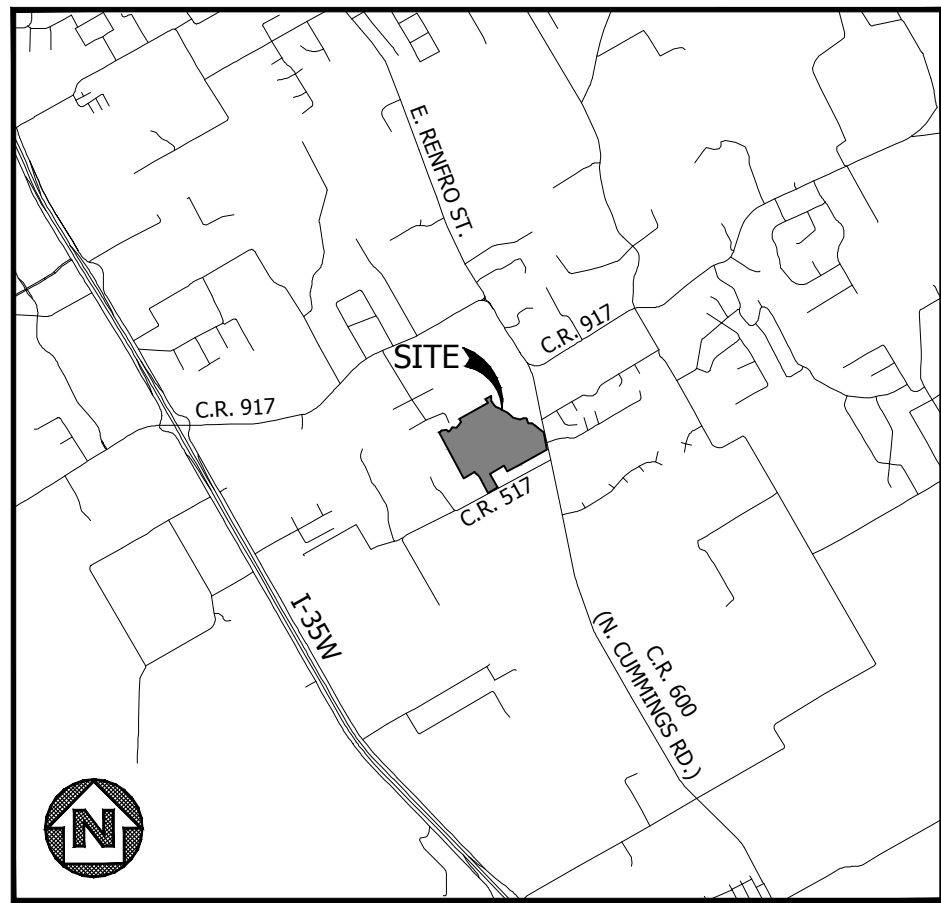


DUTIES OF DEVELOPER/PROPERTY OWNER
1.) THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2.) THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR TH 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.
3.) 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 VERIFY THAT ALL IMPROVEMENTS TO THE PROPERTY OR ANY ENCROACHMENTS TO EXISTING EASEMENTS LOCATED ON THE PROPERTY DO NOT UNLAWFULLY INTERFERE WITH EASTING EASEMENTS AND HIGH PRESSURE NATURAL GAS PIPELINES LOCATED ON THE PROPERT, INCLUDING BUT NOT LIMITED TO CONTACTING TEXAS811 FOR THE MOVEMENT OF EARTH ON THE PROPERTY.

Line Table		
Line Number	Bearing	Distance
L1	S60°39'52"W	326.21'
L2	N28°08'52"W	1335.72'
L3	N35°59'23"W	22.07'
L4	N77°26'29"E	53.30'
L5	N20°04'30"E	36.12'
L6	N87°05'25"E	34.98'
L7	N73°51'38"E	95.71'
L8	S47°15'22"E	69.93'
L9	N62°36'54"E	64.82'
L10	N34°30'53"E	85.59'
L11	S89°14'46"E	121.95'
L12	N42°23'19"E	51.94'
L13	N33°23'58"E	18.65'
L14	S87°13'47"E	31.73'



VICINITY MAP
Not To Scale

FIRE NOTES:
1.) For all single-family detached and duplex residences, excluding townhouses and apartments, fire hydrants shall be spaced to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.
2.) For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.
3.) The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the most current adopted International Fire Code.
4.) All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
5.) The minimum fire flow and flow duration for buildings other than one- and two-family dwelling shall be as specified the most current adopted International Fire Code.

PROPERTY DESCRIPTION
BEING a tract of land situated in the T. Robert Survey, Abstract No. 716, Johnson County, Texas and being a part of that certain tract of land described by deed to Brandon Tige, Inc., recorded in Volume 1546, Page 223, Deed Records, Johnson County, Texas, said tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8" iron rod found in the west line of County Road 600 (N. Cummings Drive), the southeasterly corner of said Brandon Tige, Inc., tract, and being the northeasterly corner of that certain tract of land described by deed to Boyd Young et. al., recorded in Volume 4469, Page 498, Deed Records, Johnson County, Texas;
THENCE South 61°22'12" West, with the south line of said Brandon Tige, Inc., tract, a distance of 825.42 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) set for the northwesterly corner of that certain tract of land described by deed to Jon C. Snyder, et. al., recorded in Document Number 2018-32243, Deed Records, Johnson County, Texas;
THENCE South 30°14'43" East, with the west line of said Jon C. Snyder tract, continuing with the south line of said Brandon Tige, Inc., tract, a distance of 6.78 feet to a 5/8" YCIR set for the northeasterly corner of that certain tract of land described by deed to David A. Childress et. al., recorded in Volume 2527, Page 88, Deed Records, Johnson County, Texas;
THENCE South 62°33'32" West, departing the with the west line of said Jon C. Snyder tract, continuing with the south line of said Brandon Tige, Inc., tract, a distance of 350.24 feet to a 1/2" iron rod with yellow cap stamped "PEEDE DATA" found for the northwesterly corner of that certain tract of land described by deed to Alfred H. Mays et. al., recorded in Volume 2245, Page 374, Deed Records, Johnson County, Texas and being in the east line of that certain tract of land described by deed to Glen M. Deal et. al., recorded in Volume 491, Page 835, Deed Records, Johnson County, Texas;
THENCE North 29°00'55" West, departing the south line of said Brandon Tige, Inc., tract, with the east line of said Glen M. Deal tract, a distance of 168.59 feet to a 1/2" iron rod found for the northeasterly corner of said Glen M. Deal tract;
THENCE South 60°42'44" West, departing the east line of said Glen M. Deal tract, with the north line of said Glen M. Deal tract, a distance of 419.84 feet to a 1/2" iron rod found for the northwesterly corner of said Glen M. Deal tract, being in the east line of that certain tract of land described by deed to Clifford Deal, recorded in Volume 519, Page 170, Deed Records, Johnson County, Texas;
THENCE North 29°20'08" West, departing the north line of said Glen M. Deal tract, with the east line of said Clifford Deal tract, a distance of 668.22 feet to a 1/2" iron rod found for the northeasterly corner of said Clifford Deal tract;
THENCE South 62°09'23" West, departing the east line of said Clifford Deal tract, with the north line of said Clifford Deal tract, a distance of 653.54 feet to a 5/8" YCIR set in the west line of said Brandon Tige, Inc., tract;
THENCE North 28°08'52" West, departing the north line of said Clifford Deal tract, with the west line of said Brandon Tige, Inc., tract and generally along a wire fence, a passing distance of 44.42 feet, a 1/2" iron rod found for the southeasterly corner of that certain tract of land described by deed to Kaye Lynne Connally, recorded in Volume 1324, Page 200, Deed Records, Johnson County, Texas, and continuing for a total distance of 885.65 feet to a 1/2" iron rod found in the south line of Clifford Wood Estates Phase II, an Addition to Johnson County, according to the plat recorded in Volume 8, Page 814, Plat Records, Johnson County, Texas;
THENCE departing the west line of said Brandon Tige, Inc., tract, with the south line of said Clifford Wood Estates Phase II, the following courses and distances:
North 35°59'23" West, a distance of 22.07 feet to a 5/8" YCIR set;
North 77°26'29" East, a distance of 53.30 feet to a 5/8" YCIR set;
North 20°04'30" East, a distance of 36.12 feet to a 5/8" YCIR set;
North 87°05'25" East, a distance of 34.98 feet to a 5/8" YCIR set;
North 73°51'38" East, a distance of 95.71 feet to a 5/8" YCIR set;
South 47°15'22" East, a distance of 69.93 feet to a 5/8" YCIR set;
North 62°36'54" East, a distance of 64.82 feet to a 5/8" YCIR set;
North 34°30'53" East, a distance of 85.59 feet to a 5/8" YCIR set;
South 89°14'46" East, a distance of 121.95 feet to a 5/8" YCIR set;
North 42°23'19" East, a distance of 51.94 feet to a 5/8" YCIR set;
North 33°23'58" East, a distance of 18.65 feet to a 5/8" YCIR set;
North 28°54'16" East, a distance of 87.86 feet to a 5/8" YCIR set;
North 49°53'18" East, a distance of 28.80 feet to a 5/8" YCIR set;
THENCE North 30°12'18" West, departing the south line of said Clifford Wood Estates Phase II, with the east line of said Clifford Wood Estates Phase II, a distance of 84.46 feet to a 1/2" iron rod found for the most westerly southwest corner of that certain tract of land described by deed to Leonard L. Beard, recorded in Volume 2479, Page 155, Deed Records, Johnson County, Texas,
THENCE North 60°22'54" East, departing the east line of said Clifford Wood Estates Phase II, with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 845.28 feet to a 5/8" YCIR set;
THENCE North 27°55'49" West, continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 114.63 feet to a 5/8" YCIR set;
THENCE North 59°52'54", continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 167.07 feet to a 5/8" YCIR set in the approximate centerline of a creek;
THENCE with the meanderings of the approximate centerline of said creek, the following courses and distances:
South 02°03'06" East, a distance of 130.36 feet to a point;
South 30°45'06" East, a distance of 116.74 feet to a point;
South 44°09'21" East, a distance of 98.60 feet to a point;
South 89°17'26" East, a distance of 34.32 feet to a point;
South 61°55'46" East, a distance of 138.61 feet to a point;
South 65°24'06" East, a distance of 146.22 feet to a point;
South 46°59'06" East, a distance of 127.58 feet to a point;
South 50°24'30" East, a distance of 74.12 feet to a point;
South 71°52'38" East, a distance of 190.65 feet to a point;
North 63°32'03" East, a distance of 94.88 feet to a point;
North 87°38'56" East, a distance of 81.45 feet to a point;
South 20°49'16" East, a distance of 141.74 feet to a point;
South 88°05'19" East, a distance of 104.33 feet to a point;
South 50°03'05" East, a distance of 370.79 feet to a point in the west line of said County Road 600 (N. Cummings Drive), from which a 5/8" YCIR set for Point-On-Tangent (POT) bears South 11°30'57" East, a distance of 20.00 feet;
THENCE South 11°30'57" East, departing the approximate centerline of said creek, with the west line of said County Road 600 (N. Cummings Drive), a distance of 465.29 feet to the POINT OF BEGINNING and containing a calculated area of 3,049,962 square feet or 69.995 acres of land.

THENCE North 29°20'08" West, departing the north line of said Glen M. Deal tract, with the east line of said Clifford Deal tract, a distance of 668.22 feet to a 1/2" iron rod found for the northeasterly corner of said Clifford Deal tract;

THENCE South 62°09'23" West, departing the east line of said Clifford Deal tract, with the north line of said Clifford Deal tract, a distance of 653.54 feet to a 5/8" YCIR set in the west line of said Brandon Tige, Inc., tract;

THENCE North 28°08'52" West, departing the north line of said Clifford Deal tract, with the west line of said Brandon Tige, Inc., tract and generally along a wire fence, a passing distance of 44.42 feet, a 1/2" iron rod found for the southeasterly corner of that certain tract of land described by deed to Kaye Lynne Connally, recorded in Volume 1324, Page 200, Deed Records, Johnson County, Texas, and continuing for a total distance of 885.65 feet to a 1/2" iron rod found in the south line of Clifford Wood Estates Phase II, an Addition to Johnson County, according to the plat recorded in Volume 8, Page 814, Plat Records, Johnson County, Texas;

THENCE departing the west line of said Brandon Tige, Inc., tract, with the south line of said Clifford Wood Estates Phase II, the following courses and distances:

North 35°59'23" West, a distance of 22.07 feet to a 5/8" YCIR set;
North 77°26'29" East, a distance of 53.30 feet to a 5/8" YCIR set;
North 20°04'30" East, a distance of 36.12 feet to a 5/8" YCIR set;
North 87°05'25" East, a distance of 34.98 feet to a 5/8" YCIR set;
North 73°51'38" East, a distance of 95.71 feet to a 5/8" YCIR set;
South 47°15'22" East, a distance of 69.93 feet to a 5/8" YCIR set;
North 62°36'54" East, a distance of 64.82 feet to a 5/8" YCIR set;
North 34°30'53" East, a distance of 85.59 feet to a 5/8" YCIR set;
South 89°14'46" East, a distance of 121.95 feet to a 5/8" YCIR set;
North 42°23'19" East, a distance of 51.94 feet to a 5/8" YCIR set;
North 33°23'58" East, a distance of 18.65 feet to a 5/8" YCIR set;
North 28°54'16" East, a distance of 87.86 feet to a 5/8" YCIR set;
North 49°53'18" East, a distance of 28.80 feet to a 5/8" YCIR set;

THENCE North 30°12'18" West, departing the south line of said Clifford Wood Estates Phase II, with the east line of said Clifford Wood Estates Phase II, a distance of 84.46 feet to a 1/2" iron rod found for the most westerly southwest corner of that certain tract of land described by deed to Leonard L. Beard, recorded in Volume 2479, Page 155, Deed Records, Johnson County, Texas,

THENCE North 60°22'54" East, departing the east line of said Clifford Wood Estates Phase II, with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 845.28 feet to a 5/8" YCIR set;

THENCE North 27°55'49" West, continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 114.63 feet to a 5/8" YCIR set;

THENCE North 59°52'54", continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 167.07 feet to a 5/8" YCIR set in the approximate centerline of a creek;

THENCE with the meanderings of the approximate centerline of said creek, the following courses and distances:

South 02°03'06" East, a distance of 130.36 feet to a point;
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South 71°52'38" East, a distance of 190.65 feet to a point;
North 63°32'03" East, a distance of 94.88 feet to a point;
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South 50°03'05" East, a distance of 370.79 feet to a point in the west line of said County Road 600 (N. Cummings Drive), from which a 5/8" YCIR set for Point-On-Tangent (POT) bears South 11°30'57" East, a distance of 20.00 feet;
THENCE South 11°30'57" East, departing the approximate centerline of said creek, with the west line of said County Road 600 (N. Cummings Drive), a distance of 465.29 feet to the POINT OF BEGINNING and containing a calculated area of 3,049,962 square feet or 69.995 acres of land.

Preliminary Plat CLIFFWOOD ADDITION

PHASE 3 Phase 3A

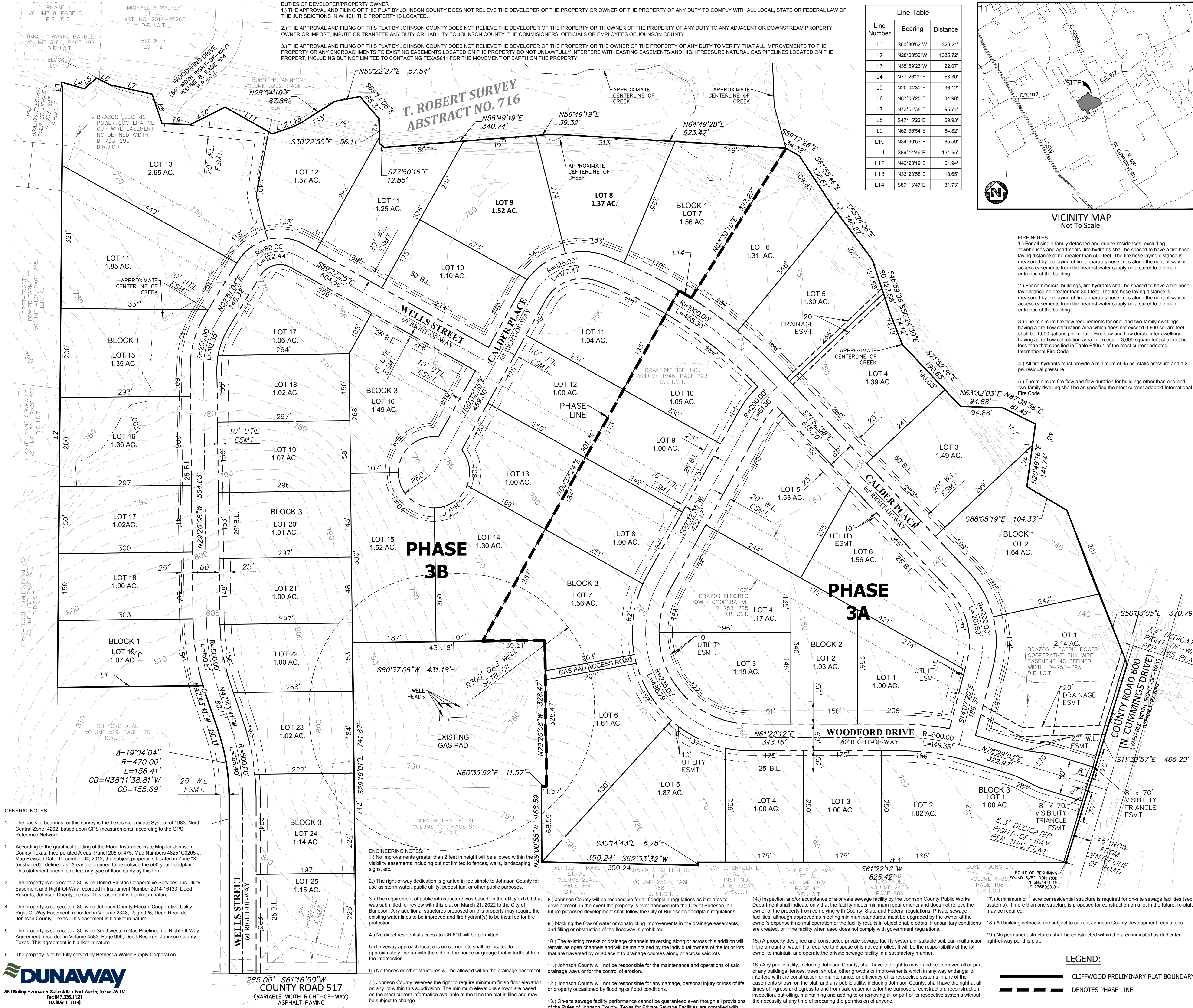
Lots 1 - 6, Block 1
Lots 1 - 6, Block 2
Lots 1 - 10, Block 3

Phase 3B Lots 7 - 19, Block 1 Lots 11 - 25, Block 3

an addition to Johnson County, Texas, (City of Burleson ETJ),
being situated in the the T. Robert Survey, Abstract No. 716

50 - Single Family Lots ±80.97 Acres

This preliminary plat was prepared in March 2022
Preliminary Plat Case: 22-038



GENERAL NOTES:
1. The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.
2. According to the graphical plotting of the Flood Insurance Rate Map for Johnson County, Texas, Incorporated Areas, Panel 205 of 475, Map Numbers 48251 C0205 J, Map Revised Date: December 04, 2012, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
3. The property is subject to a 30' wide United Electric Cooperative Services, Inc. Utility Easement and Right-Of-Way recorded in Instrument Number 2014-16133, Deed Records, Johnson County, Texas. This easement is blanket in nature.
4. The property is subject to a 30' wide Johnson County Electric Cooperative Utility Right-Of-Way Easement, recorded in Volume 2348, Page 925, Deed Records, Johnson County, Texas. This easement is blanket in nature.
5. The property is subject to a 30' wide Southwestern Gas Pipeline, Inc. Right-Of-Way Agreement, recorded in Volume 4583, Page 996, Deed Records, Johnson County, Texas. This agreement is blanket in nature.
6. The property is to be fully served by Bethesda Water Supply Corporation.

DUNAWAY
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