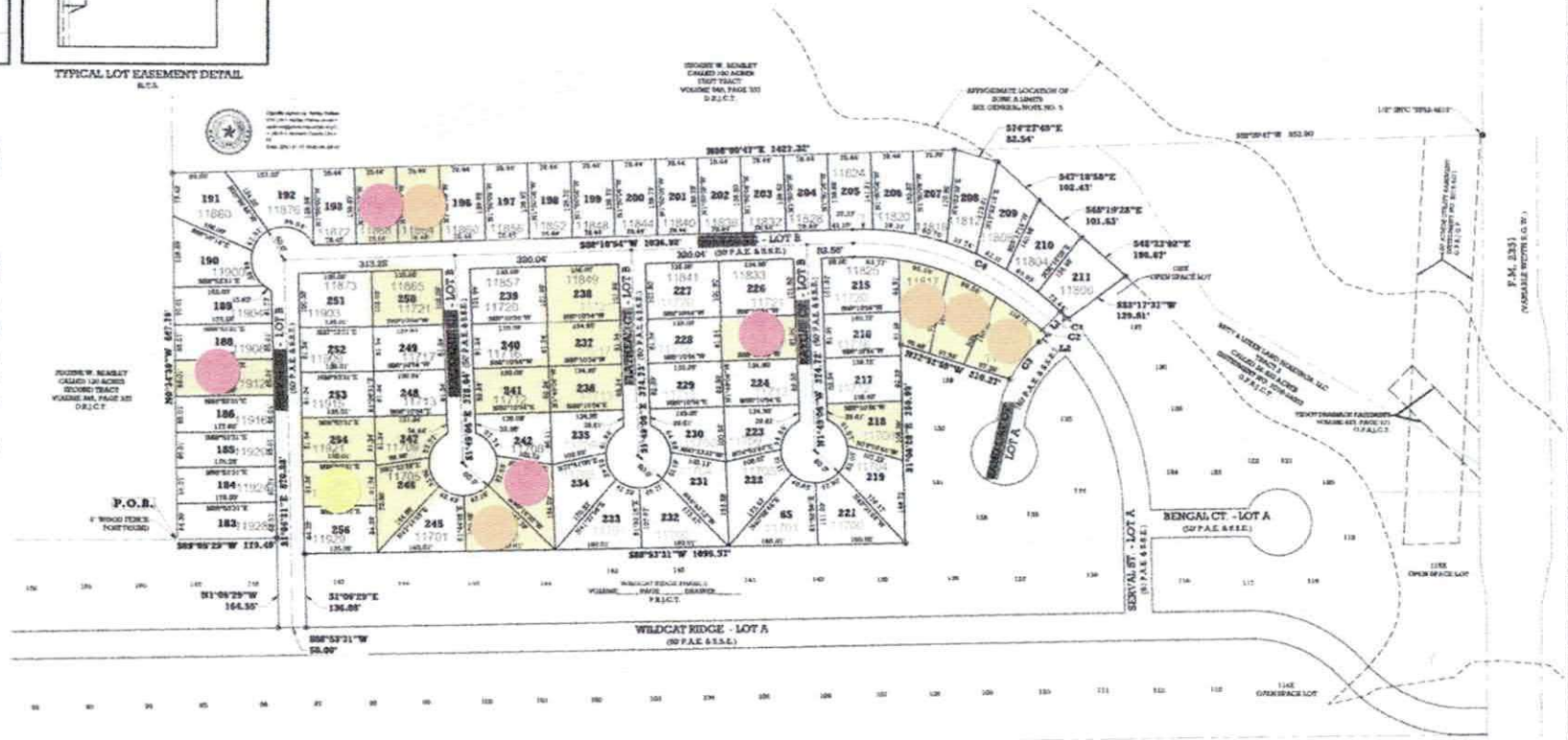
- SOLD
- SPECS
- MODEL HOME
- AVAILABLE LOTS.

VICINITY MAP
N.T.S.

TYPICAL LOT EASEMENT DETAIL
N.T.S.



GENERAL NOTES

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83. ALL DISTANCES HAVE BEEN SCALED FROM GRID DISTANCES TO SURFACE DISTANCES BY APPLYING A COMBINED SCALE FACTOR OF 1.00010. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. TOTAL LOTS = 74
3. TOTAL LINEAR STREET FOOTAGE - 2,107
4. OPEN SPACE LOTS - ALL STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE APPROXIMATE LOCATION OF THE ZONE A FEMA FLOODPLAIN SHOWN HEREON IS BASED ON AN OVERLAY OF FEMA AND HOMES NEIGHBORHOOD MAP PRINTED DECEMBER 1, 2011. THE OVERLAY WAS BASED ON AERIAL SENSITIVE PHYSICAL FEATURES SUCH AS ROADS AND CREEKS.
6. THIS TRACT WAS SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF R. KIRK DUNAGAN, R.P.L.S. NO. 4821 ON JULY 31, 2017.
7. ALL IRON RODS SHOWN HEREON AS SET ARE 1/2" IRON RODS WITH A CAP STAMPED "TOPOGRAPHIC". IRON RODS WILL BE SET AT ALL LOT CORNERS, POINT OF CURVES AND POINT OF TANGENTS.
8. WATER TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
9. SEWER SERVICE TO BE CONNECTED TO THE CITY OF GODLEY SEWER SYSTEM.
10. SURVEYOR INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SEE SHEET 2 OF 3 FOR DESCRIPTION.
12. BUILDING SETBACK DISTRICTS VARY WITH LOT DIMENSIONS. FOR APPLICABLE BUILDING SETBACK LINES, SEE CURRENT CITY OF GODLEY SUBDIVISION ORDINANCE 184.014.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°00'14"W	70.00'
L4	S88°53'21"W	15.00'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°05'22"	525.00'	19.15'	S84°50'40"W	19.15'
C2	17°03'09"	475.00'	141.34'	S87°04'36"E	140.83'
C3	57°34'40"	175.00'	175.84'	S28°05'31"W	168.48'
C4	47°45'17"	150.00'	125.00'	N50°00'08"W	121.42'

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED UTILITY EASEMENT
- SUBDIVISION/TRACT LINE
- RIGHT-OF-WAY LINE
- APPROXIMATE FLOODPLAIN
- FENCE
- LOT MARKED BY 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC"
- IRON ROD FOUND
- NAIL OR SPIKE FOUND
- IRON PIPE FOUND
- CALCULATED CORNER
- FENCE CORNER POST FOUND

ABBREVIATIONS

P.R.J.C.T. = PLAT RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
U.E. = UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
JCSUD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT
P.A.E. = PRIVATE ACCESS EASEMENT
S.S.E. = SANITARY SEWER EASEMENT

PROPERTY OWNER:
BETY & SHEED LAND HOLDINGS, LLC
5501 OLD GRANBURY ROAD
GRANBURY, TX 76049

FINAL PLAT
SHOWING
WILDCAT RIDGE - PHASE III NORTH
A 24.055 ACRE GATED SUBDIVISION LOCATED IN THE
JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 443
IN THE E.T.J. OF THE CITY OF GODLEY, JOHNSON COUNTY, TEXAS

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

FILE:		REVISION:
DRAFT: FCN	CHECK: SED	0
SHEET: 1 OF 3	DATE: 03/16/2020	