

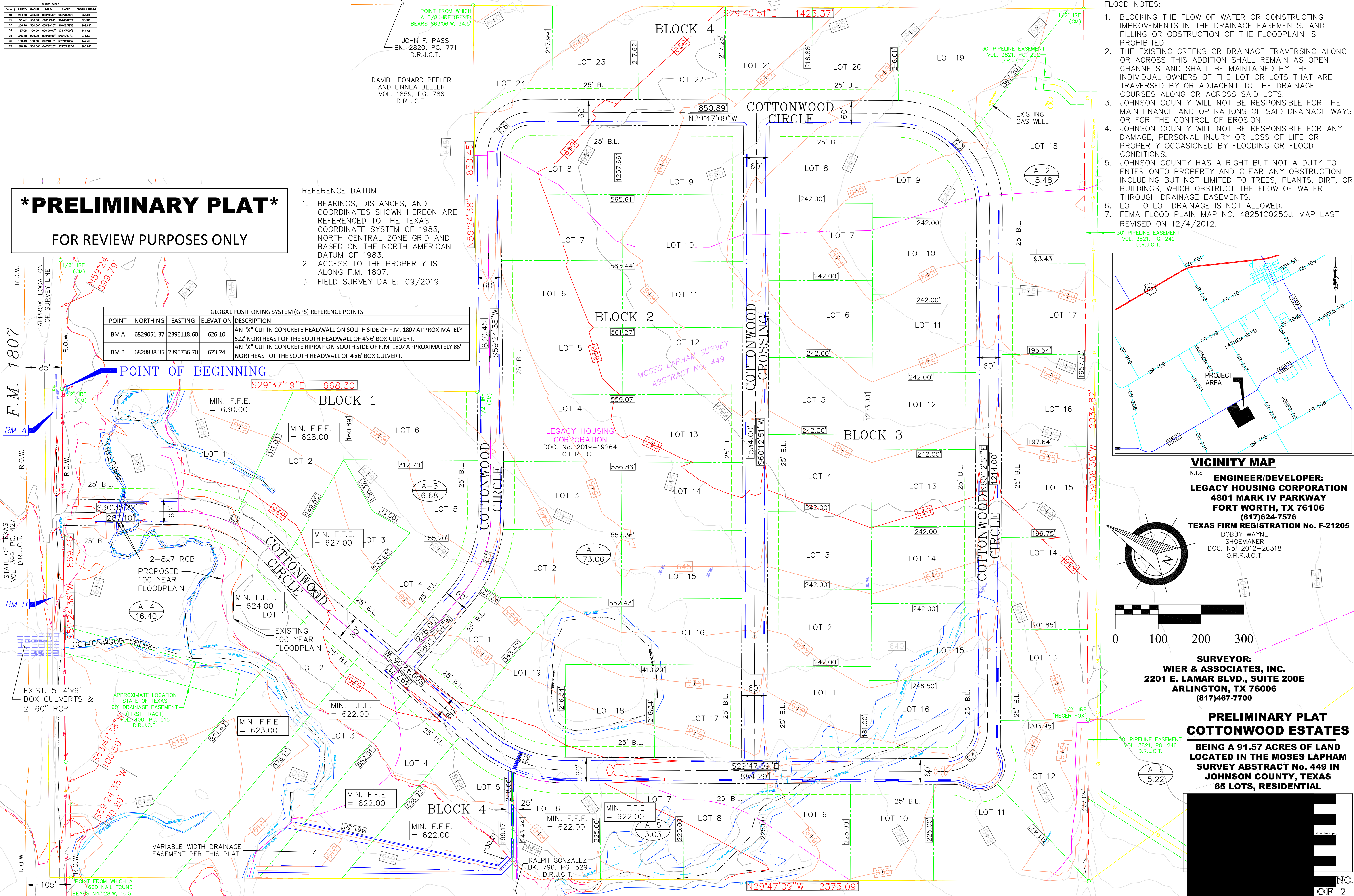
CURVE #	LENGTH	BEARING	PC	PT	END OF CURVE
01	244.38'	S00°00'00"E	000000.00'	000000.00'	000000.00'
02	55.41'	S00°00'00"E	000120.00'	000120.00'	000120.00'
03	226.34'	S00°00'00"E	000240.00'	000240.00'	000240.00'
04	157.04'	S00°00'00"E	000360.00'	000360.00'	000360.00'
05	346.58'	S00°00'00"E	000480.00'	000480.00'	000480.00'
06	158.48'	S00°00'00"E	000600.00'	000600.00'	000600.00'
07	210.88'	S00°00'00"E	000720.00'	000720.00'	000720.00'

**\*PRELIMINARY PLAT\***  
FOR REVIEW PURPOSES ONLY

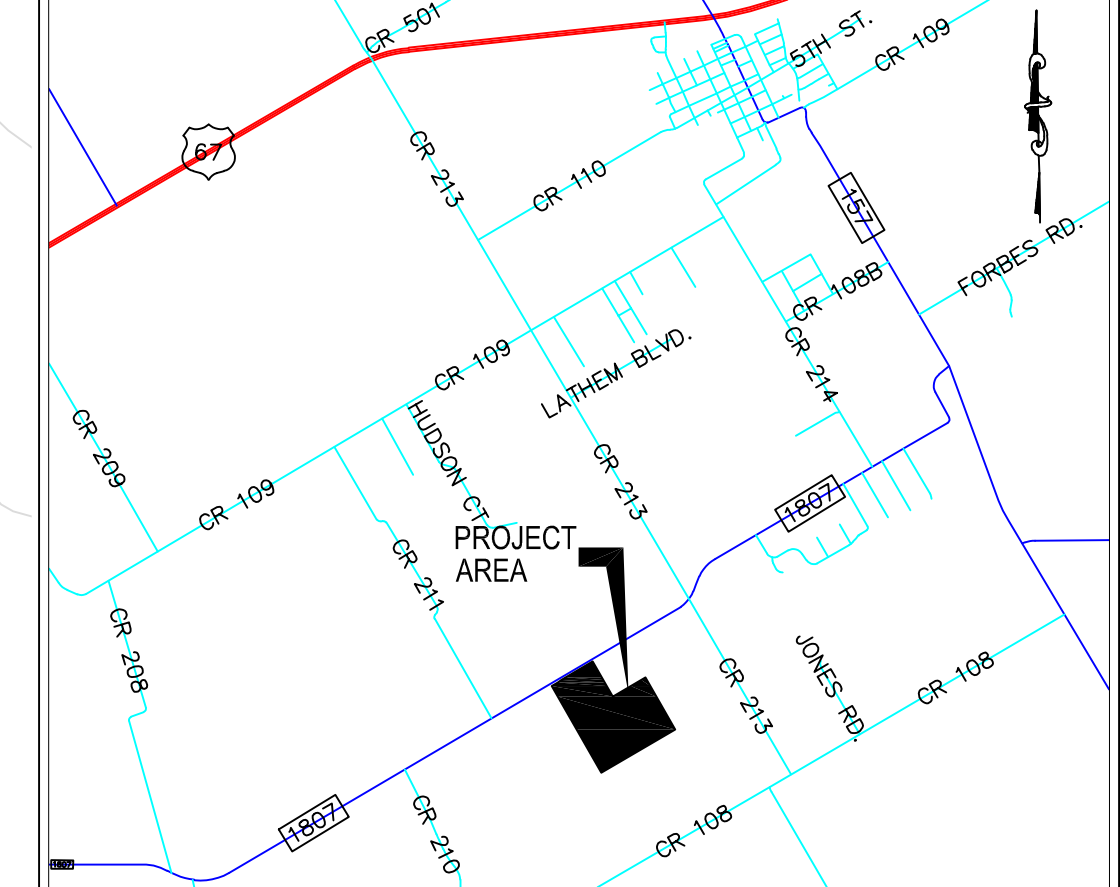
REFERENCE DATUM  
1. BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE GRID AND BASED ON THE NORTH AMERICAN DATUM OF 1983.  
2. ACCESS TO THE PROPERTY IS ALONG F.M. 1807.  
3. FIELD SURVEY DATE: 09/2019

GLOBAL POSITIONING SYSTEM (GPS) REFERENCE POINTS			
POINT	NORTHING	EASTING	ELEVATION
BMA	6829051.37	2396118.60	626.10
BM B	6828838.35	2395736.70	623.24

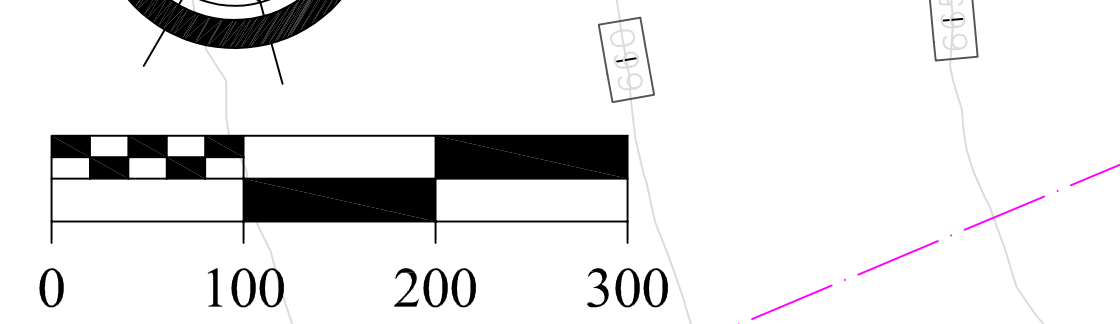
POINT OF BEGINNING



- 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 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 OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
  6. LOT TO LOT DRAINAGE IS NOT ALLOWED.
  7. FEMA FLOOD PLAIN MAP NO. 48251C0250J, MAP LAST REVISED ON 12/4/2012.



**VICINITY MAP**  
N.T.S.  
**ENGINEER/DEVELOPER:**  
**LEGACY HOUSING CORPORATION**  
4801 MARK IV PARKWAY  
FORT WORTH, TX 76106  
(817)624-7576  
**TEXAS FIRM REGISTRATION No. F-21205**  
BOBBY WAYNE SHOEMAKER  
DOC. No. 2012-26318  
O.P.R.J.C.T.



**SURVEYOR:**  
**WIER & ASSOCIATES, INC.**  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TX 76006  
(817)467-7700

**PRELIMINARY PLAT**  
**COTTONWOOD ESTATES**  
BEING A 91.57 ACRES OF LAND  
LOCATED IN THE MOSES LAPHAM  
SURVEY ABSTRACT NO. 449 IN  
JOHNSON COUNTY, TEXAS  
65 LOTS, RESIDENTIAL

