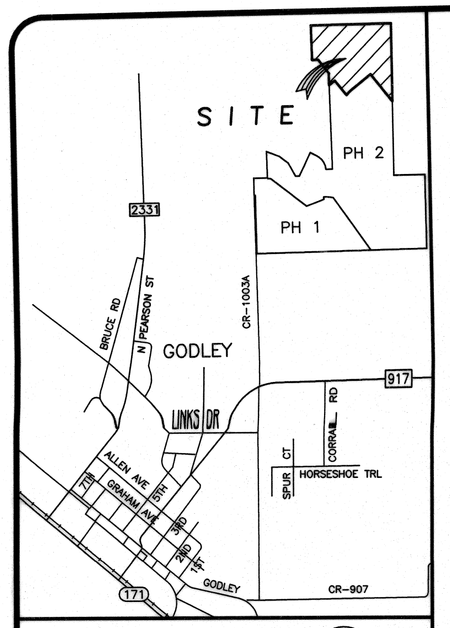
EXHIBIT "C"



LOCATION MAP
SCALE: 1" = 2000'

OWNER:

HTS PROPERTIES LLC
H. TERRY SIEGEL: MANAGER
c/o JEFF SIEGEL
P. O. BOX 728
MINERAL WELLS, TEXAS 76068
817-524-5844 VOICE
jisiegel@txis.net

SURVEYOR:

GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@aol.com

CITY OF GODLEY, TEXAS
CITY COUNCIL

PLAT APPROVED DATE: 4-15-2019

BY: _____ MAYOR

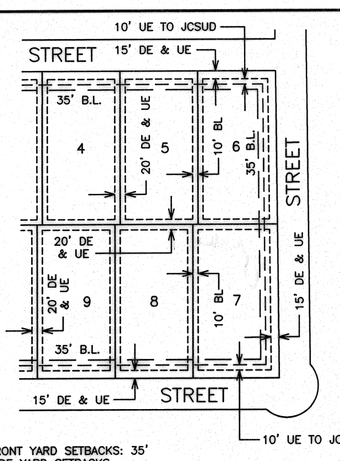
BY: _____ CITY SECRETARY

PLAT FILED FOR RECORD 4-16-2019

VOLUME 11, PAGE 768, SLIDE J

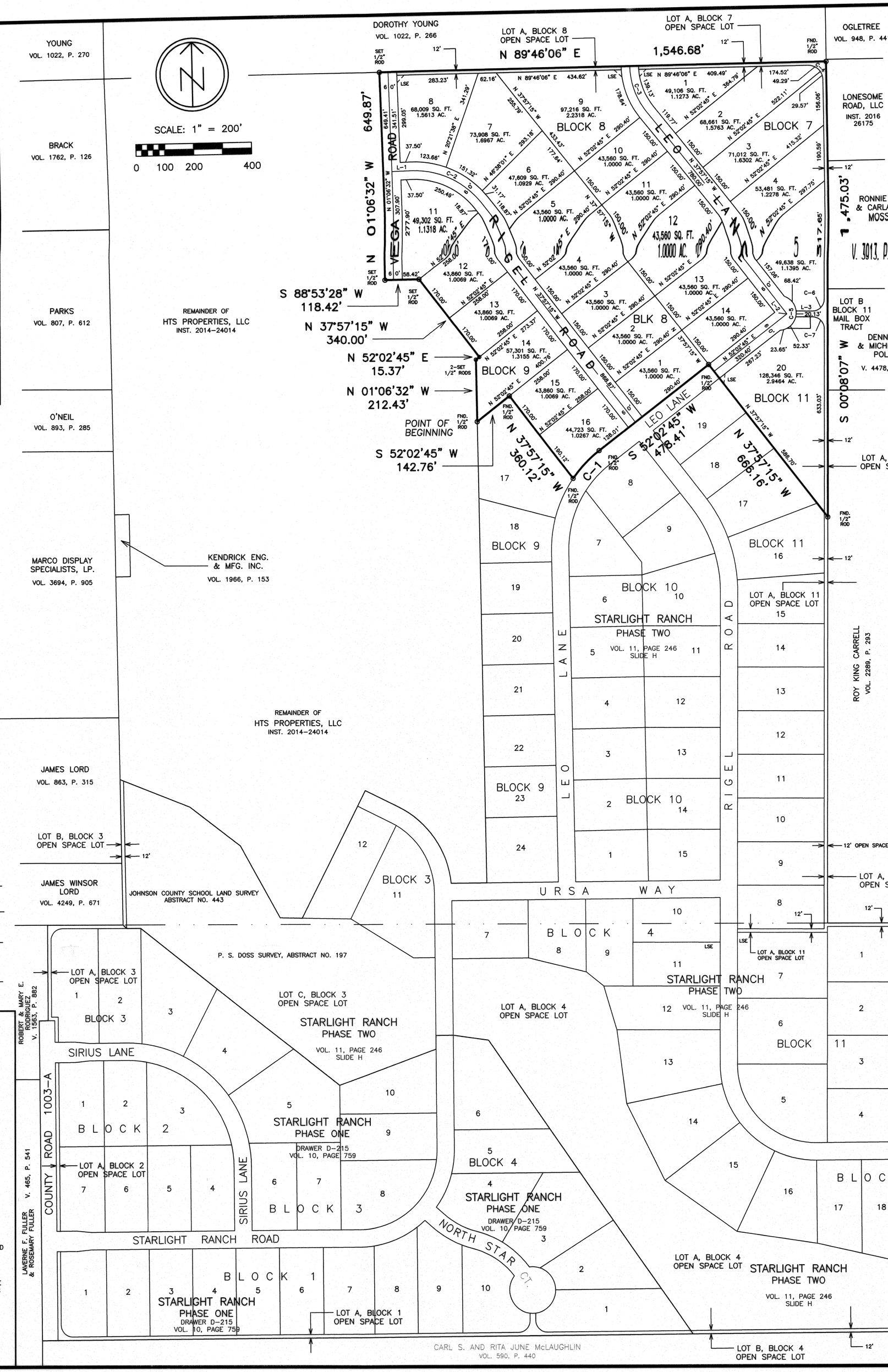
COUNTY CLERK

DEPUTY CLERK



1. FRONT YARD SETBACKS: 35'
2. SIDE YARD SETBACKS:
   ADJACENT TO STREETS 35'
   INTERIOR LOTS: 10'
3. 15' DRAINAGE AND UTILITY EASEMENTS ALONG STREET FRONTAGE
4. 10' DRAINAGE & UTILITY EASEMENTS ALONG INTERIOR LOT LINES UNLESS OTHERWISE SHOWN
5. JCSUD DENOTES JOHNSON COUNTY SPECIAL UTILITY DISTRICT
6. LSE DENOTES LANDSCAPE EASEMENT
   25' X 25' RIGHT TRIANGLE, 4 LOCATIONS

TYPICAL EASEMENT & BUILDING LINE LOCATIONS



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, HTS PROPERTIES, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A 37.9424 ACRE TRACT OUT OF THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 443, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO HTS PROPERTIES, LLC BY SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 2014-24014, DEED RECORDS, JOHNSON COUNTY, TEXAS;

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF LOT 17, BLOCK 9, STARLIGHT RANCH, PHASE TWO, AN ADDITION IN JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 246, SLIDE H, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 06 MINUTES 32 SECONDS WEST, 212.43 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE NORTH 52 DEGREES 02 MINUTES 45 SECONDS EAST, 15.37 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE NORTH 37 DEGREES 57 MINUTES 15 SECONDS WEST, 340.00 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE SOUTH 88 DEGREES 53 MINUTES 28 SECONDS WEST, 118.42 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE NORTH 01 DEGREES 06 MINUTES 32 SECONDS WEST, 649.87 FEET TO A SET 1/2 INCH STEEL ROD IN THE NORTH LINE OF SAID HTS PROPERTIES TRACT, AND IN THE SOUTH LINE OF THAT TRACT CONVEYED TO DOROTHY YOUNG BY WARRANTY DEED RECORDED IN VOLUME 1022, PAGE 266 OF SAID DEED RECORDS;

THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HTS PROPERTIES TRACT AND THE SOUTH LINE OF SAID YOUNG TRACT, 1,546.68 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF THE NORTH PORTION OF SAID HTS PROPERTIES TRACT, AT THE SOUTHEAST CORNER OF SAID YOUNG TRACT, AND IN THE WEST LINE OF THAT TRACT CONVEYED TO LONESOME ROAD LLC BY GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 2016-26175, OF SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE NORTH PORTION OF SAID HTS PROPERTIES TRACT AND THE WEST LINE OF SAID LONESOME ROAD TRACT, AND THE WEST LINE OF THAT TRACT CONVEYED TO RONNIE LYNN MOSS AND CARLA LACEY MOSS, HUSBAND AND WIFE BY WARRANTY DEED RECORDED IN VOLUME 3913, PAGE 560 OF SAID DEED RECORDS, AND THE WEST LINE OF THAT TRACT CONVEYED TO DENNIS DWAYNE POLLEY AND MICHELLE MARY POLLEY BY WARRANTY DEED RECORDED IN VOLUME 4478, PAGE 673 OF SAID DEED RECORDS, AND THE WEST LINE OF THAT TRACT CONVEYED TO ROY KING CARRELL BY WARRANTY DEED RECORDED IN VOLUME 2289, PAGE 293 OF SAID DEED RECORDS, CONTINUING IN ALL 1,475.03 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE EASTERLY NORTHEAST CORNER OF LOT 16, BLOCK 11 OF SAID STARLIGHT RANCH, PHASE TWO;

THENCE ALONG THE NORTH LINE OF SAID STARLIGHT RANCH, PHASE TWO THE FOLLOWING FIVE (5) CALLS:

NORTH 37 DEGREES 57 MINUTES 15 SECONDS WEST, 666.16 FEET TO A FOUND 1/2 INCH STEEL ROD;

SOUTH 52 DEGREES 02 MINUTES 45 SECONDS WEST, 478.41 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 37 DEGREES 57 MINUTES 15 SECONDS EAST, 430.00 FEET;

ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 43 SECONDS, AN ARC LENGTH OF 132.05 FEET, (LONG CHORD BEARS SOUTH 43 DEGREES 14 MINUTES 54 SECONDS WEST, 131.53 FEET) TO A FOUND 1/2 INCH STEEL ROD AT THE END OF THIS CURVE;

NORTH 37 DEGREES 57 MINUTES 15 SECONDS WEST, 360.12 FEET TO A FOUND 1/2 INCH STEEL ROD;

SOUTH 52 DEGREES 02 MINUTES 45 SECONDS WEST, 142.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 37.9424 ACRES (1,652,771 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT SAID HTS PROPERTIES, LLC DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1–5 AND LOT A, BLOCK 7
LOTS 1–14 AND LOT A, BLOCK 8
LOTS 11–16, BLOCK 9
LOT 20 AND LOT B, BLOCK 11
STARLIGHT RANCH, PHASE THREE
AN ADDITION TO THE CITY OF GODLEY, JOHNSON COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC USE WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS–OF–WAY, AND ANY OTHER OTHER PUBLIC AREA SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS _____ DAY OF _____, 2019.

H. TERRY SIEGEL, MANAGER
HTS PROPERTIES, LLC

JEFFREY I. SIEGEL
ID #7934220
My Commission Expires
May 25, 2020

ACKNOWLEDGMENT

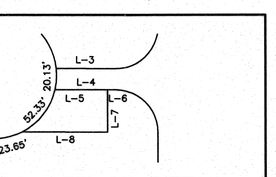
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. TERRY SIEGEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 8th DAY OF APRIL, 2019.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF TEXAS



MAILBOX TRACT DETAIL
SCALE: 1" = 100'

OPEN SPACE LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	ACRES
A	8	9,359	0.2149
A	7	28,389	0.6517
B	11	2,431	0.0558

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 88°53'28" W	67.50
L-2	N 82°57'15" W	28.28
L-3	N 89°51'53" W	56.71
L-4	N 89°51'53" W	57.86
L-5	N 89°51'53" W	50.00
L-6	N 89°51'53" W	7.86
L-7	S 00°08'07" W	40.00
L-8	N 89°51'53" W	81.13

RIGHT–OF–WAY AREA	
SQ. FT.	ACRES
187,101	4.2953

RIGHT–OF–WAY CENTERLINE DISTANCE
3,135 L.F.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C–1	430.00	17°35'43"	132.05	S 43°14'54" W, 131.53
C–2	300.00	53°09'18"	278.32	N 64°31'54" W, 268.44
C–3	259.56	37°43'20"	170.89	N 19°05'35" W, 167.82
C–4	50.00	90°22'02"	78.86	N 45°02'54" W, 70.94
C–5	60.00	157°06'53"	164.53	N 07°02'45" E, 117.61
C–6	40.00	90°00'00"	62.83	N 45°08'07" E, 56.57
C–7	40.00	90°00'00"	62.83	N 44°51'53" W, 56.57

Grant Engineering, Inc.

Engineers — Surveyors — Planners
3244 Hemphill Street — Fort Worth, Texas 76110-4014 — 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT:
I, JOHN A. GRANT, III, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT BOUNDARY MONUMENTATION HAS BEEN PROPERLY PLACED. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WILL BE MARKED WITH 1/2" STEEL RODS AND PLASTIC CAPS DRIVEN FLUSH WITH THE GROUND UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, IN ACCORDANCE WITH CITY OF GODLEY SUBDIVISION REGULATIONS.

STATE OF TEXAS REGISTERED JOHN A GRANT III 4151 LICENSED LAND SURVEYOR

4-15-19

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

JOHNSON COUNTY GENERAL NOTES:

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 THE 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.

THE SIZE OF REQUIRED DRAINAGE CULVERTS ARE DESIGNATED IN THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

THE SUBJECT PROPERTY IS WITHIN THE EXTRA–TERRITORIAL JURISDICTION OF THE CITY OF GODLEY, TEXAS.

DUTIES OF THE DEVELOPER/PROPERTY OWNER:
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 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 OR 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.

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 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.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS ON 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 AND UPON 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.

NOTE:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO $1000.00, 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 EXECUTORY CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD 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 A REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY.

THE LOCATION OF THE EXISTING 100–YEAR FLOODPLAIN SHOWN HEREON IS AN APPROXIMATION OF THE FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C0135J, EFFECTIVE DATE DECEMBER 4, 2012.

ALL MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE DETERMINED BY A STUDY OF THE NOLAN RIVER PREPARED BY MCKAY ENGINEERING AND DATED DECEMBER 5, 2014.

THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS THE PLAT OF STARLIGHT RANCH PHASE ONE AS RECORDED IN VOLUME 10, PAGE 761, SLIDE D–217, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

CM DENOTES CONTROLLING MONUMENTS USED TO PREPARE THIS PLAT.

BENCHMARKS:
TOP OF 1/2" STEEL ROD AT ELL CORNER ON THE WEST SIDE OF THE SUBJECT PROPERTY AT THE SOUTHEAST CORNER OF THE LORD TRACT
ELEVATION – 901.16
1/2" STEEL ROD AT NORTHWEST CORNER OF HTS PROPERTIES, LLC TRACT
ELEVATION – 949.45
3/4" STEEL ROD ON MOST NORTHERLY EAST LINE OF HTS PROPERTIES, LLC TRACT, AT THE SOUTHWEST CORNER OF THE KROSTING TRACT, AND AT THE NORTHWEST CORNER OF THE CARRELL TRACT
ELEVATION – 937.24

FINAL PLAT

LOTS 1–5 AND LOT A, BLOCK 7
LOTS 1–14 AND LOT A, BLOCK 8
LOTS 11–16, BLOCK 9
LOT 20 & LOT B, BLOCK 11

STARLIGHT RANCH PHASE THREE

AN ADDITION IN

JOHNSON COUNTY, TEXAS

A 37.9424 ACRE TRACT OUT OF THE
JOHNSON COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 443

BEING A PORTION OF THAT TRACT CONVEYED TO

HTS PROPERTIES, LLC
AS RECORDED UNDER INSTRUMENT NO. 2014–24014
DEED RECORDS, JOHNSON COUNTY, TEXAS

APRIL, 2019
37.9424 ACRES
26 RESIDENTIAL LOTS