

OCT 11 2022

JOHNSON COUNTY COMMISSIONERS COURT



Becky Ivey, County Clerk
Johnson County Texas
By AE Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioners Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2022-82

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 Howell, Pct. #2 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Cresson Estates Phase 1 Addition**, Lots 1-40, Block 1; Lots 1-40, Block 2; Lots 1-17, Block 3; Lots 1-40, Block 4; Lots 1-58, Block 5; Lots 1-19, Block 6; Lots 1-71, Block 7; Lots 1-23, Block 8; Lot 1, Block 9, in Precinct #2 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 11th day of October 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

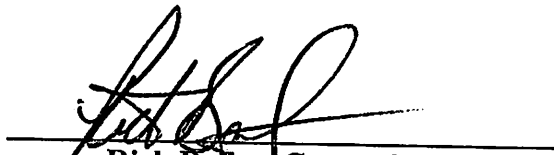
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **Cresson Estates Phase 1 Addition**, Lots 1-40, Block 1; Lots 1-40, Block 2; Lots 1-17, Block 3; Lots 1-40, Block 4; Lots 1-58, Block 5; Lots 1-19, Block 6; Lots 1-71, Block 7; Lots 1-23, Block 8; Lot 1, Block 9, in Precinct #2 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 11TH DAY OF OCTOBER 2022.




Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



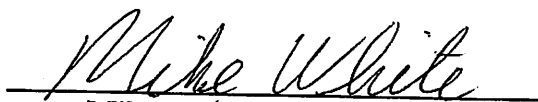
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained




Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



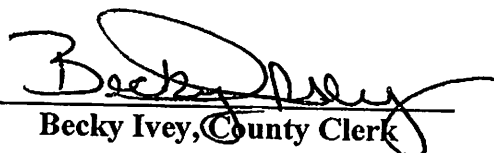
Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 

Becky Ivey, County Clerk



LEGEND
 C.M. = CONTROLLING MONUMENT
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 IRF = IRON REBAR FOUND
 IRSC = 1/2" IRON ROD SET WITH YELLOW CAP STAMPED TX RPLS 5225

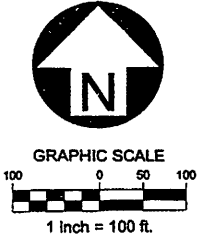
BASIS OF BEARINGS:
 Bearings are based on the Texas Coordinate System, North American Datum of 1983 (NAD83) (2011) EPOCH 2010.000, North Central Zone 4202.

NOTES:
 Required monumentation will be installed as directed by Mori's Engineering, Inc. after construction is completed.

All easements shown are by this plat, unless noted otherwise.

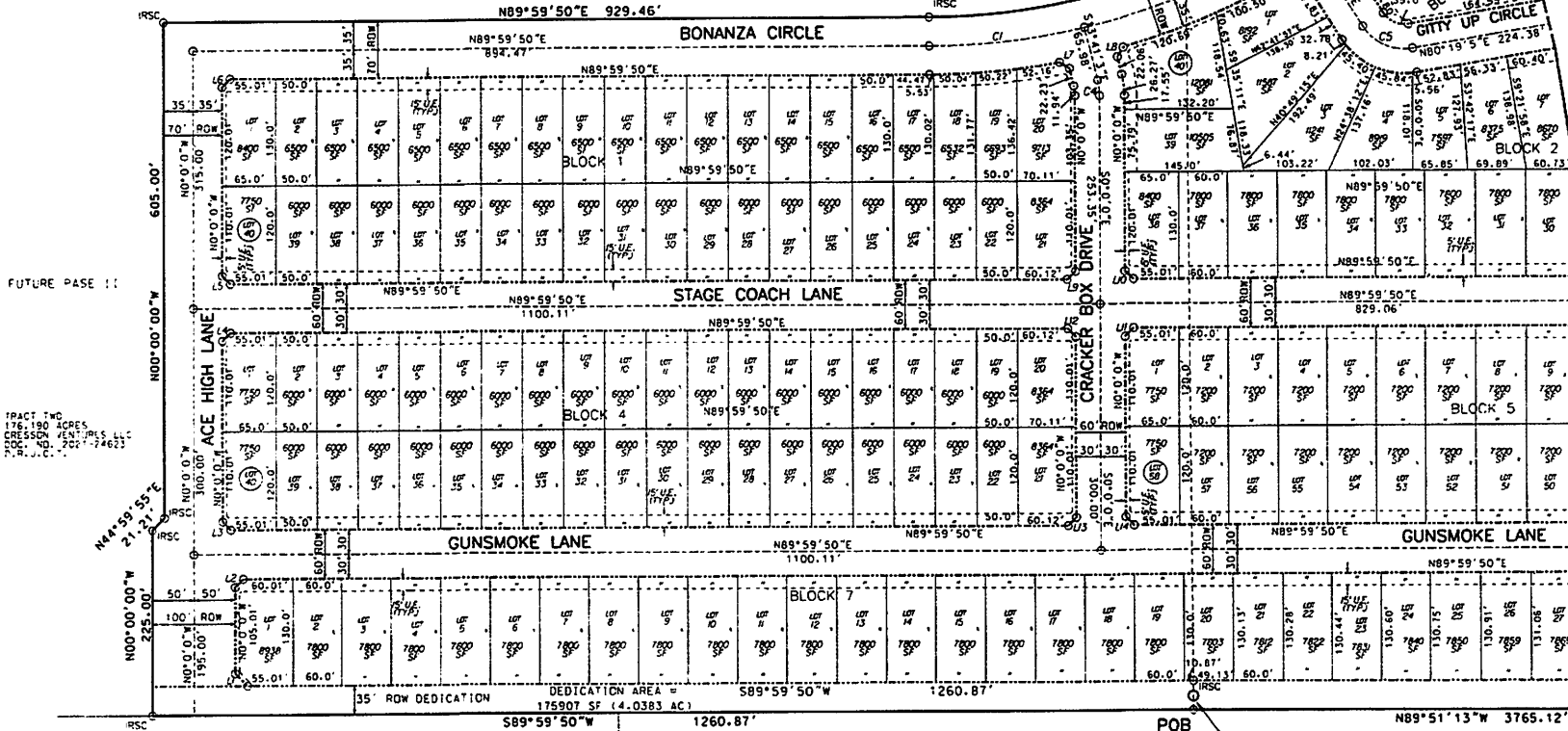
TRACT TWO
 176.190 ACRES
 CRESSON VENTURES, LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.

D.R.J.C.T.



TRACT TWO
 176.190 ACRES
 CRESSON VENTURES, LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.

FUTURE PASE V



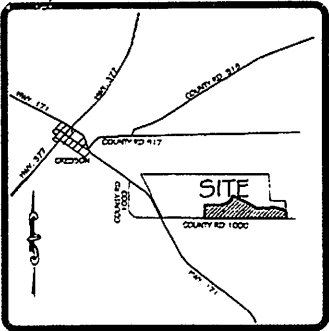
MATCH LINE SHEET - PLAT 2

NUMBER	BEARING	DISTANCE
L1	S45°00'06"E	21.21'
L2	N44°59'55"E	14.37'
L3	N45°00'05"W	14.13'
L4	N44°59'55"E	14.13'
L5	N45°00'05"W	14.13'
L6	N44°59'55"E	14.13'
L7	N57°40'18"E	14.06'
L8	N32°16'54"E	13.49'
L9	N44°59'55"E	14.13'
L10	N45°00'00"E	14.13'
L11	N44°59'55"E	14.13'
L12	N45°00'05"E	14.13'
L13	N44°59'55"E	14.13'
L14	N45°00'05"E	14.13'
L15	N44°59'55"E	14.13'
L16	N45°00'10"E	14.13'
L17	S76°35'61"E	14.23'
L18	N10°55'57"E	14.23'
L19	N74°40'57"E	14.25'
L20	S15°19'03"E	14.00'
L21	N74°40'57"E	14.25'
L22	S15°19'03"E	14.00'
L23	N74°40'57"E	14.25'
L24	S15°19'03"E	14.00'
L25	N74°40'57"E	14.25'
L26	S15°19'03"E	14.00'
L27	N74°40'57"E	14.25'
L28	N74°40'57"E	14.25'
L29	N74°40'57"E	14.25'
L30	S11°29'28"E	13.76'
L31	S47°20'11"E	15.26'
L32	N44°56'12"E	14.13'
L33	N45°00'40"W	21.16'
L34	N45°00'40"E	21.33'
L35	S52°17'49"E	14.02'

TRACT TWO
 176.190 ACRES
 CRESSON VENTURES, LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.

Presley
 v. 2456, P. 962

Core Laboratories, Inc.
 Tract
 v. 2622, P. 726



VICINITY MAP

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	112°59'43"	835.00	1189.39'	N 83°29'59" E	1188.98'
C2	118°50'04"	835.00	289.06'	N 67°03'03" E	287.62'
C3	267°38'56"	835.00	1385.86'	N 43°54'46" E	1382.43'
C4	113°41'04"	80.00	19.11'	S 06°50'32" E	19.06'
C5	66°50'59"	60.00	70.00'	S 68°15'26" E	66.10'
C6	49°37'37"	100.00	86.62'	N 55°30'16" E	83.93'
C7	30°41'37"	835.00	385.86'	N 43°55'46" E	382.43'
C8	59°18'23"	70.00	72.46'	N 60°20'39" E	69.26'
C9	59°18'23"	130.00	134.56'	N 60°20'39" E	128.63'
C10	61°12'07"	350.00	373.86'	S 30°43'31" E	356.34'
C11	302°15'11"	80.00	422.02'	S 85°03'09" E	77.26'
C12	308°20'54"	80.00	430.54'	N 10°19'31" E	69.70'

ROAD NAME	LINEAR FOOT
BONANZA CIRCLE	1960
CITY UP CIRCLE	460
HANG FIRE LANE	620
STAGE COACH LANE	2690
GUNSMOKE LANE	2978
BALDERDASH COURT	531
ACE HIGH LANE	720
CRACKER BOX DRIVE	510
VALLYWOOD LANE	2376
BROOM TAIL COURT	640
TOTAL	13518

BENCHMARKS:
 The Benchmarks shown on this plat are based on the vertical datum of North American Vertical Datum of 1988 (NAVD88).

BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH 210 WEST OF PRESLEY TRACT APPROX. 93' EAST OF THE NORTHEAST CORNER OF THIS ADDITION. ELEV. = 971.73

BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE, WEST OF A WATER WELL AND APPROX. 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. ELEV. = 1066.77

**CRESSON ESTATES
 PHASE I ADDITION**

LOTS 1-40, BLOCK 1, LOTS 1-40, BLOCK 2
 LOTS 1-17, BLOCK 3, LOTS 1-17, BLOCK 4
 LOTS 1-24, BLOCK 5, LOTS 1-19, BLOCK 6
 LOTS 1-71, BLOCK 7, LOTS 1-25, BLOCK 8
 LOTS 1, BLOCK 9

97.116 ACRES
 Johnson County, Texas
 Mendoza Survey, Abstract No. 542.

Part of TRACT ONE and TRACT TWO
 recorded in Document No. 2021-24623
 Deed Records Johnson County, Texas

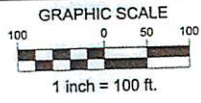
OWNER:
 Ryan Voorhees
 508 S. Main street suite H
 Weatherford, Texas 76086
 202-378-5133
 rvoorhees@me.com

DMC HENRY LLC
 Texas Engineering Firm Number F-21874
 Texas Surveying Firm Number 10104594

PREPARED BY:
 MORI'S ENGINEERING, INC.
 1212 MacDougal Drive, P.O. Box 7828
 Fort Worth, Texas 76101
 817-791-7791
 REF: 7023

DATE: 11/17/2021
 CONTACT: MORI ANKAVAM 872-816-2626
 mori@moriansurvey.com

SCALE:
 1"=100'



OWNER'S CERTIFICATE

State of Texas
County of Johnson
WHEREAS CRESSON VENTURES LLC, a Nevada limited liability company, is the owner of those certain tracts or parcels of land lying and being situated in Johnson County, Texas, in the U. Mendoza Survey, Abstract Number 542, and being part of TRACT ONE and TRACT TWO described in Special Warranty Deed as recorded in Document Number 2021-24623 of Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING of a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner at the southeast corner of said TRACT ONE, same being the southeast corner of said TRACT TWO, said point being in the gravel paving of County Road 1000, from which point a 3/8-inch iron found with cap (controlling monument) bears North 00°21'00" East, a distance of 18.85 feet;

THENCE South 89°50'50" West, along the south line of said TRACT TWO and with said County Road, a distance of 1200.87 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00°00'00" West, departing said County Road over and across said TRACT TWO, a distance of 278.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 44°59'55" East, a distance of 21.21 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00°00'00" West, a distance of 608.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 89°50'50" East, a distance of 828.46 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for the beginning of a tangent curve to the left having a radius of 800.00 feet, a delta angle of 59°18'23" and a chord of North 60°20'30" East, 781.80 feet;

THENCE in a northerly direction with said curve, passing at 319.25 feet the common line of said TRACT ONE and TRACT TWO, continuing in oil, a total arc distance of 828.07 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 30°41'28" East, a distance of 154.68 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 15°00'23" West, a distance of 20.44 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 29°17'46" East, a distance of 70.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 81°19'34" East, a distance of 210.83 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 85°14'57" East, a distance of 382.11 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 77°31'46" East, a distance of 245.34 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 76°09'18" East, a distance of 341.38 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 82°07'39" East, a distance of 189.91 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 75°14'46" East, a distance of 448.15 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 85°45'18" East, a distance of 267.71 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 in the west line of a tract of land described in Warranty Deed as recorded in Document LP, as recorded in Volume 4130, Page 514 of Deed Records, Johnson County, Texas;

THENCE South 00°12'39" East, with the west line of said Enbridge Pipeline tract, a distance of 494.96 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230, and being in the gravel paving of said County Road 1000 for corner;

THENCE North 89°51'13" West, along the south line of said TRACT ONE, a distance of 3765.16 feet to the POINT OF BEGINNING containing 4,230,363 square feet or 97,116 acres of land.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That CRESSON VENTURES LLC, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as, **CRESSON ESTATES PHASE I ADDITION**, in addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, streets, easements, right-of-way and any other public area shown hereon.

Owner: [Signature] Date: 9/30/22

State of Texas
County of Johnson
BEFORE ME, the undersigned, a Notary Public in and for said County of Johnson, Texas, this day personally appeared **Colin J. Henry**, who being subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this 30th day of September 2022.

My commission expires: 10/20/25



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Colin J. Henry, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and/or placed under my personal supervision.

[Signature] 9/30/2022
Colin J. Henry, RPLS
Registered Professional Land Surveyor No. 5230



State of Texas
County of Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this 11th day of October 2022.

My commission expires: 11-14-22



CRESSON ESTATES PHASE I ADDITION

LOTS 1-40, BLOCK 1; LOTS 1-40, BLOCK 2
LOTS 1-17, BLOCK 3; LOTS 1-17, BLOCK 4
LOTS 1-17, BLOCK 5; LOTS 1-17, BLOCK 6
LOTS 1-71, BLOCK 7; LOTS 1-23, BLOCK 8

97.116 ACRES
Johnson County, Texas
Mendoza Survey, Abstract No. 542.

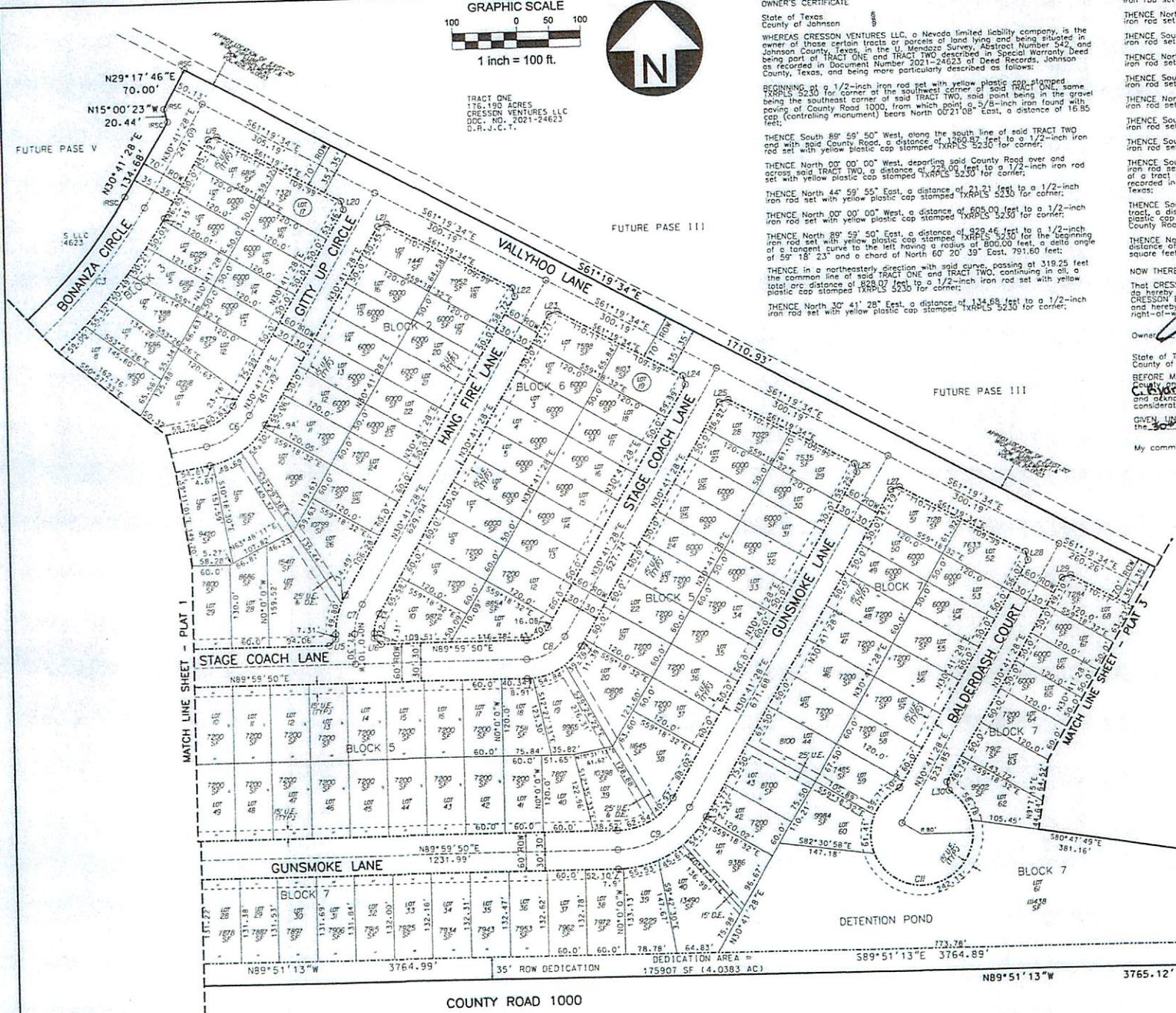
Part of TRACT ONE and TRACT TWO
recorded in Document No. 2021-24623
Deed Records Johnson County, Texas

OWNER: C. Ryan Voorhees, 908 S. Main street suite H, Weatherford, Texas 76086, 202-339-5153, ryan@voorhees.com

PREPARED BY: DMC HENRY LLC, Texas Engineering Firm Number F-21874, 1912 MacGregor Drive, Dallas, Texas 75203, 202-339-5153, mori@dmcengineering.com

DATE: 9/30/2022
SCALE: 1"=100'

Core Laboratories, Inc.
Tract V. 2622, P. 726



MATCH LINE SHEET - PLAT 1

MATCH LINE SHEET - PLAT 2

COUNTY ROAD 1000

DEDICATION AREA = 589°51'13"E 3764.89'
175907 SF (4.0383 AC)
N89°51'13"W 3765.12'

PLAT-7

OCT 11 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** September 30, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: October 11, 2022

SPECIFIC AGENDA WORDING:

Consideration of **Order No. 2022-82**, Order approving Final Plat of Cresson Estates Phase 1 Addition, Lots 1-40, Block 1; Lots 1-40, Block 2; Lots 1-17, Block 3; Lots 1-40, Block 4; Lots 1-58, Block 5; Lots 1-19, Block 6; Lots 1-71, Block 7; Lots 1-23, Block 8; Lot 1, Block 9 in Precinct 2- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u>X</u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP: _____
	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u>X</u>
BUDGET COORDINATOR: _____	OTHER: _____

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____