASE I, AS FOLLOWS:

SOUTH 60°06'03" WEST, PASSING AT 300.07 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 24, IN THE EAST RIGHT-OF-WAY LINE OF JUNIPER TRAIL, A TOTAL DISTANCE OF 360.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL AND THE EAST LINE OF LOT 17 OF SAID GILL'S CROSSING PHASE I;

NORTH 29°51'08" WEST, A DISTANCE OF 82.28 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 17, LOCATED IN THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL;

SOUTH 60°06'03" WEST, A DISTANCE OF 871.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 14, OF SAID GILL'S CROSSING PHASE I;

NORTH 15°38'14" WEST, A DISTANCE OF 67.76 FEET TO A 1/2" IRON ROD FOUND;

NORTH 82°22'02" WEST, A DISTANCE OF 403.93 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 76°08'37" WEST, A DISTANCE OF 219.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, GILL'S CROSSING PHASE TWO, AS RECORDED IN VOLUME 9, PAGE 767 (P.R.J.C.T.);

THENCE NORTH 30°45'27" WEST, CROSSING SAID 89.03 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID GILL'S CROSSING PHASE TWO A DISTANCE OF 1082.90 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF LOT 3, OF SAID GILL'S CROSSING PHASE TWO;

THENCE SOUTH 60°31'31" WEST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 264.90 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT;

THENCE NORTH 30°42'58" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5544" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID GILL'S CROSSING PHASE TWO;

THENCE NORTH 60°31'31" EAST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 300.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 30°34'11" WEST, WITH THE EAST LINE OF LOT 2 THEN LOT 1 OF SAID GILL'S CROSSING PHASE TWO, A DISTANCE OF 385.35 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHEAST MOST CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A 3.673 ACRE TRACT DESCRIBED IN A DEED TO NEWARK ACQUISITION I L.P. & EIGF TE GP NEWARK ACQUISITION I L.P. AS RECORDED IN INSTRUMENT NO. 2018-14822 (O.P.R.J.C.T.), AS DESCRIBED IN VOLUME 4002, PAGE 744, D.R.J.C.T.;

THENCE NORTH 60°32'30" EAST, WITH THE SOUTH LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 100.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.673 ACRE TRACT;

THENCE NORTH 30°42'19" WEST, WITH THE EAST LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 400.44 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID 89.03 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.673 ACRE TRACT, AND ALSO BEING ON THE SOUTH LINE OF LOT 79, RAINTREE MEADOWS PHASE TWO AS RECORDED IN VOLUME 8, PAGE 400, (P.R.J.C.T.);

THENCE NORTH 60°35'25" EAST, WITH THE NORTH LINE OF SAID 89.03 ACRE TRACT AND THE SOUTH LINE OF SAID RAINTREE MEADOWS PHASE TWO, A DISTANCE OF 1638.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 89.021 ACRES OF LAND.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, JHHB, LLC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4, GILL'S CROSSING PHASE III**, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: \_\_\_\_\_

NAME/TITLE: JOHN DAVIS, MANAGING MEMBER

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**GENERAL NOTES:**

- ORIGINAL DOCUMENT SIZE: 18" X 24"
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- ALL WELLS SHALL BE SPACED A MINIMUM OF 150 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY CERTIFICATION.
- A VARIANCE TO WAIVE THE TURNING LANE REQUIREMENT WAS APPROVED IN COMMISSIONER'S COURT ON JUNE 12, 2023.

**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.

**PLAT NOTES**

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

**FLOOD STATEMENT**

ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0205K, REVISED SEPTEMBER 21, 2023. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

- 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 SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION 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 THE 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.
- 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 ARE 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.
- 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 OR DISAPPROVAL OF THIS PLAT.

**FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**

- THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

**FILING A PLAT**

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 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, OR A CONTRACT OF SALE OR OTHER EXECUTOR 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.

**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 EFFICACY 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.

**WATER:**  
PRIVATE WELLS

**SEPTIC:**  
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

**ELECTRIC:**  
UNITED COOPERATIVE SERVICES 817-556-4000

**RIGHT OF WAY DEDICATION**  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION  
40' ROW FROM CENTER OF ROAD ON FARM TO MARKET AND STATE HIGHWAYS

**UTILITY EASEMENT:**  
15' UTILITY EASEMENT ALONG FRONT LOT LINE  
15' UTILITY EASEMENT ALONG BACK LOT LINE  
5' FROM LOT LINE ALONG SIDE LOT LINES  
(UNLESS OTHERWISE SHOWN HEREON)

**BUILDING LINES:**  
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)  
50' FROM LOT LINE (FARM TO MARKET & STATE HIGHWAY)

**PRIVATE SEWAGE FACILITY**

- 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.
- 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. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 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.

ROAD NAME	LINEAR FEET
RAINFORREST TRAIL	3,745.16
AUTUMN TRAIL	1,710.42
JUNIPER TRAIL	2,085.01
EVERGREEN TRAIL	556.46

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COUNTY JUDGE \_\_\_\_\_

PLAT RECORDED IN:

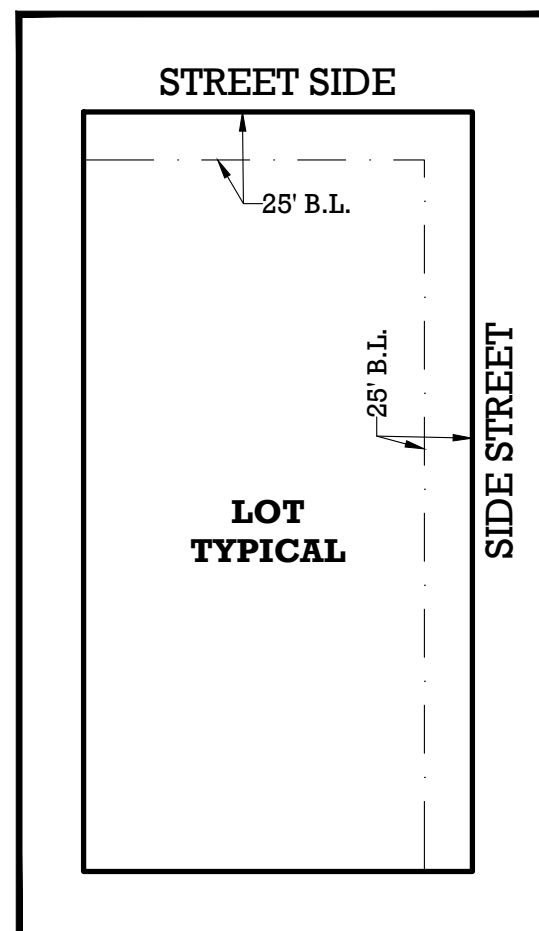
INSTRUMENT NO. \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

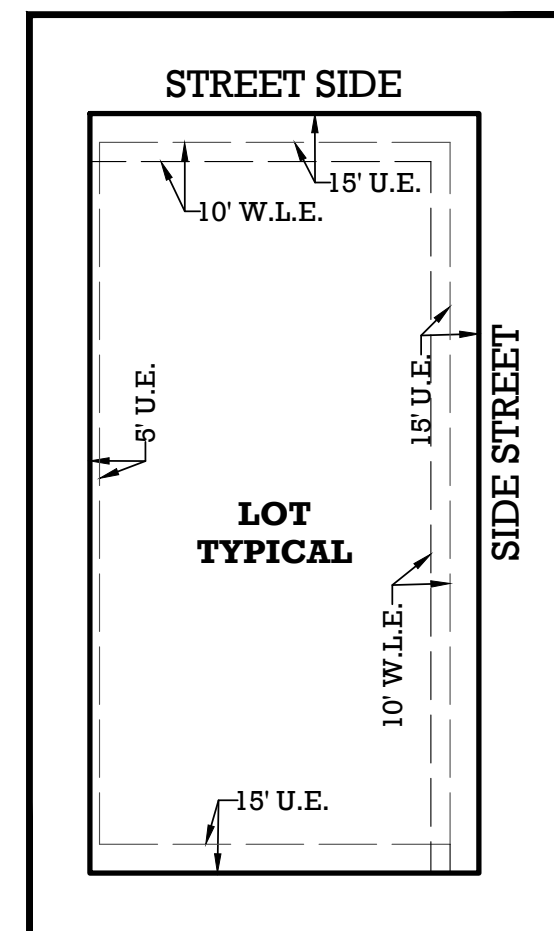
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

**TYPICAL LOT DETAIL BUILDING LINES**  
(N.T.S)



**TYPICAL LOT DETAIL EASEMENTS**  
(UNLESS SHOWN OTHERWISE HEREON)  
(N.T.S)



**LEGEND/ABBREVIATIONS**

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- MATCH LINE
- MONUMENT FOUND (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS  
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
(XXXX) = DEED CALLS  
P.O.B. = PLACE OF BEGINNING  
IRF = IRON ROD FOUND (AS NOTED)  
CIRF = CAPPED IRON ROD FOUND (AS NOTED)  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
B.L. = BUILDING SETBACK LINE  
W.L.E. = WATER LINE EASEMENT

**OWNER**

JHHB, LLC  
8333 CROSS TIMBERS ROAD  
FLOWER MOUND, TX 75022  
817-587-4777

**ENGINEER/SURVEYOR**



**FINAL PLAT**

**LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,  
LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4  
GILL'S CROSSING PHASE III  
AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE  
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328  
38 SINGLE FAMILY LOTS  
89.021 ACRES**

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20240110		REVISION
DRAFT: BWM	CHECK: SED	<b>0</b>
SHEET: 3 OF 3	DATE: 01/10/2024	