

JOHNSON COUNTY COMMISSIONERS COURT



NOV 09 2021

Becky Ivey, County Clerk
Johnson County Texas
By ma Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2021-91

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of **Martin Creek Addition**, Lots 1-13, Block 1, Lot 1, Block 2, Lots 1-11, Block 3, and Lots 1-2, Block 4 in Precinct #1 and clarify that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 8th day of November 2021.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Martin Creek Addition**, Lots 1-13, Block 1, Lot 1, Block 2, Lots 1-11, Block 3, and Lots 1-2, Block 4 in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 8TH DAY OF NOVEMBER, 2021.



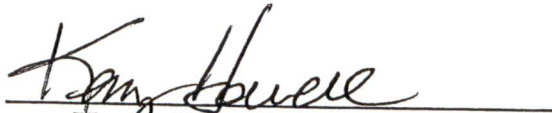
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



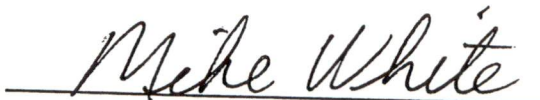
Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



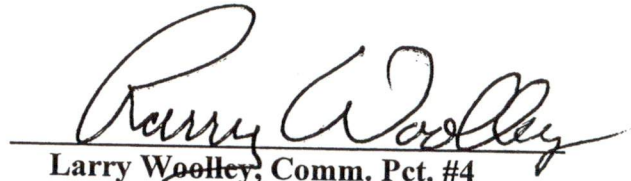
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



Mike White, Comm. Pct. #3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST:

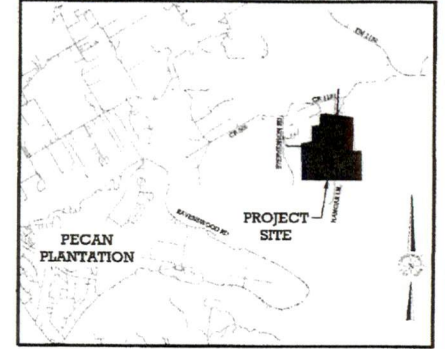
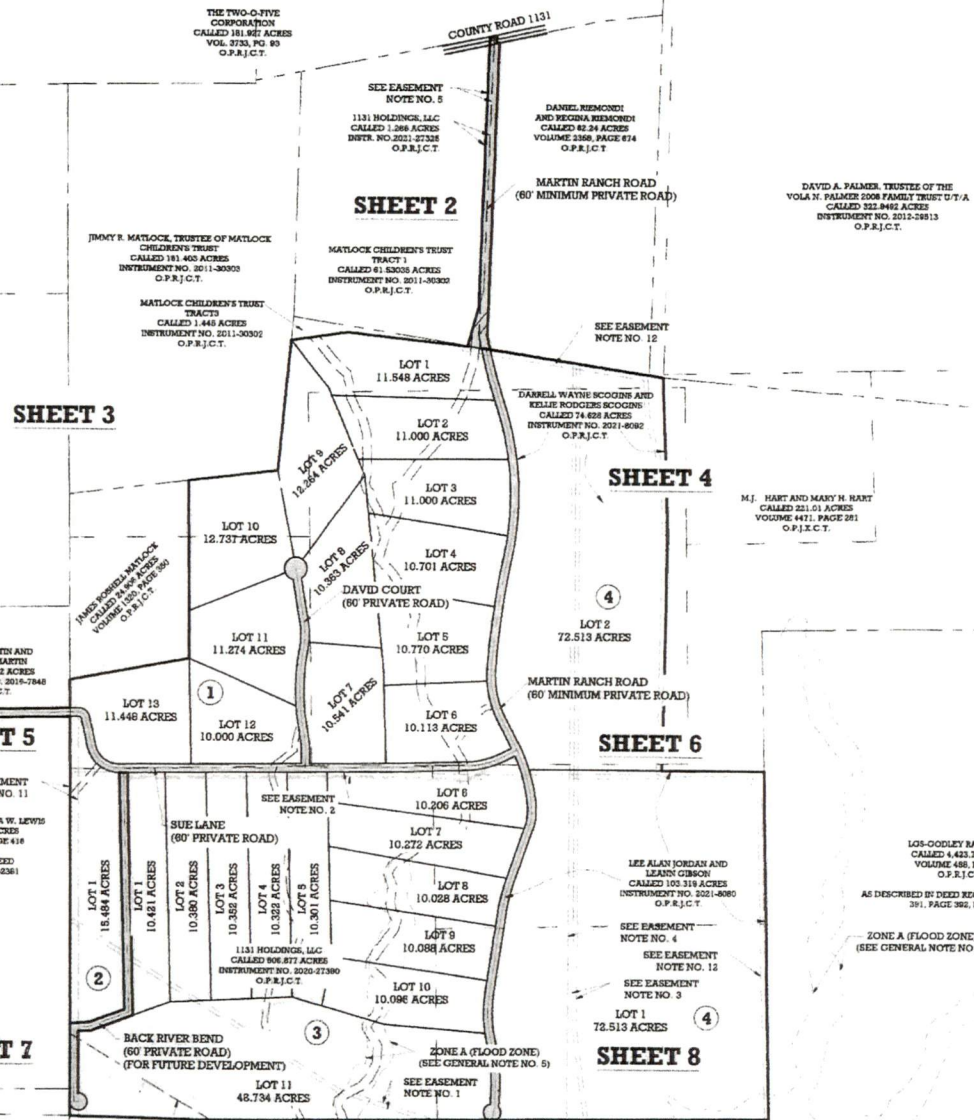


Becky Ivey, County Clerk



EASEMENT NOTES:

1. 30' COWTOWN PIPELINE, L.P., PIPELINE EASEMENT VOL. 3487, PG. 762, O.P.R.J.C.T.
2. 30' EOG RESOURCES, INC. PIPELINE EASEMENT VOL. 3880, PG. 409, O.P.R.J.C.T.
3. 30' COWTOWN PIPELINE, L.P., PIPELINE EASEMENT VOL. 4419, PG. 489, O.P.R.J.C.T.
4. JAMES P. DUNIGAN, INC., PIPELINE EASEMENT VOL. 707, PG. 790, O.P.R.J.C.T.
5. VARIABLE WIDTH ACCESS EASEMENT CALLED 9.821 ACRES, INSTRUMENT NO. 2021-8080, O.P.R.J.C.T.
6. BRAZOS RIVER TRANSMISSION ELECTRIC CO-OP EASEMENT, VOL. 338, PG. 247, O.R.F.P.P.J.C.T.
7. 30'X60' ACCESS EASEMENT CALLED 0.04 ACRES VOL. 1871, PG. 269, O.P.R.J.C.T.
8. 30'X60' ACCESS EASEMENT CALLED 0.04 ACRES VOLUME 1871, PG. 269, O.P.R.J.C.T.
9. 60' ACCESS EASEMENT, VOL. 1168, PG. 437, VOL. 1168, PG. 460, O.P.R.J.C.T.
10. 30' ACCESS EASEMENT, VOL. 3, PG. 79, F.R.J.C.T.
11. 60' INGRESS/EGRESS EASEMENT, INSTRUMENT NO. 2020-20482, O.P.R.J.C.T.
12. 30' EOG RESOURCES, INC. PIPELINE EASEMENT. (NO RECORDING INFORMATION FOUND FOR EASEMENT DATED MARCH 29, 2005 SUPPLIED TO SURVEYOR ON OCTOBER 5, 2021 BY BLAKE DOYLE, CONTRACT LANDMAN WITH ENERVEST OPERATING, LLC.)



VICINITY MAP
N.T.S.

SHEET 3

SHEET 2

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

FINAL PLAT

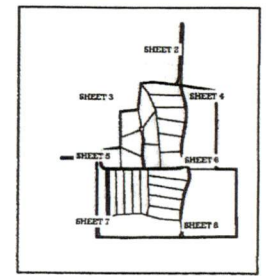
**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
MARTIN CREEK ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
508.207 ACRES SITUATED IN THE
THOMAS PERRY SURVEY, ABSTRACT NO. 1039
G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
B.F. MASTERS SURVEY, ABSTRACT NO. 1234
JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80**

LEGEND	ABBREVIATIONS	OWNER(S)	SURVEYOR/ENGINEER
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>- - - APPROXIMATE SURVEY/ABSTRACT LINE</p> <p>● IRON ROD FOUND (IRF) (AS NOTED)</p> <p>○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>○ FENCE POST (AS NOTED)</p> <p>⊗ BLOCK DESIGNATION</p> <p>⚭ SITE BENCHMARK</p>	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>B.F. = BASE FLOOD ELEVATION</p> <p>D.E. = DRAINAGE EASEMENT</p>	<p>1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 984-4212</p> <p>LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURRIN ROAD FORT WORTH, TX 76126 (817) 991-9477</p> <p>DARRELL WAYNE SCOGINS AND KELIE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (840) 399-8079</p>	<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY</p> <p>1400 EVERMAN PARKWAY, SUITE 140-F7, FORT WORTH, TEXAS 76107 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7549 TEXAS PROFESSIONAL SURVEYOR NO. 7900704 WWW.TOPOGRAPHIC.COM</p>

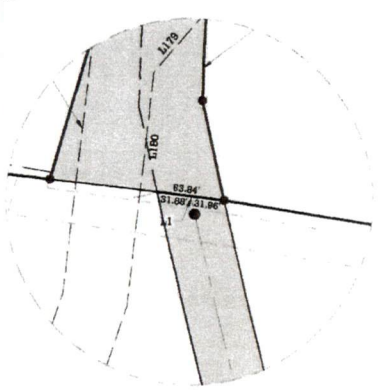
FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 1 OF 12	DATE: 10/25/2021
	0

THE TWO-O-FIVE CORPORATION
CALLED 181.927 ACRES
VOL. 3733, PG. 83
O.P.R.J.C.T.

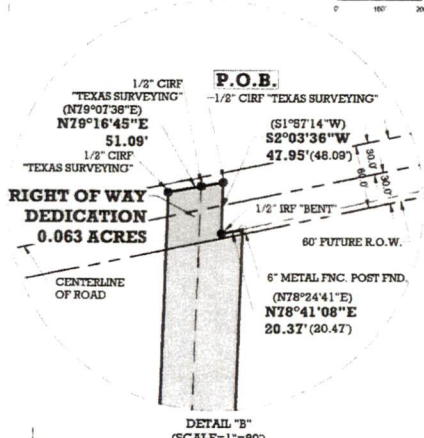
COUNTY ROAD 1131



KEY MAP



DETAIL "A"
(SCALE=1"=80')



DETAIL "B"
(SCALE=1"=80')

JIMMY R. MATLOCK, TRUSTEE OF
MATLOCK CHILDREN'S TRUST
REMAINDER OF
CALLED 161.403 ACRES
INSTRUMENT NO. 2011-30303
O.P.R.J.C.T.

MATLOCK CHILDREN'S TRUST
TRACT 1
CALLED 61.53035 ACRES
INSTRUMENT NO. 2011-30302
O.P.R.J.C.T.

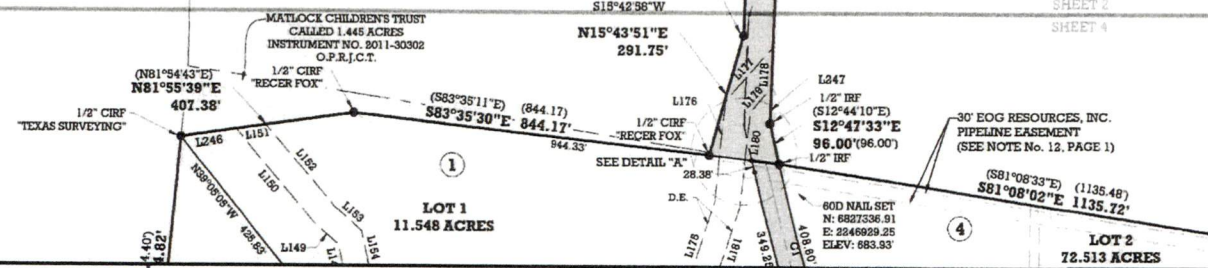
DANIEL RIEMONDI
AND REGINA RIEMONDI
CALLED 82.24 ACRES
VOLUME 2358, PAGE 874
O.P.R.J.C.T.

1/2" CIRF
"TEXAS SURVEYING"
(N79°07'38"E)
N79°16'45"E
51.09'
1/2" CIRF
"TEXAS SURVEYING"
(S1°57'14"W)
S2°03'36"W
47.95'(48.09')
P.O.B.
1/2" CIRF "TEXAS SURVEYING"
(S1°57'14"W)
S2°03'36"W
47.95'(48.09')
1/2" IRF "BENT"
60' FUTURE R.O.W.
6" METAL FNC. POST END.
(N78°24'41"E)
N78°41'08"E
20.37'(20.47')RIGHT OF WAY
DEDICATION
0.063 ACRES
CENTERLINE
OF ROAD

VARIABLE WIDTH ACCESS EASEMENT
CALLED 6.821 ACRES
INSTRUMENT NO. 221-8690
O.P.R.J.C.T.

MARTIN RANCH ROAD
(60' MINIMUM PRIVATE ROAD)

SHEET 2
SHEET 4



MATLOCK CHILDREN'S TRUST
CALLED 1.445 ACRES
INSTRUMENT NO. 2011-30302
O.P.R.J.C.T.

1/2" CIRF
"TEXAS SURVEYING"
S15°42'36"W
291.75'

1/2" CIRF
"RECER FOX"
N15°43'51"E
844.17'

L247
1/2" IRF
(S12°44'10"E)
S12°47'33"E
96.00'(96.00')

30' EOG RESOURCES, INC.
PIPELINE EASEMENT
(SEE NOTE No. 12, PAGE 1)

(S81°08'33"E) (1135.48)
S81°08'02"E 1135.72'

60D NAIL SET
N: 8827336.91
E: 2246929.25
ELEV: 683.93'

LEGEND

ABBREVIATIONS

OWNER(S)

SURVEYOR/ENGINEER

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- - - APPROXIMATE SURVEY/ABSTRACT LINE
- IRON ROD FOUND (RF) (AS NOTED)
- ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- FENCE POST (AS NOTED)
- ⊗ BLOCK DESIGNATION
- ⚡ SITE BENCHMARK

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
BFE=BASE FLOOD ELEVATION
D.E.=DRAINAGE EASEMENT

1131 HOLDINGS, LLC
2300 WOLF STREET, UNIT 16D
DALLAS, TX 75201
(817) 994-4212

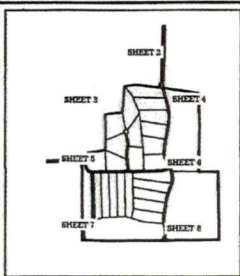
LEE ALAN JORDAN AND
LEANN GIBSON
7420 BEN DAY MURKIN ROAD
FORT WORTH, TX 76126
(817) 991-8477

DARRELL WAYNE SCOGINS AND
KELLIE RODGERS SCOGINS
8517 TUSCAN WAY
GODLEY, TX 78044
(840) 398-8079

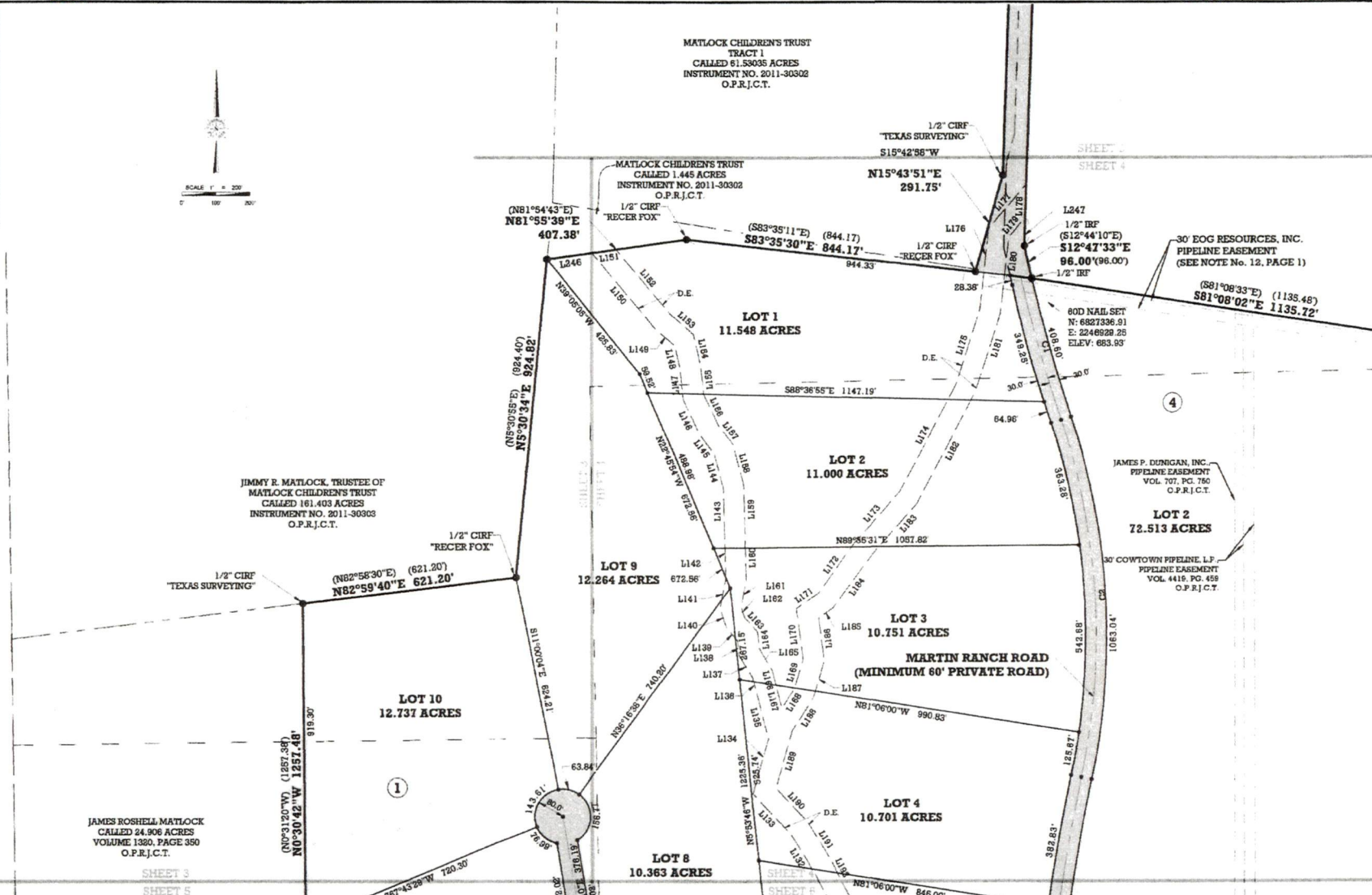
TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1400 EVERMAN PARKWAY, SUITE 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548
TEXAS SURVEYING REGISTRATION NO. 1004204
WWW.TOPOGRAPHIC.COM

FINAL PLAT		
<p>LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2, LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4, MARTIN CREEK ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 508.207 ACRES SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039 G.W. McCLUNG SURVEY, ABSTRACT NO. 1008 D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844 B.F. MASTERS SURVEY, ABSTRACT NO. 1234 JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80</p>		
FILE: FP_DR_MARTIN CREEK_20211001	REVISION	
DRAFT: BT	CHECK: FCN	0
SHEET: 2 OF 12	DATE: 10/25/2021	



KEY MAP



FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
MARTIN CREEK ADDITION**
AN ADDITION TO JOHNSON COUNTY, TEXAS
508.207 ACRES SITUATED IN THE
THOMAS PERRY SURVEY, ABSTRACT NO. 1039
G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
B.F. MASTERS SURVEY, ABSTRACT NO. 1234
JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER LINE
	EASEMENT
	APPROXIMATE SURVEY/ABSTRACT LINE
	IRON ROD FOUND (IRF) (AS NOTED)
	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	FENCE POST (AS NOTED)
	BLOCK DESIGNATION
	SITE BENCHMARK

ABBREVIATIONS	
O.P.R.J.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	= DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	= PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX)	= DEED CALLS
P.O.B.	= PLACE OF BEGINNING
BFE	= BASE FLOOD ELEVATION
D.E.	= DRAINAGE EASEMENT

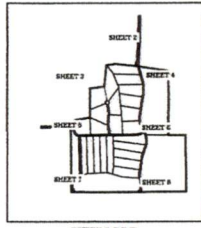
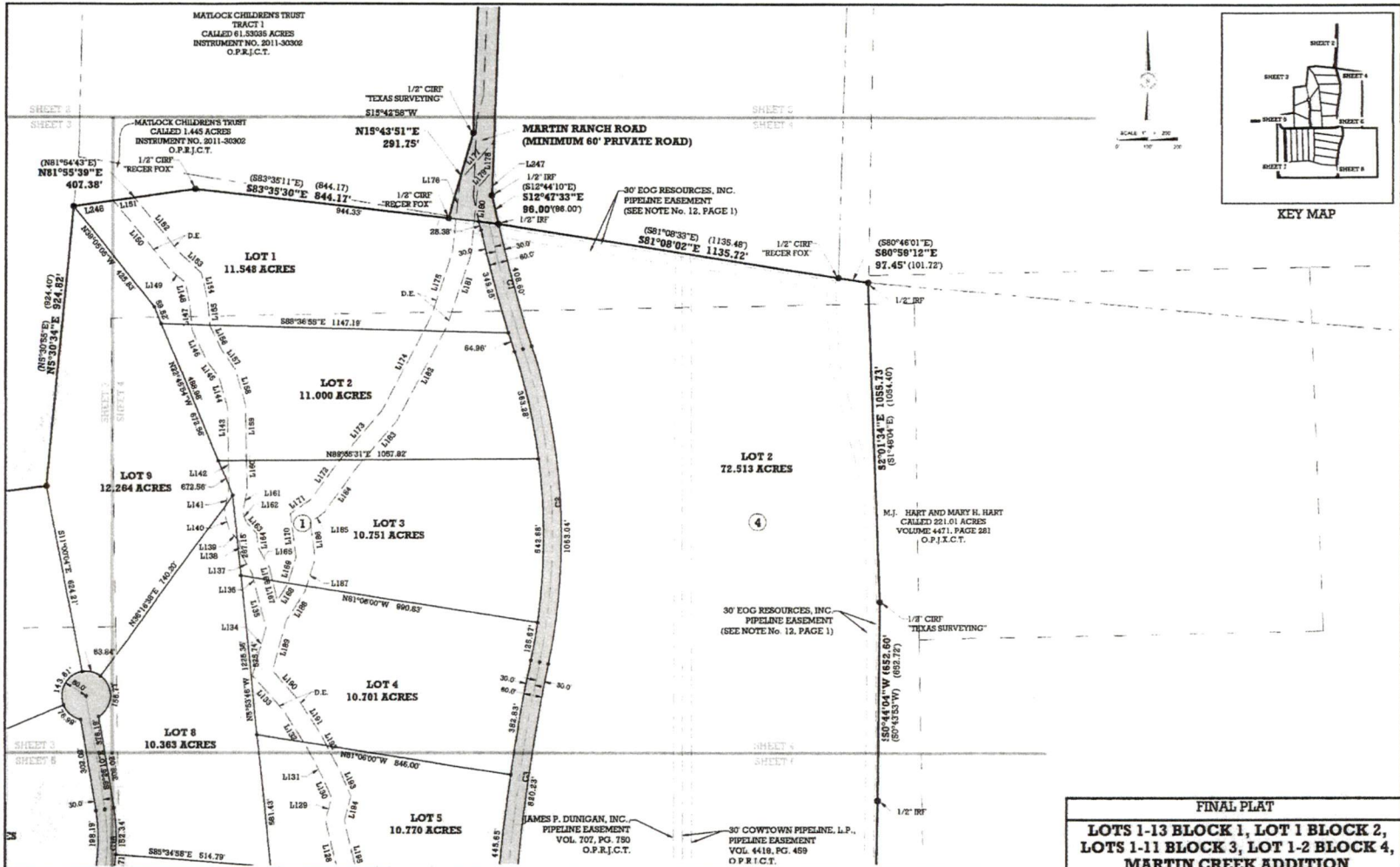
OWNER(S)	
1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 894-4212	LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURKIN ROAD FORT WORTH, TX 76126 (817) 991-9477
DARRELL WAYNE SCOGINS AND KELIE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 78044 (840) 399-8079	

SURVEYOR/ENGINEER

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

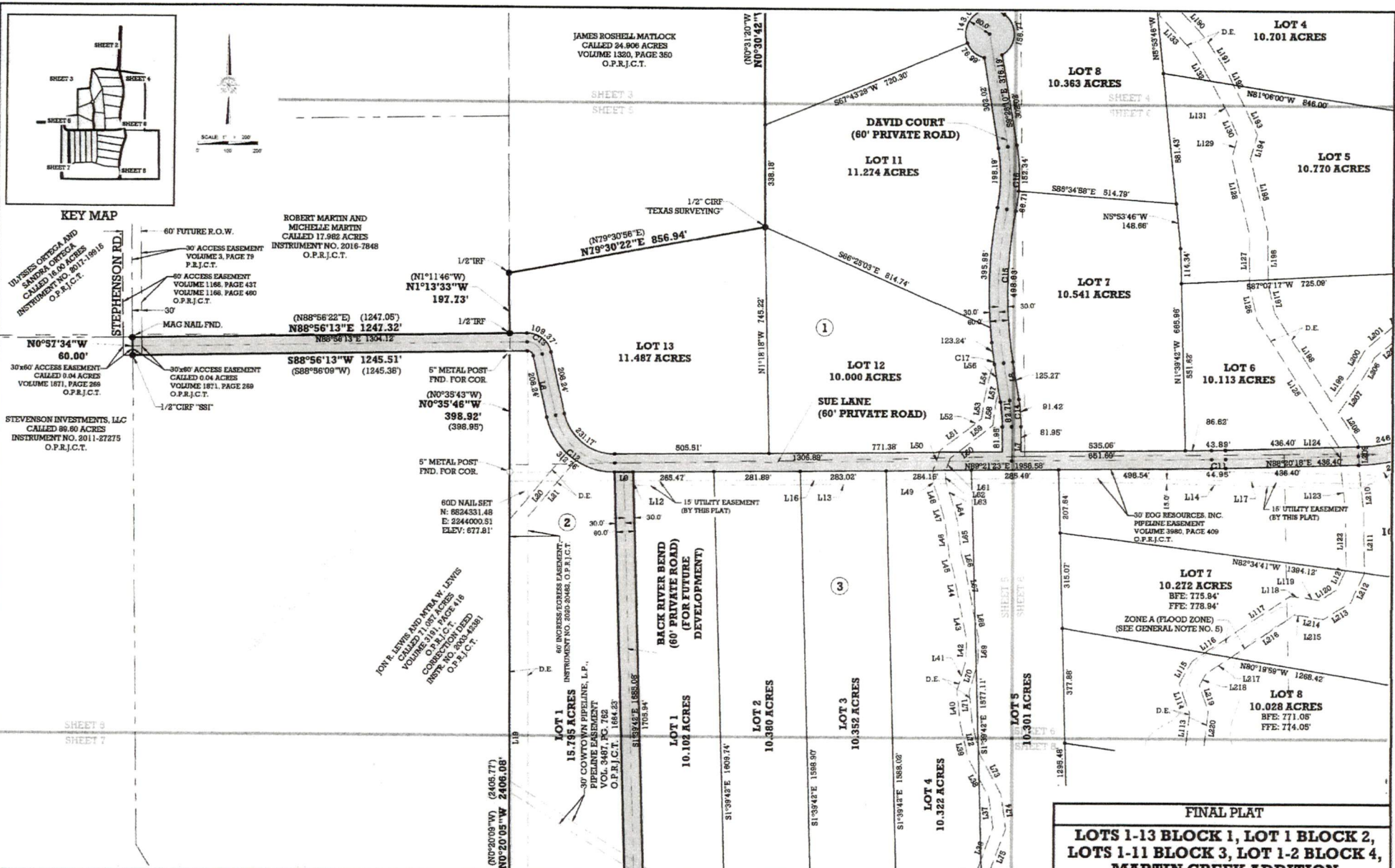
1402 EYERMAN PARKWAY, SUITE 146 - FT. WORTH, TEXAS 76104
TELEPHONE: (817) 744-7512 - FAX: (817) 744-7548
TEXAS PROFESSIONAL REGISTRATION NO. 12042504
WWW.TOPOGRAPHIC.COM

FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 3 OF 12	DATE: 10/25/2021
	0



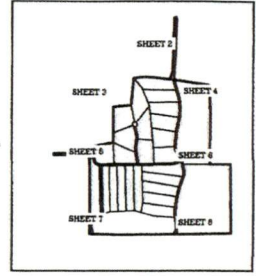
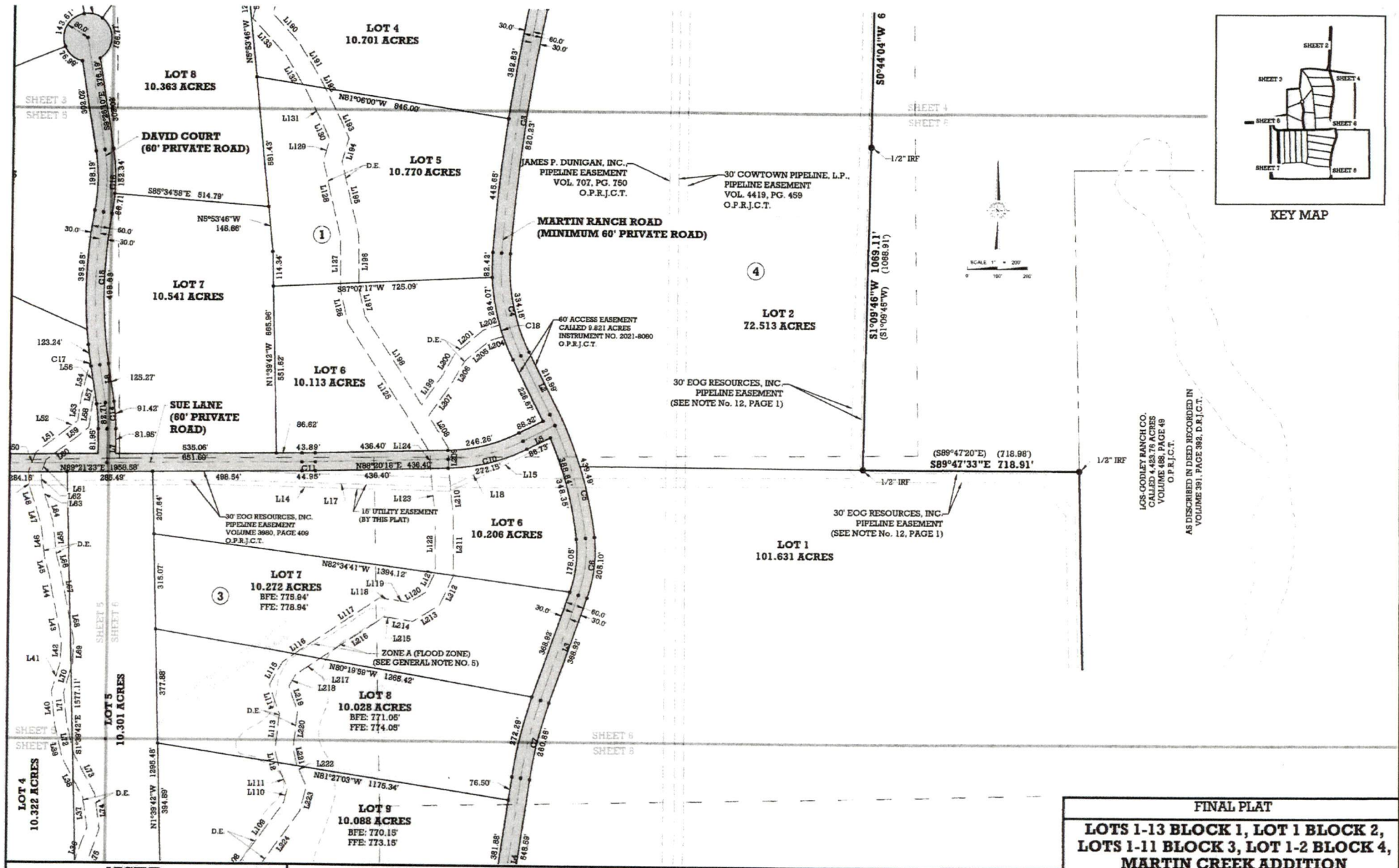
LEGEND	ABBREVIATIONS	OWNER(S)	SURVEYOR/ENGINEER
<ul style="list-style-type: none"> — SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT - - - APPROXIMATE SURVEY/ABSTRACT LINE ● IRON ROD FOUND (RF) (AS NOTED) ⊙ IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ⊙ PENCEL PORT (AS NOTED) ⊙ BLOCK DESIGNATOR ⊙ SITE BENCHMARK 	O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.I.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.I.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING B.F.E. = BASE FLOOD ELEVATION D.E. = DRAINAGE EASEMENT	1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 994-4212 DARRELL WAYNE SCOGINS AND KELAE RODGERS SCOGINS 8517 TUSCAN WAY COLLEY, TX 76044 (940) 389-8078	LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURRIN ROAD FORT WORTH, TX 76126 (817) 991-8477 TOPOGRAPHIC LOYALTY · INNOVATION · LEGACY <small>1402 COLUMBIAN PARKWAY, SUITE 140 • FT. WORTH, TEXAS 76104 TELEPHONE: (817) 744-2122 • FAX: (817) 744-2844 TEXAS SURVEY REGISTRATION NO. 1504264 WWW.TOPOGRAPHIC.COM</small>

FINAL PLAT	
LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2, LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4, MARTIN CREEK ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 508.207 ACRES SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039 G.W. McCLUNG SURVEY, ABSTRACT NO. 1008 D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844 B.F. MASTERS SURVEY, ABSTRACT NO. 1234 JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80	
FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 4 OF 12	DATE: 10/25/2021
	0



FINAL PLAT		
LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2, LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4, MARTIN CREEK ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 508.207 ACRES SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039 G.W. McCLUNG SURVEY, ABSTRACT NO. 1008 D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844 B.F. MASTERS SURVEY, ABSTRACT NO. 1234 JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80		
FILE: FP_DR_MARTIN CREEK_20211001	REVISION	
DRAFT: BT	CHECK: FCN	0
SHEET: 5 OF 11	DATE: 10/25/2021	

LEGEND	ABBREVIATIONS	OWNER(S)	SURVEYOR/ENGINEER
— SUBJECT PROPERTY LINE - - - ADJOMER LINE --- EASEMENT - - - APPROXIMATE SURVEY/ABSTRACT LINE ● IRON ROD FOUND (RF) (AS NOTED) ⊕ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ○ FENCE POST (AS NOTED) ⊙ BLOCK DESIGNATION ⊕ SITE BENCHMARK	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING B.F.E. = BASE FLOOD ELEVATION D.E. = DRAINAGE EASEMENT	1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 984-4212 LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURRIN ROAD FORT WORTH, TX 76126 (817) 991-9477 DARRELL WAYNE SCOGINS AND KELIE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (940) 399-8079	TOPOGRAPHIC LOYALTY INNOVATION LEGACY <small>1402 EVERMAN PARKWAY, SU. 146 - FT. WORTH, TEXAS 76104 TELEPHONE: (817) 344-7522 FAX: (817) 742-7248 TEXAS SURVEY REGISTRATION NO. 10082004 WWW.TOPOGRAPHIC.COM</small>



KEY MAP

LGS. GODLEY RANCH CO.
 CALLING 488.75 ACRES
 VOLUME 391, PAGE 46
 O.P.R.J.C.T.
 AS DESCRIBED IN DEED RECORDED IN
 VOLUME 391, PAGE 382, D.R.J.C.T.

FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
 LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
 MARTIN CREEK ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS
 508.207 ACRES SITUATED IN THE
 THOMAS PERRY SURVEY, ABSTRACT NO. 1039
 G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
 D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
 B.F. MASTERS SURVEY, ABSTRACT NO. 1234
 JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80**

LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LINE
	EASEMENT
	APPROXIMATE SURVEY/ABSTRACT LINE
	IRON ROD FOUND (RF) (AS NOTED)
	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	FENCE POST (AS NOTED)
	BLOCK DESIGNATION
	SITE BENCHMARK

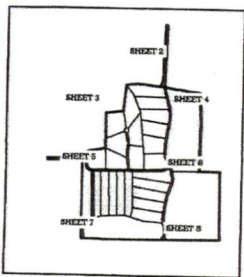
ABBREVIATIONS	
O.P.R.J.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	= DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	= PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX)	= DEED CALLS
P.O.B.	= PLACE OF BEGINNING
BFE	= BASE FLOOD ELEVATION
D.E.	= DRAINAGE EASEMENT

OWNER(S)	
1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 994-4212	LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURKIN ROAD FORT WORTH, TX 76126 (817) 891-9472
DARRELL WAYNE SCOGINS AND KELJAE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (940) 399-8079	

SURVEYOR/ENGINEER

1400 EVERMAN PARKWAY, SU. 140 - FT. WORTH, TEXAS 76140
 TELEPHONE (817) 744-7512 • FAX (817) 744-7546
 TEXAS FIRM REGISTRATION NO. 1006208
 WWW.TOPOGRAPHIC.COM

FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 6 OF 12	DATE: 10/25/2021
	0



KEY MAP



SHEET 8
SHEET 7

JON R LEWIS AND WYRAE LEWIS
CALLED 71,087 ACRES
VOLUME 181, PAGE 218
O.P.R.J.C.T.
CONV. NO. 2003-42381
INSR. NO. 2003-42381
O.P.R.J.C.T.

SLOCUM LIMITED
PARTNERSHIP
CALLED 180,000 ACRES
VOLUME 3807, PAGE 188
O.P.R.J.C.T.

BACK RIVER BEND
(60' PRIVATE ROAD)
(FOR FUTURE DEVELOPMENT)

LOT 11
48.734 ACRES
BFE: 754.42'
FFE: 757.42'

LOT 8
10.028 ACRES
BFE: 771.05'
FFE: 774.05'

LOT 9
10.085 ACRES
BFE: 770.15'
FFE: 773.15'

LOT 10
10.096 ACRES
BFE: 764.51'
FFE: 767.51'

MLC RANCHES LLC AND
NOEL DAVID MARTIN AND WIFE,
ROBERTA SUE MARTIN
CALLED 585.160 ACRES
INSTRUMENT NO. 2020-20482
O.P.R.J.C.T.

FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
MARTIN CREEK ADDITION**
AN ADDITION TO JOHNSON COUNTY, TEXAS
508.207 ACRES SITUATED IN THE
THOMAS PERRY SURVEY, ABSTRACT NO. 1039
G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
B.F. MASTERS SURVEY, ABSTRACT NO. 1234
JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80

FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 7 OF 12	DATE: 10/25/2021
	0

LEGEND	ABBREVIATIONS	OWNER(S)	SURVEYOR/ENGINEER
<ul style="list-style-type: none"> — SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT - - - APPROXIMATE SURVEY/ABSTRACT LINE ● IRON ROD FOUND (BF) (AS NOTED) ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ○ FENCE POST (AS NOTED) ⊙ BLOCK DESIGNATION ⚡ SITE BENCHMARK 	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING BFE = BASE FLOOD ELEVATION D.E. = DRAINAGE EASEMENT</p>	<p>1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 894-4212</p> <p>LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURRIN ROAD FORT WORTH, TX 76126 (817) 891-9477</p> <p>DARRELL WAYNE SCOGINS AND KEMIE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (940) 399-8078</p>	<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY</p> <p>1400 EVERMAN PARKWAY, SUITE 145 - FT WORTH, TEXAS 76110 TELEPHONE: (817) 744-7952 - FAX: (817) 444-7948 TEXAS FIRM REGISTRATION NO. 19042504 WWW.TOPOGRAPHIC.COM</p>

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°44'07"E	17.99'
L2	S26°50'28"E	216.99'
L3	S19°27'32"W	388.92'
L4	S00°32'51"W	548.99'
L5	S63°38'42"W	117.92'
L6	S12°43'50"E	207.02'
L7	S00°38'31"E	111.96'
L8	S08°57'27"E	125.27'
L9	S89°21'23"W	60.00'
L10	S89°18'11"W	289.22'
L11	S89°52'50"W	116.20'
L12	N01°39'42"E	15.00'
L13	N89°21'23"E	1891.51'
L14	S89°53'24"E	794.42'
L15	N63°38'42"E	378.30'
L16	N89°21'23"E	1822.01'
L17	S89°53'24"E	790.96'
L18	N63°38'42"E	387.91'
L19	N00°20'05"W	1606.43'
L20	S40°12'13"W	298.51'
L21	S40°12'13"W	242.96'
L22	S88°52'50"W	90.07'
L23	S89°33'58"W	45.25'
L24	S89°33'58"W	45.25'
L25	N26°18'52"W	119.12'
L26	N13°40'59"W	88.89'
L27	N30°28'44"W	91.82'
L28	N06°37'33"W	131.57'
L29	N19°07'46"W	86.42'
L30	N33°51'19"W	121.56'
L31	N20°09'33"W	82.89'
L32	N06°33'00"E	149.73'
L33	N08°59'23"E	169.13'
L34	N33°14'36"E	111.76'
L35	N61°58'09"E	96.04'
L36	N20°14'41"E	187.00'
L37	N08°14'00"W	89.51'
L38	N28°39'02"W	144.09'
L39	N13°14'51"W	115.04'
L40	N05°56'51"W	110.77'
L41	N16°27'27"E	100.90'
L42	N02°05'49"E	69.70'

LINE TABLE		
NO.	BEARING	LENGTH
L43	N11°08'35"W	118.29'
L44	N11°01'15"W	108.90'
L45	N19°34'51"W	98.29'
L46	N08°39'30"W	109.65'
L47	N16°10'25"W	63.37'
L48	N17°29'41"W	86.63'
L49	N09°11'48"W	50.46'
L50	N19°39'51"E	69.45'
L51	N82°48'48"E	123.42'
L52	N51°32'08"E	48.16'
L53	N06°54'04"E	63.91'
L54	N13°46'33"E	136.07'
L55	S08°57'27"E	88.08'
L56	S13°46'33"W	38.00'
L57	S06°54'04"W	77.83'
L58	S51°32'08"W	66.03'
L59	S52°48'46"W	111.96'
L60	S19°39'51"W	48.73'
L61	S05°11'48"E	37.34'
L62	S17°29'41"E	62.68'
L63	S18°10'25"E	67.16'
L64	S08°39'30"E	109.85'
L65	S19°34'51"E	56.76'
L66	S11°01'15"E	110.44'
L67	S11°08'35"E	119.89'
L68	S02°05'49"W	79.38'
L69	S16°27'27"W	98.02'
L70	S05°56'51"E	100.30'
L71	S13°14'51"E	107.88'
L72	S28°39'02"E	145.88'
L73	S08°14'00"E	118.86'
L74	S20°14'41"W	182.40'
L75	S61°58'09"W	101.05'
L76	S33°16'36"W	93.29'
L77	S09°59'23"W	189.88'
L78	S06°33'00"W	139.03'
L79	S20°09'33"E	86.89'
L80	S33°51'19"E	121.92'
L81	S19°07'46"E	95.58'
L82	S06°37'33"E	127.80'
L83	S28°28'44"E	89.38'

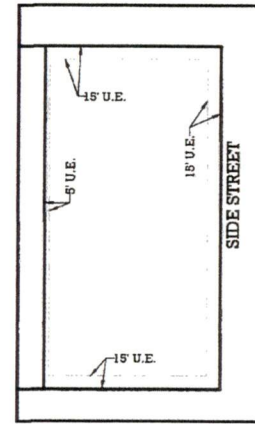
LINE TABLE		
NO.	BEARING	LENGTH
L84	S13°40'59"E	89.46'
L85	S28°18'52"E	135.15'
L86	S89°33'58"W	63.15'
L87	N19°38'02"W	28.99'
L88	N26°34'46"W	65.82'
L89	N09°45'11"E	72.89'
L90	N50°53'32"E	75.24'
L91	N62°56'47"E	127.53'
L92	N42°57'52"E	68.53'
L93	N26°07'56"E	111.21'
L94	N02°18'08"E	96.45'
L95	N32°14'41"W	142.19'
L96	N03°64'12"W	59.27'
L97	N37°18'20"E	59.08'
L98	N43°18'30"E	94.11'
L99	N12°31'51"E	24.03'
L100	N00°12'10"E	29.63'
L101	N20°25'55"W	71.04'
L102	N21°22'26"E	84.64'
L103	N41°17'03"E	41.09'
L104	N06°17'12"W	5.75'
L105	N45°17'09"W	114.40'
L106	N00°40'19"E	66.86'
L107	N39°04'01"E	85.80'
L108	N36°18'11"E	226.09'
L109	N36°18'11"E	226.09'
L110	N08°18'30"E	49.87'
L111	N28°18'47"W	62.85'
L112	N13°18'55"W	69.05'
L113	N08°18'28"E	180.37'
L114	N16°22'23"W	102.15'
L115	N29°29'43"E	84.89'
L116	N58°49'18"E	180.39'
L117	N86°16'00"E	233.94'
L118	N84°21'04"E	46.89'
L119	N84°21'04"E	51.29'
L120	N59°00'52"E	64.28'
L121	N25°06'30"E	74.23'
L122	N00°43'32"W	188.69'
L123	N08°02'30"W	185.09'
L124	N01°58'52"W	53.18'
L125	N32°45'07"W	507.63'

LINE TABLE		
NO.	BEARING	LENGTH
L126	N12°43'29"W	112.73'
L127	N00°50'34"W	171.79'
L128	N13°15'13"W	260.11'
L129	N18°18'53"E	74.40'
L130	N24°48'38"W	70.74'
L131	N26°57'10"W	113.68'
L132	N31°25'28"W	135.85'
L133	N42°50'31"W	160.13'
L134	N18°50'55"E	164.07'
L135	N14°23'13"W	140.15'
L136	N13°52'38"W	41.32'
L137	N30°16'18"W	77.99'
L138	N08°42'52"W	40.82'
L139	N41°44'46"W	50.83'
L140	N16°57'50"W	60.87'
L141	N11°11'11"E	82.99'
L142	N01°09'37"W	151.45'
L143	N01°20'27"W	133.11'
L144	N19°35'03"W	103.70'
L145	N36°49'45"W	66.84'
L146	N25°14'07"W	113.13'
L147	N05°52'24"W	90.94'
L148	N13°07'18"W	69.24'
L149	N48°38'34"W	71.86'
L150	N40°00'26"W	287.33'
L151	N81°55'38"E	70.70'
L152	S40°00'28"E	245.43'
L153	S48°38'34"E	88.25'
L154	S13°07'15"E	92.25'
L155	S05°52'24"E	94.51'
L156	S25°14'07"E	96.80'
L157	S36°49'45"E	72.00'
L158	S18°35'03"E	122.45'
L159	S01°20'27"E	140.70'
L160	S01°09'37"E	138.04'
L161	S11°11'11"W	74.44'
L162	S16°57'50"E	32.85'
L163	S41°44'46"E	57.26'
L164	S05°42'52"E	47.08'
L165	S30°16'18"E	73.58'
L166	S13°52'38"E	49.69'

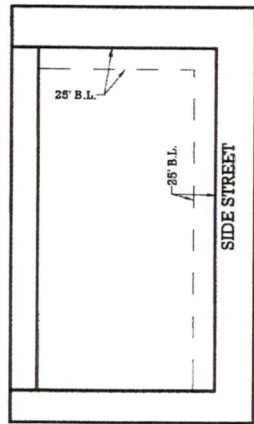
LINE TABLE		
NO.	BEARING	LENGTH
L167	S14°23'13"E	63.97'
L168	N32°59'03"E	86.64'
L169	N16°50'43"E	89.99'
L170	N07°23'46"W	147.87'
L171	N54°41'30"E	79.41'
L172	N36°08'38"E	172.52'
L173	N41°14'22"E	202.43'
L174	N27°44'37"E	350.53'
L175	N17°56'36"E	228.96'
L176	N06°06'23"E	233.78'
L177	N40°21'27"E	169.88'
L178	S01°55'17"W	96.52'
L179	S40°21'27"W	75.77'
L180	S06°06'23"W	221.51'
L181	S17°56'35"W	241.33'
L182	S27°44'37"W	365.78'
L183	S41°14'22"W	206.86'
L184	S38°08'38"W	178.65'
L185	S54°41'30"W	53.09'
L186	S07°23'46"E	124.64'
L187	S18°38'43"W	111.20'
L188	S32°39'03"W	113.30'
L189	S18°50'59"W	172.20'
L190	S42°50'31"E	130.40'
L191	S31°25'28"E	144.19'
L192	S28°57'10"E	117.16'
L193	S24°48'38"E	93.77'
L194	S19°18'53"W	81.12'
L195	S13°15'13"E	251.36'
L196	S00°50'34"E	172.03'
L197	S12°43'29"E	95.89'
L198	S34°40'07"E	246.94'
L199	S62°56'47"W	131.52'
L200	N28°12'33"E	83.48'
L201	S49°29'28"E	129.40'
L202	N71°46'25"E	57.88'
L203	S71°46'25"W	49.78'
L204	S49°29'28"E	105.37'
L205	S28°12'33"W	78.45'
L206	S35°14'08"W	139.80'
L207	S32°45'07"E	123.48'

LINE TABLE		
NO.	BEARING	LENGTH
L208	S01°58'52"E	67.57'
L209	S06°02'30"E	155.75'
L210	S00°43'32"E	206.27'
L211	S25°09'30"W	105.71'
L212	S58°00'52"W	104.68'
L213	N80°40'51"W	71.88'
L214	N84°21'04"W	23.29'
L215	S88°16'00"W	212.24'
L216	S85°49'18"W	136.12'
L217	S29°29'43"W	43.60'
L218	S19°22'23"E	86.56'
L219	S06°18'28"W	123.67'
L220	S19°18'55"E	62.37'
L221	S25°18'47"E	78.77'
L222	S15°36'30"W	83.21'
L223	S38°04'01"E	36.36'
L224	S35°04'19"W	22.86'
L225	S45°17'09"E	110.21'
L226	S41°17'03"W	57.00'
L227	S21°22'26"E	31.15'
L228	S20°25'35"E	59.04'
L229	S00°12'10"W	47.04'
L230	S12°31'51"E	46.89'
L231	S43°18'30"W	67.48'
L232	S37°18'20"W	33.99'
L233	S02°54'12"E	1.80'
L234	S32°14'41"E	145.14'
L235	S02°18'08"W	129.76'
L236	S26°07'56"W	132.75'
L237	S42°57'52"W	87.85'
L238	S18°38'43"W	131.78'
L239	S50°53'32"E	46.39'
L240	S09°45'11"W	30.09'
L241	S26°34'46"E	50.31'
L242	S18°38'02"E	50.47'
L243	N01°55'39"E	131.35'
L244	N01°55'39"E	83.47'
L245	N89°39'56"E	30.03'

TYPICAL LOT DETAIL
EASEMENTS
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S)



TYPICAL LOT DETAIL
BUILDING LINES
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S)



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°21'26"	4400.00'	411.40'	S16°24'50"E	411.25'
C2	30°00'14"	2000.00'	1047.33'	S03°05'25"E	1035.41'
C3	7°52'19"	8000.00'	894.36'	S97°56'33"W	832.71'
C4	30°52'47"	650.00'	350.32'	S11°24'02"E	346.09'
C5	20°28'21"	1200.00'	428.77'	S18°36'16"E	426.50'
C6	25°49'39"	425.00'	191.58'	S06°32'43"W	189.96'
C7	10°54'33"	1400.00'	286.58'	S14°00'15"W	286.17'
C8	21°23'46"	915.00'	341.69'	S02°08'56"E	339.71'
C9	23°41'28"	1328.00'	547.87'	S01°00'06"E	543.97'
C10	24°45'08"	600.00'	259.20'	N75°57'44"E	257.19'
C11	1°01'05"	2300.00'	44.42'	N88°50'51"E	44.42'
C12	77°54'47"	200.00'	271.87'	S51°41'13"E	251.49'
C13	79°41'08"	50.00'	68.36'	S51°12'27"E	64.11'
C14	8°18'50"	800.00'	87.08'	S04°45'02"E	86.99'
C15	19°28'26"	1500.18'	509.01'	S00°45'46"W	506.87'
C16	19°55'09"	600.07'	208.62'	S00°31'24"W	207.57'
C17	0°35'06"	1530.18'	15.62'	S08°39'54"E	15.62'
C18	3°22'15"	690.00'	40.01'	S17°57'05"E	40.00'

LEGEND	
——	SUBJECT PROPERTY LINE
---	ADJONER LINE
---	EASEMENT
---	APPROXIMATE SURVEY/ABSTRACT LINE
●	IRON ROD FOUND (RF) (AS NOTED)
○	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
○	FENCE POST (AS NOTED)
⊗	BLOCK DESIGNATION
⊕	SITE BENCHMARK

ABBREVIATIONS	
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS	
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS	
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS	
(XXXX) = DEED CALMS	
P.O.B. = PLACE OF BEGINNING	
BFE = BASE FLOOD ELEVATION	
D.E. = DRAINAGE EASEMENT	

OWNER(S)	
1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 994-4212	
LEE ALAN JORDAN AND LEANN GIBSON 7420 BEN DAY MURKIN ROAD FORT WORTH, TX 76126 (817) 991-9477	
DARRELL WAYNE SCOGINS AND KELLY RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (940) 398-8079	

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY SW 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 344-7152 • FAX: (817) 344-7545
TEXAS FIRM REGISTRATION NO. 10625250
WWW.TOPOGRAPHIC.COM

FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS**

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 THE 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 OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNERS OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE 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.
4. 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.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS, STREETS AND COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, 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 SUBDIVISIONS DESCRIBED IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS 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.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

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

WATER:

PRIVATE WATER WELL SYSTEM

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:

UNITED COOPERATIVE SERVICES 817-782-8316

RIGHT OF WAY DEDICATION

40 ROW FROM CENTER OF ROAD ON T.M. OR STATE
30 ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENTS:

15' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
5' FROM LOT LINE ALONG SIDE LOT LINES
(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

80' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)
15' FROM LOT LINE ON REAR
10' FROM LOT LINE ON SIDES

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1883. ALL DISTANCES, ACERAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.0012. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4851C0150J, REVISED DECEMBER 4, 2012, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A". FLOODAINS SHOWN HEREON ARE DIGITIZED BASED ON GIS DATASET OBTAINED FROM FEMA.GOV.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

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 AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF 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.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0150J, EFFECTIVE DATE DECEMBER 4, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A".

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. 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 DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE 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.

ROAD NOTE:

ALL ROADS SHOWN HEREON LABELED AS PRIVATE ROADS ARE TO BE MAINTAINED BY THE HOA.

PRIVATE SEWAGE FACILITY

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S
COURT ON THE _____ DAY OF _____, 2021.

COUNTY JUDGE _____

PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
MARTIN CREEK ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
508.207 ACRES SITUATED IN THE
THOMAS PERRY SURVEY, ABSTRACT NO. 1039
G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
B.F. MASTERS SURVEY, ABSTRACT NO. 1234
JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80**

FILE: FP_DR_MARTIN CREEK_20211001		REVISION
DRAFT: BT	CHECK: PCN	0
SHEET: 10 OF 12	DATE: 10/25/2021	

LEGEND

ABBREVIATIONS

OWNER(S)

SURVEYOR/ENGINEER

- SUBJECT PROPERTY LINE
- - - - - ADJOINER LINE
- EASEMENT
- - - - - APPROXIMATE SURVEY/ABSTRACT LINE
- IRON ROD FOUND (RF) (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ FENCE POST (AS NOTED)
- Ⓢ BLOCK DESIGNATION
- ⚓ SITE BENCHMARK

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
BFE=BASE FLOOD ELEVATION
D.E.=DRAINAGE EASEMENT

1131 HOLDINGS, LLC
2300 WOLF STREET, UNIT 16D
DALLAS, TX 75201
(817) 994-4212

LEE ALAN JORDAN AND
LEANNE GIBSON
7420 BEN DAY MURRIN ROAD
FORT WORTH, TX 76126
(817) 991-9477

DARRELL WAYNE SCOGINS AND
KELLIE RODGERS SCOGINS
8517 TUSCAN WAY
GODLEY, TX 76044
(940) 399-8079

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1402 EVERMAN PARKWAY, 3RD FLOOR, FORT WORTH, TEXAS 76104
TELEPHONE: (817) 744-7910 • FAX: (817) 744-7949
TEXAS FIRM NO. 0287201900 • 00000294
WWW.TOPOGRAPHIC.COM

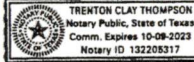
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT 1131 HOLDINGS, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-13, BLOCK 1, LOT 1, BLOCK 2, LOTS 1-11, BLOCK 3 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: DWNER DATE: 10-26-2021
 NAME: Travis Martin
 TITLE: President
 SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME BY Travis Martin
 THIS THE 26 DAY OF October, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2023

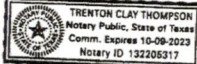


THAT DARRELL WAYNE SCOGINS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 2, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: [Signature] DATE: 10/26/2021
 NAME: Darrell Scogins
 TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Darrell Scogins
 THIS THE 26 DAY OF October, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2023

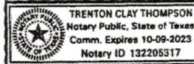


THAT KELLIE RODGERS SCOGINS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 2, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: [Signature] DATE: 10-26-2021
 NAME: Kellie Scogins
 TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Kellie Scogins
 THIS THE 26 DAY OF October, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2023

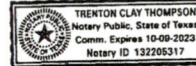


THAT LEE ALAN JORDAN, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: [Signature] DATE: 10-26-2021
 NAME: Lee Jordan
 TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Lee Jordan
 THIS THE 26 DAY OF October, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2023

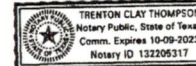


THAT LEANNE GIBSON, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: [Signature] DATE: 10-26-2021
 NAME: Leanne Gibson
 TITLE: OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Leanne Gibson
 THIS THE 26 DAY OF October, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2023



LEGEND	ABBREVIATIONS	OWNER(S)	SURVEYOR/ENGINEER
_____ SUBJECT PROPERTY LINE - - - - - ADJONER LINE --- EASEMENT - - - - - APPROXIMATE SURVEY/ABSTRACT LINE ● IRON ROD FOUND (IRF) (AS NOTED) ● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ○ FENCE POST (AS NOTED) ⊗ BLOCK DESIGNATION ⊕ SITE BENCHMARK	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING BFE=BASE FLOOD ELEVATION D.E.=DRAINAGE EASEMENT	1131 HOLDINGS, LLC 2300 WOLF STREET, UNIT 16D DALLAS, TX 75201 (817) 994-4212 LEE ALAN JORDAN AND LEANNE GIBSON 7420 BEN DAY MURRIN ROAD FORT WORTH, TX 76126 (817) 991-9477 DARRELL WAYNE SCOGINS AND KELLIE RODGERS SCOGINS 8517 TUSCAN WAY GODLEY, TX 76044 (940) 399-8079	 TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1400 EVERSEAN PARKWAY, SUITE 148 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7509 TEXAS FIRM REGISTRATION NO. 15042504 WWW.TOPOGRAPHIC.COM

FINAL PLAT	
LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2, LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4, MARTIN CREEK ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 508.207 ACRES SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039 G.W. McCLUNG SURVEY, ABSTRACT NO. 1008 D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844 B.F. MASTERS SURVEY, ABSTRACT NO. 1234 JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80	
FILE: FP_DR_MARTIN CREEK_20211001	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 11 OF 12	DATE: 10/25/2021
	0

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS 1131 HOLDINGS, LLC; DARRELL WAYNE SCOGINS & KELLIE RODGERS SCOGINS; LEE ALAN JORDAN & LEANN GIBSON ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039, IN THE G.W. McCULLINO SURVEY, ABSTRACT NO. 1008, IN THE D. HORNHUCKLEY SURVEY, ABSTRACT NO. 578, IN THE DANIEL THOMAS SURVEY, ABSTRACT NO. 844, IN THE B.F. MASTERS SURVEY, ABSTRACT NO. 1234 AND THE IN THE JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.288 ACRE TRACT DESCRIBED IN A DEED TO 1131 HOLDINGS, LLC AS RECORDED IN INSTRUMENT NO. 2021-27325 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) BEING PART OF A CALLED 506.877 ACRE TRACT DESCRIBED IN A DEED TO 1131 HOLDINGS, LLC AS RECORDED IN INSTRUMENT NO. 2020-27290, O.P.R.J.C.T., BEING ALL OF A CALLED 74.628 ACRE TRACT DESCRIBED IN A DEED TO DARRELL WAYNE SCOGINS AND KELLIE RODGERS SCOGINS AS RECORDED IN INSTRUMENT NO. 2021-8092, O.P.R.J.C.T., BEING ALL OF A CALLED 103.319 ACRE TRACT DESCRIBED IN A DEED TO LEE ALAN JORDAN AND LEANN GIBSON AS RECORDED IN INSTRUMENT NO. 2021-8080, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 506.877 ACRE TRACT AND BEING IN COUNTY ROAD NO. 1131 (MASSEY ROAD);

THENCE SOUTH 2°03'36" WEST, WITH AN EAST LINE OF SAID 506.877 ACRE TRACT, A DISTANCE OF 47.85 FEET TO A 1/2" IRON ROD FOUND BENT FOR AN ELL CORNER OF SAID 506.877 ACRE TRACT;

THENCE NORTH 78°41'08" EAST, WITH A NORTH LINE OF SAID 506.877 ACRE TRACT, A DISTANCE OF 20.37 FEET TO A 6" METAL FENCE POST FOR A NORTHEAST CORNER OF SAID 506.877 ACRE TRACT AND FOR THE NORTHWEST CORNER OF A CALLED 82.24 ACRE TRACT DESCRIBED IN A DEED TO DANIEL REMONDI AND REGINA REMONDI AS RECORDED IN VOLUME 2388, PAGE 874, O.P.R.J.C.T.;

THENCE WITH AN EAST LINE OF SAID 506.877 ACRE TRACT AND THE WEST LINE OF SAID 82.24 ACRE TRACT, THE FOLLOWING:

SOUTH 1°55'11" WEST, A DISTANCE OF 8070.36 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 12°47'33" EAST, A DISTANCE OF 96.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF SAID 74.628 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 82.24 ACRE TRACT;

THENCE SOUTH 81°08'02" EAST, WITH THE NORTH LINE OF SAID 74.628 ACRE TRACT AND THE SOUTH LINE OF SAID 82.24 ACRE TRACT, A DISTANCE OF 1188.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RECER FOX" FOUND FOR AN ANGLE POINT ON SAID NORTH LINE OF 74.628 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 82.24 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 322.9492 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DAVID A. PALMER, TRUSTEE OF THE VOLA N. PALMER 2008 FAMILY TRUST;

THENCE SOUTH 80°59'12" EAST, WITH SAID NORTH LINE OF SAID 74.628 ACRE TRACT AND A SOUTH LINE OF SAID 322.9492 ACRE TRACT, A DISTANCE OF 97.45 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 221.01 ACRE TRACT DESCRIBED IN A DEED TO M.J. HART AND MARY H. HART AS RECORDED IN VOLUME 4471, PAGE 281, O.P.R.J.C.T.;

THENCE WITH THE EAST LINE OF SAID 74.628 ACRE TRACT AND THE WEST LINE OF SAID 221.01 ACRE TRACT THE FOLLOWING:

SOUTH 2°01'34" EAST, A DISTANCE OF 1055.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND;

SOUTH 0°44'04" WEST, A DISTANCE OF 652.60 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 1°09'46" WEST, A DISTANCE OF 1069.11 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 74.628 ACRE TRACT AND ON THE NORTH LINE OF SAID 103.319 ACRE TRACT;

THENCE SOUTH 89°47'33" EAST, WITH THE SOUTH LINE OF SAID 221.01 ACRE TRACT AND SAID NORTH LINE OF 103.319 ACRE TRACT, A DISTANCE OF 719.91 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 103.319 ACRE TRACT AND A SOUTHEAST CORNER OF SAID 221.01 ACRE TRACT AND ON THE WEST LINE OF A CALLED 4,423.76 ACRE TRACT DESCRIBED IN A DEED TO LOS-GODDLY RANCH CO., AS RECORDED IN VOLUME 486, PAGE 48 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.);

THENCE SOUTH 0°58'47" EAST, WITH THE EAST LINE OF SAID 103.319 ACRE TRACT AND SAID WEST LINE OF 4,423.76 ACRE TRACT, A DISTANCE OF 2437.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID 103.319 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 585.160 ACRE TRACT DESCRIBED IN A DEED TO MLC RANCHES LLC AND NOEL DAVID MARTIN AND WIFE, ROBERTA SUE MARTIN AS RECORDED IN INSTRUMENT NO. 2009-20482, O.P.R.J.C.T. AND BEING ON THE WEST LINE OF SAID 4,423.76 ACRE TRACT;

THENCE SOUTH 89°35'58" WEST, WITH THE SOUTH LINE OF SAID 103.319 ACRE TRACT AND THE NORTH LINE OF SAID 585.160 ACRE TRACT, A DISTANCE OF 3948.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND;

NORTH 88°47'08" WEST, A DISTANCE OF 960.61 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 585.160 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 180.000 ACRE TRACT DESCRIBED IN A DEED TO SLOCUM, LP AS RECORDED IN VOLUME 3807, PAGE 188, O.P.R.J.C.T.;

THENCE NORTH 0°20'05" WEST, WITH THE WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID 180.000 ACRE TRACT, TO AND WITH THE EAST LINE OF A CALLED 71.057 ACRE TRACT DESCRIBED IN A DEED TO JON R. LEWIS AND MYRA W. LEWIS AS RECORDED IN VOLUME 3191, PAGE 416, O.P.R.J.C.T., FURTHER DESCRIBED IN CORRECTION DEED RECORDED IN INSTRUMENT NO. 8003-42381, O.P.R.J.C.T., A DISTANCE OF 2408.08 FEET TO A 5-INCH METAL FENCE POST FOUND;

THENCE NORTH 0°35'46" WEST, WITH SAID WEST LINE OF 506.877 ACRE TRACT AND THE EAST LINE OF SAID 71.057 ACRE TRACT, A DISTANCE OF 398.92 FEET TO A 5-INCH METAL FENCE POST FOUND FOR AN ELL CORNER OF SAID 506.877 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 71.057 ACRE TRACT;

THENCE SOUTH 89°56'13" WEST, WITH A SOUTH LINE OF SAID 506.877 ACRE TRACT AND THE NORTH LINE OF SAID 71.057 ACRE TRACT, A DISTANCE OF 1245.51 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "SSI" FOUND FOR A SOUTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 71.057 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 89.80 ACRE TRACT DESCRIBED IN A DEED TO STEVENSON INVESTMENTS, LLC AS RECORDED IN INSTRUMENT NO. 2011-21275, O.P.R.J.C.T.;

THENCE NORTH 0°57'34" WEST, WITH A WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID 89.80 ACRE TRACT, A DISTANCE OF 90.00 FEET TO A MAG NAIL FOUND FOR A NORTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 89.60A ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 16.00 ACRE TRACT DESCRIBED IN A DEED TO ULYSSES ORTEGA AND SANDRA ORTEGA, AS RECORDED IN INSTRUMENT NO. 2017-19815, O.P.R.J.C.T.;

THENCE NORTH 88°56'13" EAST, WITH A NORTH LINE OF SAID 506.877 ACRE TRACT AND WITH A SOUTH LINE OF 30-FOOT INGRESS/EGRESS EASEMENT AS DESCRIBED ON PLAT OF JOHNSON ACRES, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 79 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), TO AND WITH THE SOUTH LINE OF A CALLED 17.982 ACRE TRACT DESCRIBED IN A DEED TO ROBERT MARTIN AND MICHELA MARTIN, AS RECORDED IN INSTRUMENT NO. 2016-7849, O.P.R.J.C.T., A DISTANCE OF 1247.32 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID 506.877 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 17.982 ACRE TRACT;

THENCE NORTH 1°13'33" WEST, WITH A WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID 17.982 ACRE TRACT, A DISTANCE OF 197.73 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 24.906 ACRE TRACT DESCRIBED IN A DEED TO JAMES ROSHELA MATLOCK AS RECORDED IN VOLUME 1320, PAGE 350, O.P.R.J.C.T.;

THENCE NORTH 79°30'22" EAST, WITH A NORTH LINE OF SAID 506.877 ACRE TRACT AND THE SOUTH LINE OF SAID 24.906 ACRE TRACT, A DISTANCE OF 856.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR AN ELL CORNER OF SAID 506.877 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 24.906 ACRE TRACT;

THENCE NORTH 0°30'42" WEST, WITH A WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID 24.906 ACRE TRACT, A DISTANCE OF 1257.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR A NORTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 24.906 ACRE TRACT AND BEING ON THE SOUTH LINE OF A CALLED 161.403 ACRE TRACT DESCRIBED IN A DEED TO JIMMY R. MATLOCK, TRUSTEE OF MATLOCK CHILDREN'S TRUST AS RECORDED IN INSTRUMENT NO. 2011-30303, O.P.R.J.C.T.;

THENCE NORTH 89°59'40" EAST, WITH A NORTH LINE OF SAID 506.877 ACRE TRACT AND THE SOUTH LINE OF SAID 161.403 ACRE TRACT, A DISTANCE OF 621.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RECER FOX" FOUND FOR AN INTERIOR CORNER OF SAID 506.877 ACRE TRACT. AT THE SOUTHWEST CORNER OF SAID 161.403;

THENCE NORTH 5°30'34" EAST, WITH A WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID 161.403 ACRE TRACT, A DISTANCE OF 924.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR A NORTHWEST CORNER OF SAID 506.877 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 146 ACRE TRACT DESCRIBED AS TRACT 3 IN A DEED TO MATLOCK CHILDREN'S TRUST AS RECORDED IN INSTRUMENT NO. 2011-90302, O.P.R.J.C.T.;

THENCE NORTH 81°55'39" EAST, WITH A NORTH LINE OF SAID 506.877 ACRE TRACT AND THE SOUTH LINE OF SAID TRACT 3;

THENCE SOUTH 83°35'30" EAST, WITH SAID NORTH LINE OF SAID 506.877 ACRE TRACT AND SAID SOUTH LINE OF TRACT 3, A DISTANCE OF 844.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RECER FOX" FOUND AT AN ELL CORNER OF SAID 506.877 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID TRACT 3;

THENCE NORTH 15°43'51" EAST, WITH A WEST LINE OF SAID 506.877 ACRE TRACT AND THE EAST LINE OF SAID TRACT 3, TO AND WITH THE EAST LINE OF A CALLED 61.53035 ACRE TRACT DESCRIBED AS TRACT 1 IN SAID DEED RECORDED IN INSTRUMENT NO. 2011-30302, O.P.R.J.C.T., A DISTANCE OF 291.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTH CORNER OF SAID 1.288 ACRE TRACT;

THENCE NORTH 1°55'01" EAST, WITH THE WEST LINE OF SAID 1.288 ACRE TRACT, A DISTANCE OF 1898.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 1.288 ACRE TRACT IN COUNTY ROAD NO. 1131 (MASSEY ROAD);

THENCE NORTH 79°16'48" EAST, WITH THE NORTH LINE OF SAID 1.288 ACRE TRACT, PASSING AT A DISTANCE OF 30.79 FEET A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID 1.288 ACRE TRACT AND A NORTHWEST CORNER OF SAID 506.877 ACRE TRACT, CONTINUING WITH A NORTH LINE OF SAID 506.877 ACRE TRACT, GENERALLY ALONG SAID COUNTY ROAD NO. 1131 (MASSEY ROAD) FOR A TOTAL DISTANCE OF 51.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 508.207 ACRES OF LAND.

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 31, 2021.

Forrest C. Nance 10/25/2021
FORREST C. NANCE, R.P.L.S. NO. 6809



FINAL PLAT

**LOTS 1-13 BLOCK 1, LOT 1 BLOCK 2,
LOTS 1-11 BLOCK 3, LOT 1-2 BLOCK 4,
MARTIN CREEK ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
508.207 ACRES SITUATED IN THE
THOMAS PERRY SURVEY, ABSTRACT NO. 1039
G.W. McCLUNG SURVEY, ABSTRACT NO. 1008
D. HORNHUCKLEY SURVEY, ABSTRACT NO. 844
B.F. MASTERS SURVEY, ABSTRACT NO. 1234
JOSEPH BAYLESS SURVEY, ABSTRACT NO. 80**

FILE: FP_DR_MARTIN CREEK_20211001		REVISION
DRAFT: BT	CHECK: FCN	0
SHEET: 12 OF 12	DATE: 10/25/2021	

LEGEND

ABBREVIATIONS

OWNER(S)

SURVEYOR/ENGINEER

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- - - APPROXIMATE SURVEY/ABSTRACT LINE
- IRON ROD FOUND (RF) (AS NOTED)
- ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ FENCE POST (AS NOTED)
- ⊙ BLOCK DESIGNATION
- ⊙ SITE BENCHMARK

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.I.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
C/O/CX = DEED CALLS
P.O.B. = PLACE OF BEGINNING
BFE=BASE FLOOD ELEVATION
D.E.= DRAINAGE EASEMENT

1131 HOLDINGS, LLC
2300 WOLF STREET, UNIT 16D
DALLAS, TX 75201
(817) 994-4212

LEE ALAN JORDAN AND
LEANN GIBSON
7420 BEN DAY MURKIN ROAD
FORT WORTH, TX 76128
(817) 991-9477

DARRELL WAYNE SCOGINS AND
KELLIE RODGERS SCOGINS
8517 TUSCAN WAY
GODLEY, TX 76044
(940) 399-8079

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, SUITE 146-77, FORT WORTH, TEXAS 76104
TEL: (817) 744-7512 FAX: (817) 744-7508
TEXAS FIRM REGISTRATION NO. 10042014
WWW.TOPOGRAPHIC.COM