

JOHNSON COUNTY COMMISSIONERS COURT



OCT 24 2022

Becky Ivey, County Clerk
Johnson County Texas

By md Deputy

MIKE WHITE
Commissioner Pct. #3

LARRY WOOLLEY
Commissioner Pct. #4

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioners Court

STATE OF TEXAS

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§
§

ORDER #2022-85

COUNTY OF JOHNSON

ORDER APPROVING REVISION OF PLAT
PURSUANT TO SECTION 232.009 (c) OF THE
TEXAS LOCAL GOVERNMENT CODE

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; 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 the revision of the plat of **Martin Creek Addition**, Lot 1, Block 4, to create Lot 1R1 & 1R2, Block 4, in Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 24th 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 revision of the plat of **Martin Creek Addition**, Lot 1, Block 4, to create Lot 1R1 & 1R2, Block 4, in Precinct #1.

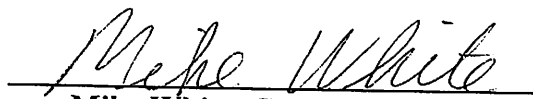
WITNESS OUR HAND THIS, THE 24TH DAY OF OCTOBER 2022.



Roger Harmon, Johnson County Judge

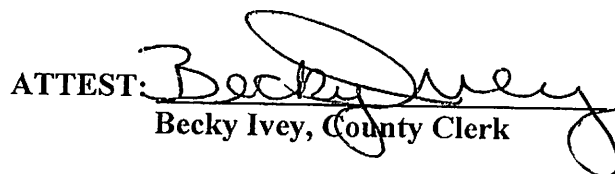
Voted: yes, ___ no, ___ abstained


Rick Bailey, Comm. Pct. #1
Voted: yes, ___ no, ___ abstained

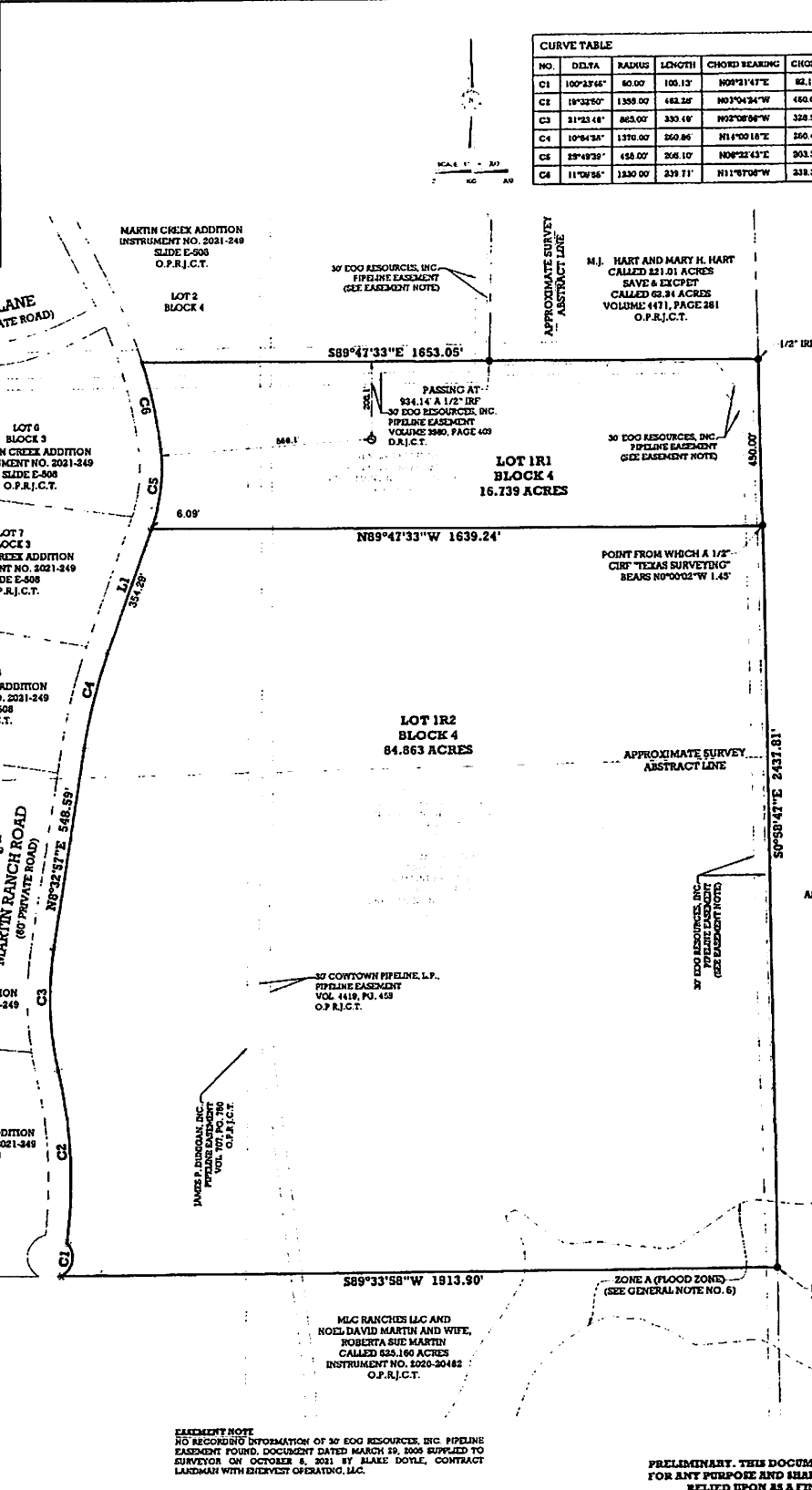
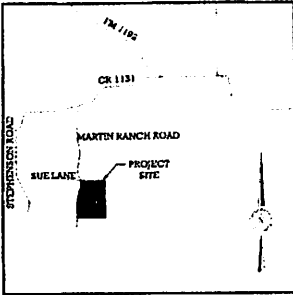

Kenny Howell, Comm. Pct. #2
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. #3
Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. #4
Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk





CURVE TABLE					LINE TABLE			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	BEARING	LENGTH
C1	100°13'45"	80.00	105.17	N0°21'17"E	84.18	L1	N10°13'23"E	390.37
C2	19°32'50"	1399.00	482.30	N0°20'24"W	460.07			
C3	31°23'48"	863.00	330.49	N0°20'06"W	326.57			
C4	10°54'34"	1370.00	250.86	N1°00'18"E	250.47			
C5	29°49'29"	458.00	206.10	N0°22'43"E	203.37			
C6	11°00'56"	1230.00	279.71	N11°07'08"W	218.33			

PLAT RECORDED IN: _____
 INSTRUMENT NO. _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

EASEMENT NOTE
 NO RECORDING INFORMATION OF 30 EOG RESOURCES, INC. PIPELINE EASEMENT FOUND. DOCUMENT DATED MARCH 29, 2009 SUPPLIED TO SURVEYOR ON OCTOBER 6, 2021 BY BLAKE BOYLE, CONTRACT LARDMAN WITH INTERVEST OPERATING, L.L.C.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LEGEND

ABBREVIATIONS

LOT 1R1 & LOT 1R2, BLOCK 4 MARTIN CREEK ADDITION

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- IRON ROD FOUND (RF) (AS NOTED)
- ◆ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ WATER WELL HEAD

- 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

BEING A REPLAT OF LOT 1, BLOCK 4 OF MARTIN CREEK ADDITION INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T. JOHNSON COUNTY, TEXAS

OWNERS

SURVEYOR

SETH PEUGH & LANA PEUGH
 4916 CAMP BOWIE BLVD
 FORT WORTH, TX 76107
 (817) 648-8808

LEE ALAN JORDAN & LEANN GIBSON
 7420 BEN DAY MURRIN RD.
 FORT WORTH, TX 76128
 (817) 991-9477



FILE: RP_DR_MARTIN_CREEK_20220927 LOT 1 BLOCK 4	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 1 OF 3	DATE: 09/27/2022

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GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 16" X 24"
2. ALL RECORDS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1883. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
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. ADJACENT 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 48281C0160, REVISED DECEMBER 4, 2012, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON GIS DATA SET 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.

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 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 OWNER OR BOGOS, DEBUTE 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 THE 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 AND STREETS 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 DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT TO SELL OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT 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 BUILDING, 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 PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLDING, MAINTENANCE AND ADDING 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 817-782-4316

RIGHT OF WAY DEDICATION

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

UTILITY EASEMENT:

10' UTILITY EASEMENT ALONG FRONT LOT LINE
10' UTILITY EASEMENT ALONG SIDE LOT LINE
6' FROM LOT LINE ALONG SIDE LOT LINES
(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

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 LIMITS 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 FIRM NO. 48281C0160, EFFECTIVE DATE DECEMBER 4, 2012, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON GIS DATA SET OBTAINED FROM FEMA.GOV.

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM". 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 "FIRM".
2. FLOODING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING 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 UPGRADED 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 WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN 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 COMMISSIONERS

COURT ON THE _____ DAY OF _____, 2022.

COUNTY JUDGE _____

PLAT RECORDED IN:

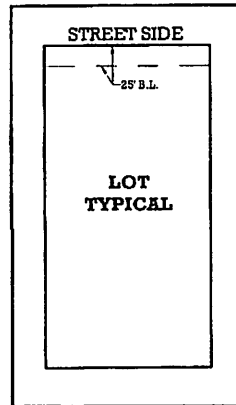
DEED INSTRUMENT NO. _____ SLIDE _____

DATE _____

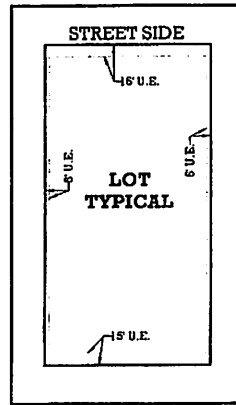
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

TYPICAL LOT DETAIL BUILDING LINES (N.T.S)



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



LEGEND

- SUBJECT PROPERTY LINE
- - - ADJACENT LINE
- EASEMENT
- IRON ROD FOUND (NOT) (AS NOTED)
- ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ WATER WELL HEAD

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

OWNERS
SETH PEUGH & LANA PEUGH
4816 CAMP BOWIE BLVD
FORT WORTH, TX 76107
(817) 648-8808

LES ALAN JORDAN & LEANN GIBSON
7450 BEN DAY MURRIN RD.
FORT WORTH, TX 76126
(817) 891-8477



**LOT 1R1 & LOT 1R2, BLOCK 4
MARTIN CREEK ADDITION
BEING A REPEAT OF
LOT 1, BLOCK 4 OF
MARTIN CREEK ADDITION
INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T.
JOHNSON COUNTY, TEXAS**

FILE: RP_DR_MARTIN CREEK_20220927_LOT 1 BLOCK 4	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 2 OF 3	DATE: 09/27/2022
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STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS LEE ALAN JORDAN, LEANN GIBSON, AND SETH PEUGH AND LANA PEUGH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE B.F. MASTERS SURVEY, ABSTRACT NO. 1234 AND THE J. BAYLESS SURVEY, ABSTRACT NO. 50 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 4 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-249, SLIDE E-508 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) SAME BEING PART OF A CALLED 103.319 ACRE TRACT DESCRIBED IN A DEED TO LEE ALAN JORDAN AND LEANN GIBSON AS RECORDED IN INSTRUMENT NO. 2021-600, O.P.R.J.C.T. AND BEING PART OF A CALLED 17.033 ACRE TRACT DESCRIBED IN A DEED TO SETH PEUGH AND LANA PEUGH, AS RECORDED IN INSTRUMENT NO. 2022-21336, O.P.R.J.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, AND ON THE WEST LINE OF A CALLED 4.423.18 ACRE TRACT DESCRIBED IN A DEED TO L&C-CODLEY RANCH CO. AS RECORDED IN VOLUME 488, PAGE 49, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 825.169 ACRE TRACT DESCRIBED IN A DEED TO MLC RANCHES LLC AND NOEL DAVID AND ROBERTA SUE MARTIN AS RECORDED IN INSTRUMENT NO. 2020-20482 (O.P.R.J.C.T.);

THENCE SOUTH 69°33'58" WEST, WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 4, AND THE NORTH LINE OF SAID 825.100 ACRE TRACT, A DISTANCE OF 1813.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHEAST RIGHT-OF-WAY CORNER OF MARTIN CREEK ROAD, AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

THENCE WITH THE WEST LINE OF SAID LOT 1, BLOCK 4, AND THE EAST RIGHT-OF-WAY LINE OF SAID MARTIN CREEK ROAD, THE FOLLOWING:

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 105.13 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02°04'17" EAST, 82.18 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1355.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 452.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°04'24" WEST, 660.04 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 885.00 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 330.49 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02°09'50" WEST, 328.57 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE NORTH 03°23'57" EAST, A DISTANCE OF 548.59 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1370.00 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 280.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 14°00'18" EAST, 260.47 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE NORTH 19°27'24" EAST, A DISTANCE OF 360.37 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 205.10 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°32'45" EAST, 203.37 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1230.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 238.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11°07'06" WEST, 238.33 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 4;

THENCE SOUTH 89°47'33" EAST, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 4, AND THE SOUTH LINE OF SAID LOT 2, BLOCK 4, PASSING AT A DISTANCE OF 834.14 FEET, A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 4 AND THE SOUTHWEST CORNER OF A CALLED 231.01 ACRE TRACT DESCRIBED IN A DEED TO M.J. AND MARY H. HART AS RECORDED IN VOLUME 4471, PAGE 261 O.P.R.J.C.T., CONTINUING FOR A TOTAL DISTANCE OF 1553.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHEAST CORNER OF SAID 231.01 ACRE TRACT AND BEING ON SAID WEST LINE OF 4,423.18 ACRE TRACT;

THENCE SOUTH 0°08'47" EAST, WITH THE EAST LINE OF SAID LOT 1, BLOCK 4, AND THE WEST LINE OF SAID 4,423.18 ACRE TRACT, A DISTANCE OF 2437.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 101.868 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 JULY 20, 2022.

Forrest C. Nance 9/27/2022
FORREST C. NANCE, R.P.L.S. NO. 6809

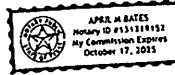


NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

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 1R2, 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: *Lee Jordan* DATE: 9-28-2022
NAME: Lee Jordan
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *Opal Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LEANN GIBSON, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R2, 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: *LeAnn Gibson* DATE: 9-28-2022
NAME: LeAnn Gibson
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *Opal Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SETH PEUGH, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R1, 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: *Seth Peugh* DATE: 9-28-2022
NAME: Seth Peugh
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *Opal Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LANA PEUGH, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R1, 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: *Lana Peugh* DATE: 9-28-2022
NAME: Lana Peugh
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *Opal Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/25



PLAT RECORDED IN:

INSTRUMENT NO. _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

LEGEND	ABBREVIATIONS	LOT 1R1 & LOT 1R2, BLOCK 4 MARTIN CREEK ADDITION BEING A REPLAT OF LOT 1, BLOCK 4 OF MARTIN CREEK ADDITION INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T. JOHNSON COUNTY, TEXAS			
——— SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT ● IRON ROD FOUND (RP) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊕ WATER WELL HEAD	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	FILE: RP_DR_MARTIN CREEK_20220927_LOT 1 BLOCK 4 REVISION DRAFT: BWM CHECK: FCN SHEET: 3 OF 3 DATE: 09/27/2022 0			
	<table border="1"> <thead> <tr> <th>OWNERS</th> <th>SURVEYOR</th> </tr> </thead> <tbody> <tr> <td> SETH PEUGH & LANA PEUGH 4016 CAMP BOWIE BLVD FORT WORTH, TX 76107 (817) 648-8808 </td> <td> LEE ALAN JORDAN & LEANN GIBSON 7420 BEN DAY MURRIN RD. FORT WORTH, TX 76126 (817) 991-6477 </td> </tr> </tbody> </table>			OWNERS	SURVEYOR
OWNERS	SURVEYOR				
SETH PEUGH & LANA PEUGH 4016 CAMP BOWIE BLVD FORT WORTH, TX 76107 (817) 648-8808	LEE ALAN JORDAN & LEANN GIBSON 7420 BEN DAY MURRIN RD. FORT WORTH, TX 76126 (817) 991-6477				

OCT 24 2022

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Martin Creek Addition, recorded in Instrument No. 2021-249, Slide E-508, Plat Records of Johnson County, Texas:

**Lot 1, Block 4
to be revised
to Create Lot 1R1 & Lot 1R2, Block 4**

At: **9:00 o'clock a.m.** on: October 24, 2022 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

October 8/11/13, 2022

OCT 24 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** October 14, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: October 24, 2022

SPECIFIC AGENDA WORDING:

Public Hearing to Revise the Plat of Lot 1, Block 4 of Martin Creek Addition to Create Lot 1R1 & Lot 1R2, Block 4 in Precinct #1

Consideration of Order 2022-85, Order approving the Revised Plat of Lot 1, Block 4 of Martin Creek Addition to Create Lot 1R1 & Lot 1R2, Block 4 in Precinct #1 - Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

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

STAFF NOTICE:

COUNTY ATTORNEY: <u>X</u>	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 _____