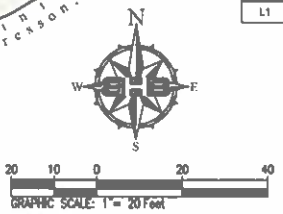
Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	9°00'16"	225.00'	35.36'	S26°33'32"E	35.32'
C2	11°39'48"	175.00'	35.62'	S25°24'46"E	35.56'
C3	10°09'56"	200.00'	35.48'	N25°58'41"W	35.44'

Line Table		
Line #	Direction	Length
L1	S31°03'40"E	24.28



LEGEND

B/L ..... Building Line
CIRF ..... Found 1/2" capped iron rod marked "1704"
DRJCT ..... Deed Records, Johnson County, Texas
IRF ..... Found 1/2" iron rod
IRS ..... Set 5/8" capped iron rod marked "BHB INC"
POB ..... Point of Beginning
PRJCT ..... Plat Records, Johnson County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Johnson County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Johnson County Clerk's Office.
6. This subdivision or any part thereof is not located within the ETJ of any city or town.
7. No construction or development within this subdivision may begin until all Johnson County development permit requirements have been satisfied and the construction plans have been approved by the Director of Public Works.
8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Johnson County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
9. No structure within this subdivision shall be occupied until it is connected to an individual water supply or to a State-approved community water system, and until it is connected to a public sewer system or to an on-site wastewater system that has been approved and permitted by the Johnson County Public Works Department

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48251C0025J, Map Revised December 4, 2012

Plat Recorded in Volume _____, Page _____, Slide_____

_____
County Clerk, Johnson County, Texas

_____
Deputy

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgiea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPE Firm 844 • TBPLS FIRM #10011300

OWNER:
SUPERFORMANCE, INC.
9012 Performance Ct.
Cresson, Texas 76035

APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS

on this _____ day of _____, 2025.

_____
Mayor

Attest:

_____
City Secretary

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Cresson, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 05-15-2025

_____
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: May 15, 2025

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, notary public, State of Texas, on this day, personally appeared John G. Margotta, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the _____ day of _____, 2025.

_____
Notary Public, State of Texas

OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §
KNOW ALL PERSONS BY THESE PRESENT §

WHEREAS Superformance, Inc. a Texas Corporation, being the owner of a tract land situated in the City of Cresson, Johnson County, Texas and within the Nancy Smith Survey, Abstract 755 to wit:

BEING a tract of land situated within the Nancy Smith Survey, Abstract Number 755, City of Cresson, Johnson County, Texas and being a portion of a tract of land as described by deed to Superformance, Inc., as recorded in Instrument Number 2021-10547, Official Public Records Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame NAD83(2011) Epoch 2010.0000.)

BEGINNING at a found 1/2-inch iron rod for the northwest corner of Lot 11, Block B, Villas at Motorsport Ranch, Phase 1, an addition to the City of Cresson, Johnson County, Texas as shown on the plat recorded in Volume 9, Page 275, Slide C-19, O.P.R.J.C.T., same being the southernmost corner of Lot 10, Block B, of the said Villas at Motorsport Ranch, Phase 1 and being the southernmost corner of Performance Court (a 50-foot right-of-way) as shown on the said Villas at Motorsport Ranch, Phase 1;

THENCE over and across the aforesaid Superformance tract the following courses and distances

South 31°03'40" East, a distance of 24.28 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

along a curve to the right having a central angle of 9°00'16", a radius of 225.00 feet, an arc length of 35.36 feet and a chord which bears South 26°33'32" East, a distance of 35.32 feet to an IRS.

South 58°44'38" West, a distance of 147.23 feet to an IRS on the west line of a tract of land as described by deed to Superformance, Inc., as recorded in Instrument Number 2012-29494, O.P.R.J.C.T.;

THENCE North 31°03'40" West, with the common line between the said Superformance tract, as recorded in Instrument Number 2021-10547 and the said Superformance tract as recorded in Instrument Number 2012-29494, a distance of 90.93 feet to a found 1/2-inch capped iron rod marked "1704" (CIRF) for the southernmost corner of Lot 15, Block A, aforementioned Villas at Motorsport Ranch, Phase 1;

THENCE North 58°56'20" East, with the common line between said Lot 15 and the said Superformance tract, as recorded in Instrument Number 2021-10547, a distance of 100.00 feet to a CIRF for the easternmost corner of said Lot 15 same being the westernmost southern corner of said Performance Court;

THENCE South 89°19'03" East, with the common line between the said Superformance tract, as recorded in Instrument Number 2021-10547 and the southern right-of-way of the said Performance Court, a distance of 58.80 feet to the POINT OF BEGINNING and containing 12,795 Square feet or 0.294 acres of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

That Superformance, Inc., a Texas Corporation, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 16, BLOCK A, VILLAS AT MOTORSPORT RANCH, PHASE 2, an addition to the City of Cresson, Johnson County, Texas. The streets are dedicated for Street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Cresson. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Publics and City of Cresson's use thereof. The City of Cresson and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Cresson and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Cresson, Texas

Executed this the 16 day of MAY, 2025.

President

STATE OF TEXAS §
COUNTY OF Hood §

BEFORE ME, Brandi Edwards, notary public, State of Texas, on this day, personally appeared Jack Farr, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed herein

Given under my hand and seal of office this the 16 day of May, 2025

Notary Public, State of Texas

BRANDI EDWARDS
Notary Public, State of Texas
Comm. Expires 05-07-2028
Notary ID 128980129

FINAL PLAT
LOT 16, BLOCK A
VILLAS AT MOTORSPORT RANCH, PHASE 2
BEING A 0.294 ACRE TRACT OF LAND SITUATED IN THE NANCY SMITH SURVEY, ABSTRACT NO. 755
CITY OF CRESSON, JOHNSON COUNTY, TEXAS
MAY 2025

Drawing: E:\Survey21\114 Motorsports Ranch\000\Dwg\Cresson Motorsport Ranch Lot 16 FP.dwg