

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: November 1, 2023

Meeting Date: November 13, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
<p>COMMISSIONERS COURT</p> <p>NOV 13 2023</p> <p>Approved</p>

Description:

Consideration of Variance to waive the Turning Lane Requirement for
Coppenger Place, Phase 2 Subdivision in Precinct 1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Darrell Scogins / DoubleRock Homes, LLC Date 10-30-23

Phone Number 817-659-3172

Email Address Darrell@doublerockhomes.com

Property Information for Variance Request:

Property 911 address N/A

Subdivision name Coppenger Place Phase 2 Block N/A Lot N/A

Survey John C. White Survey Abstract 860 Acreage 90.555

Request Turn Lane Exception

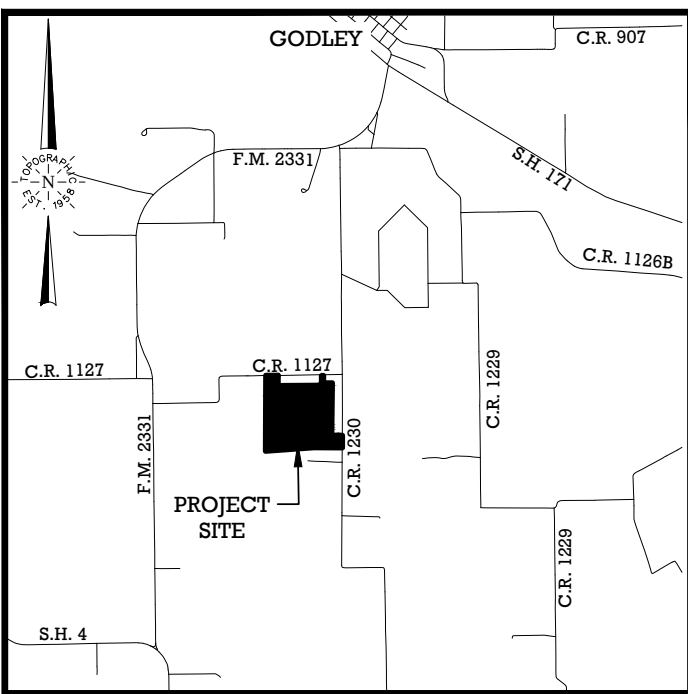
Reason for request There will be 3 entrances into Coppenger Place (and only 69 total lots using these entrances) which will disperse the number of entrances and exits in and out of Coppenger Place neighborhood.

That means each entrance would essentially handle 23 lots. These 3 entrances feed into 2 county roads (CR 1230 and CR 1127) that are both very low traffic count roads.

Exit traffic will also have 3 directions to flow (north, south, and west).

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures



VICINITY MAP
N.T.S.

KEY MAP



SHEET 2

SHEET 3

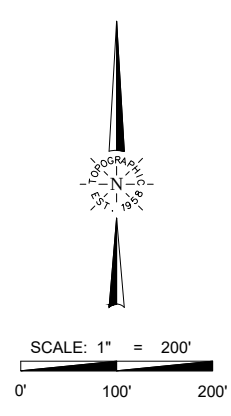
SHEET 5

SHEET 4

R.O.W. DEDICATION
0.243 ACRES
10,607 SQ. FT.

R.O.W. DEDICATION
0.240 ACRES
10,434 SQ. FT.

NOTES:
PAGES 2-5: PLAT EXHIBIT
PAGE 6: DEDICATION, CERTIFICATIONS, AND NOTES



LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- IRON ROD FOUND (IRF) (AS NOTED)
- ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ⊙ CALCULATED CORNER

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
 J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT.
 U.E. = UTILITY EASEMENT
 R.O.W. = RIGHT OF WAY
 #X = OPEN SPACE LOT

OWNER

MAAK ENTERPRISES, LLC
 10808 C.R. 913
 GODLEY, TX 76044
 (817) 517-1503

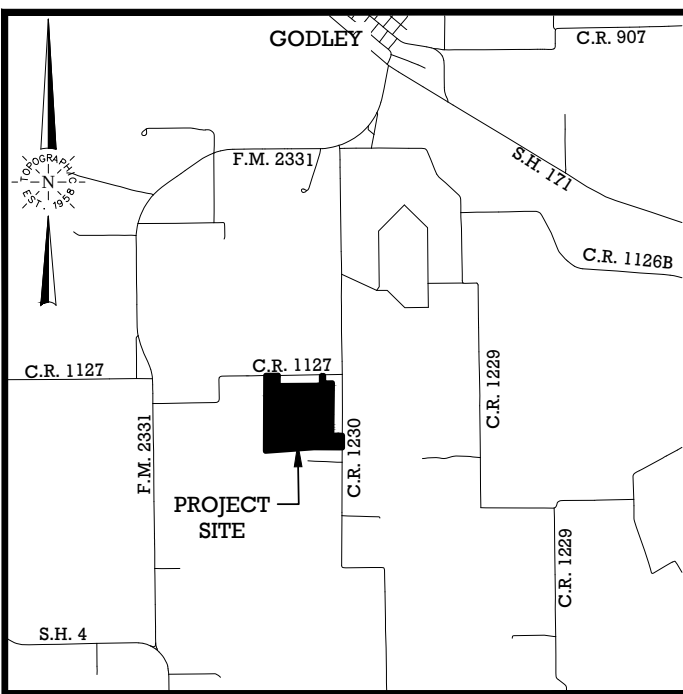
SURVEYOR

TOPOGRAPHIC
 LOYALTY INNOVATION LEGACY
 481 WINSOTT ROAD, SUITE 200 • BENBROOK, TEXAS 76126
 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM

FINAL PLAT

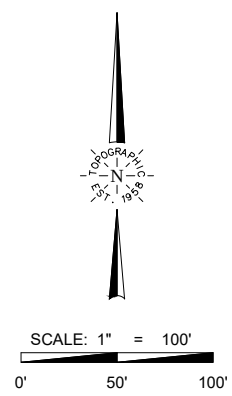
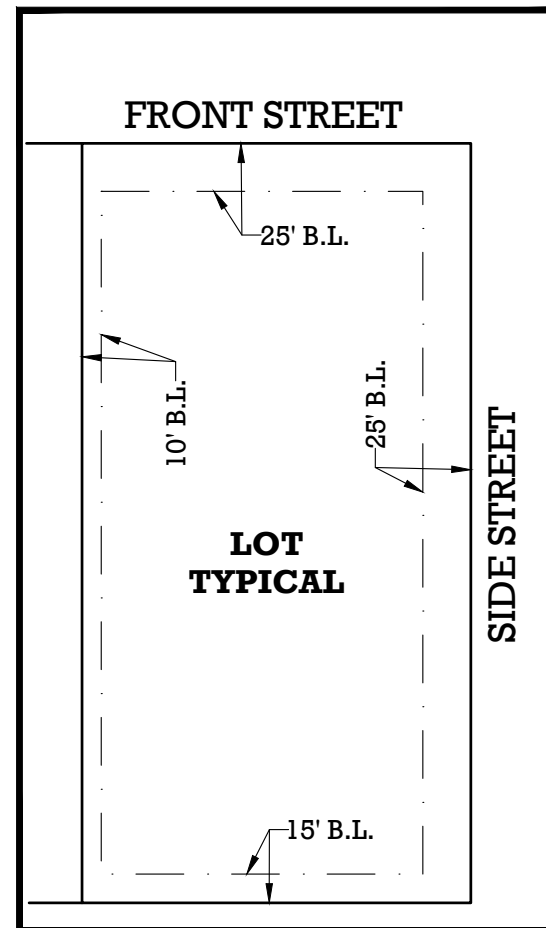
**LOTS 9-16 BLOCK 1, LOTS 13-21 BLOCK 2,
 LOTS 1-11, BLOCK 3, LOTS 1-6, 7X, 8-12, BLOCK 4,
 LOTS 1-16, BLOCK 5, LOTS 1-16, BLOCK 6
 COPPENGER PLACE, PHASE II**
 JOHN C. WHITE SURVEY, ABSTRACT NO. 860
 JOHNSON COUNTY, TEXAS

FILE: FP_COPPENGER_PHII&III_20230918	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 1 OF 6	DATE: 06/23/2023
	0



VICINITY MAP
N.T.S.

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



NICOLE RENEE VASQUEZ AND
CHRISTIAN PATRICIO VASQUEZ
INSTRUMENT NO. 2019-287
O.P.R.J.C.T.

R.O.W. DEDICATION
0.243 ACRES
10,607 SQ. FT.

JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 75 ACRES
INSTRUMENT NO. 2017-25207
O.P.R.J.C.T.

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439

MARTHA SUE MAHAFFEY BUTLER
VOLUME 4119, PAGE 568
D.R.J.C.T.
CALLED 200 ACRES
DESCRIBED IN
VOLUME 286, PAGE 465
D.R.J.C.T.

JOHN C. WHITE SURVEY
ABSTRACT NO. 860

SHEET 2 OF 6
MATCH LINE (SHEET 5 OF 6)

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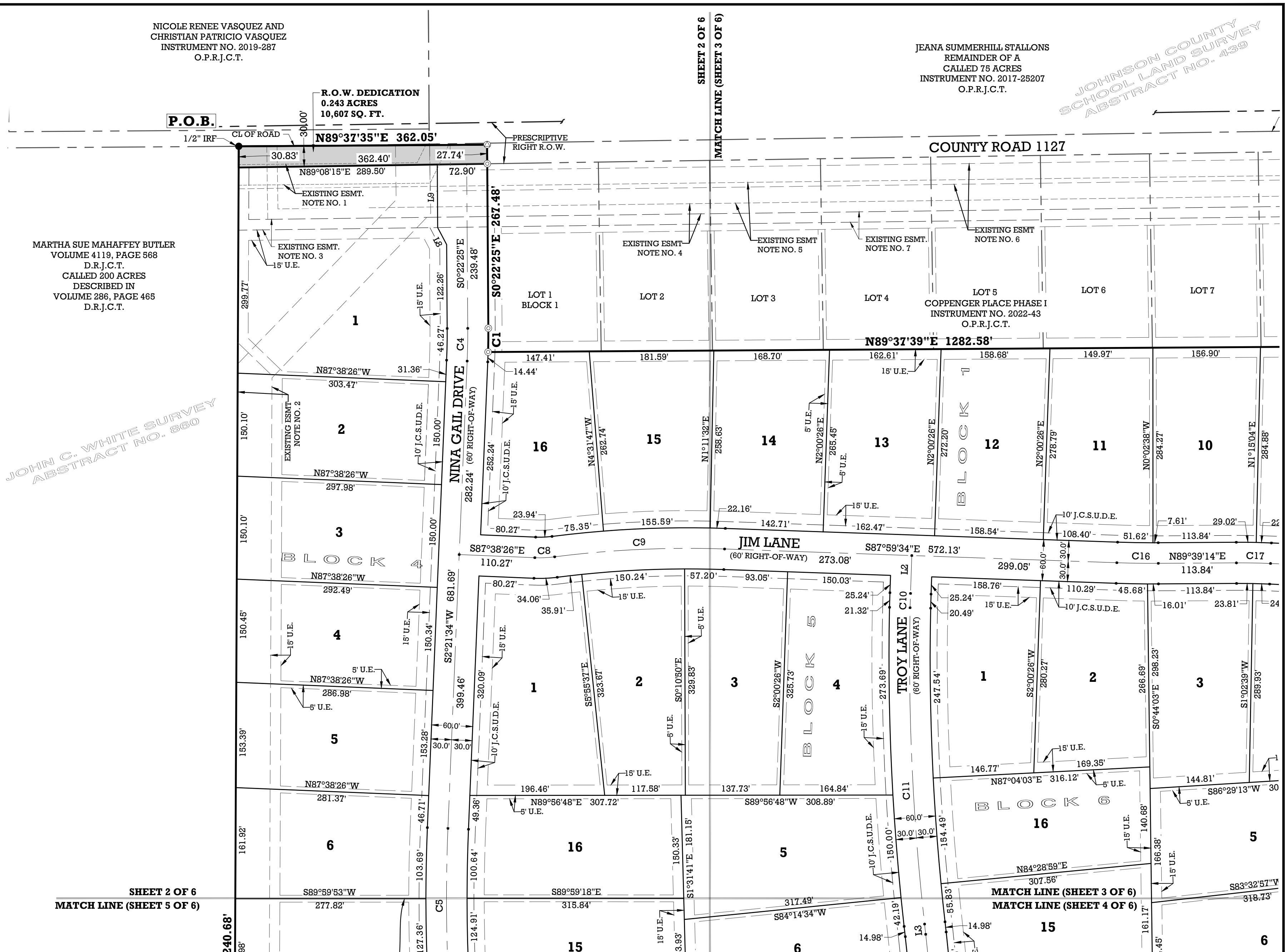
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TEXAS FIRM REGISTRATION NO. 10042504
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LOTS 1-16, BLOCK 5, LOTS 1-16, BLOCK 6
COPPENGER PLACE, PHASE II**
JOHN C. WHITE SURVEY, ABSTRACT NO. 860
JOHNSON COUNTY, TEXAS

FILE: FP_COPPENGER_PHI1&III_20230918	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 2 OF 6	DATE: 06/23/2023
0	



JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 75 ACRES
INSTRUMENT NO. 2017-25207
O.P.R.J.C.T.

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439

JEANA SUMMERHILL STALLONS
CALLED 37.341 ACRES
SAVE AND EXCEPT OF A CALLED 75.00
ACRES RECORDED IN
VOLUME 1886, PAGE 174
D.R.J.C.T.

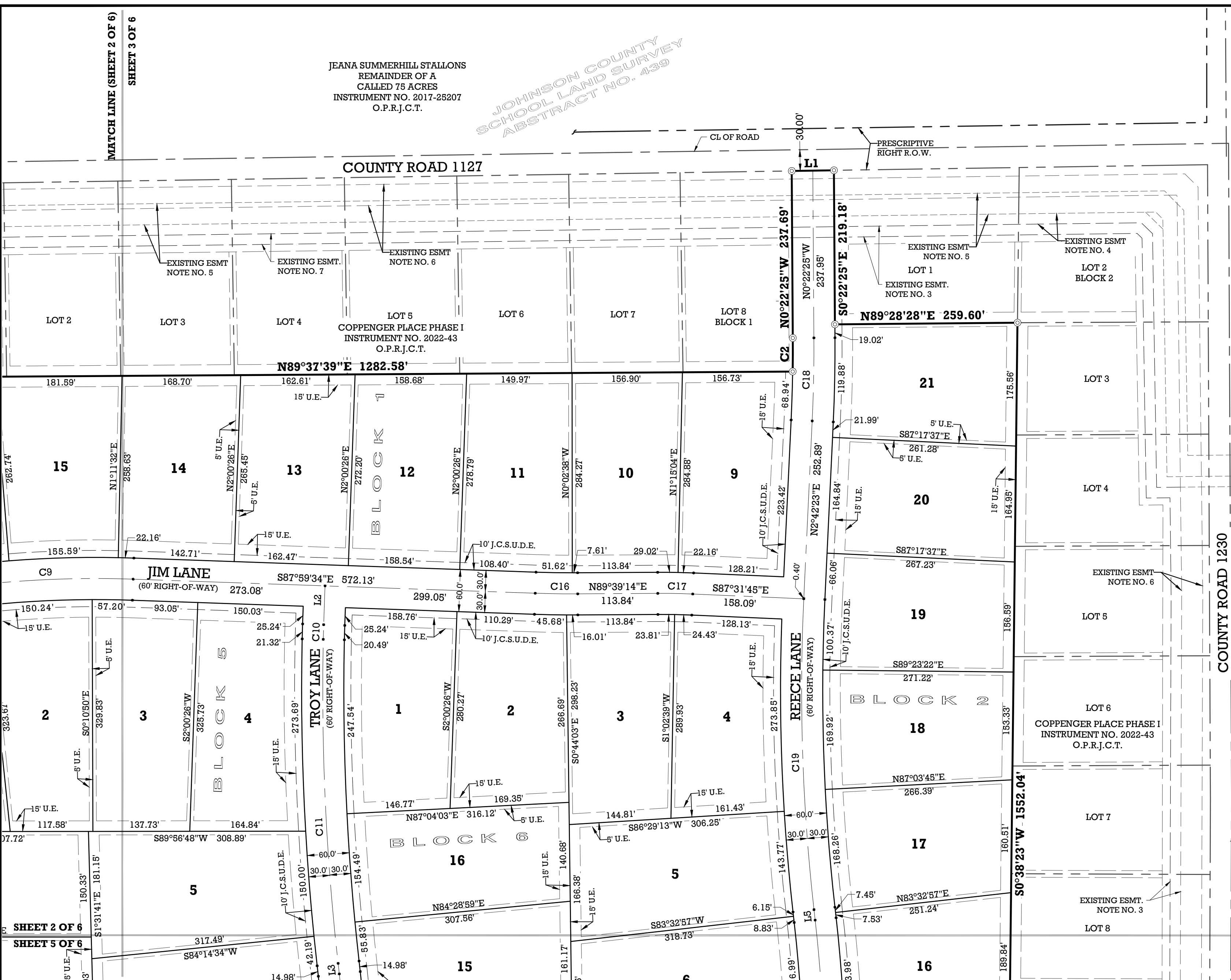
DARCY LEE FRICKS, REMAINDER OF A
CALLED 539.861 ACRES
VOLUME 2977, PAGE 778, D.R.J.C.T.

DONALD J. SHARRATT
CALLED 2.000 ACRES
VOLUME 4371, PAGE 47
D.R.J.C.T.

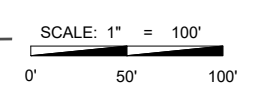
DONALD J. SHARRATT
TRACT TWO
CALLED 2.000 ACRES
INSTRUMENT NO. 2012-5101
O.P.R.J.C.T.

STEVE LARRY HARDCASTLE
TRACT 1
CALLED 20.161 ACRES
VOLUME 1759, PAGE 819
D.R.J.C.T.

PENHAY ANNETTE WILSON
TRACT 2
REMAINDER OF A
CALLED 20.161 ACRES
VOLUME 1759, PAGE 822
D.R.J.C.T.



H&TC RR CO SURVEY
ABSTRACT NO. 393



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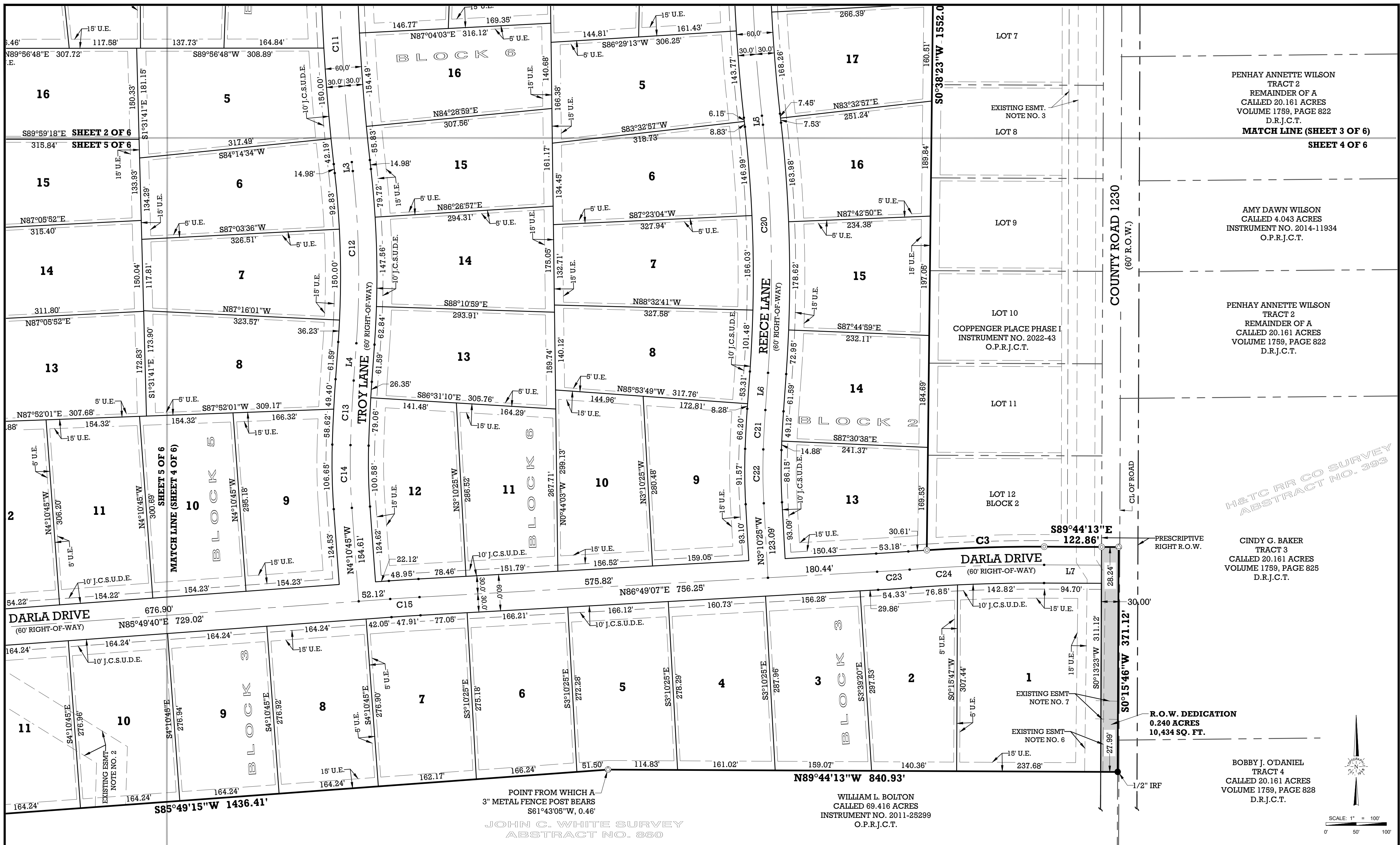
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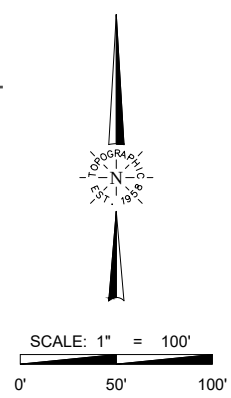
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SHEET: 3 OF 6	DATE: 06/23/2023
	0



H&TC RR CO SURVEY
ABSTRACT NO. 393

CINDY G. BAKER
TRACT 3
CALLED 20.161 ACRES
VOLUME 1759, PAGE 825
D.R.J.C.T.

BOBBY J. O'DANIEL
TRACT 4
CALLED 20.161 ACRES
VOLUME 1759, PAGE 828
D.R.J.C.T.



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BLOCK 1 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	2.120	92,339
2	1.036	45,108
3	1.017	44,285
4	1.000	43,560
5	1.000	43,560
6	1.000	43,560
7X	1.255	54,662
8	1.000	43,560
9	1.025	44,658
10	1.741	75,856
11	1.741	75,852
12	1.149	50,055

BLOCK 4 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.267	55,179
2	1.007	43,853
3	1.084	47,241
4	1.148	50,008
5	1.187	51,692
6	1.052	45,832
7	1.002	43,640
8	1.164	50,694
9	1.051	45,792
10	1.055	45,949
11	1.074	46,798
12	1.055	45,952
13	1.214	52,881
14	1.080	47,040
15	1.031	44,895
16	1.076	46,885

BLOCK 6 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.693	73,736
2	1.045	45,536
3	1.059	46,109
4	1.045	45,506
5	1.045	45,502
6	1.044	45,497
7	1.044	45,486
8	1.044	45,481
9	1.044	45,484
10	1.044	45,487
11	1.044	45,490

BLOCK 2 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
9	1.020	44,416
10	1.003	43,700
11	1.003	43,678
12	1.003	43,677
13	1.003	43,677
14	1.003	43,677
15	1.003	43,678
16	1.003	43,679

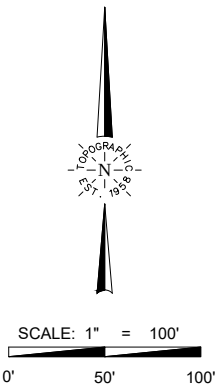
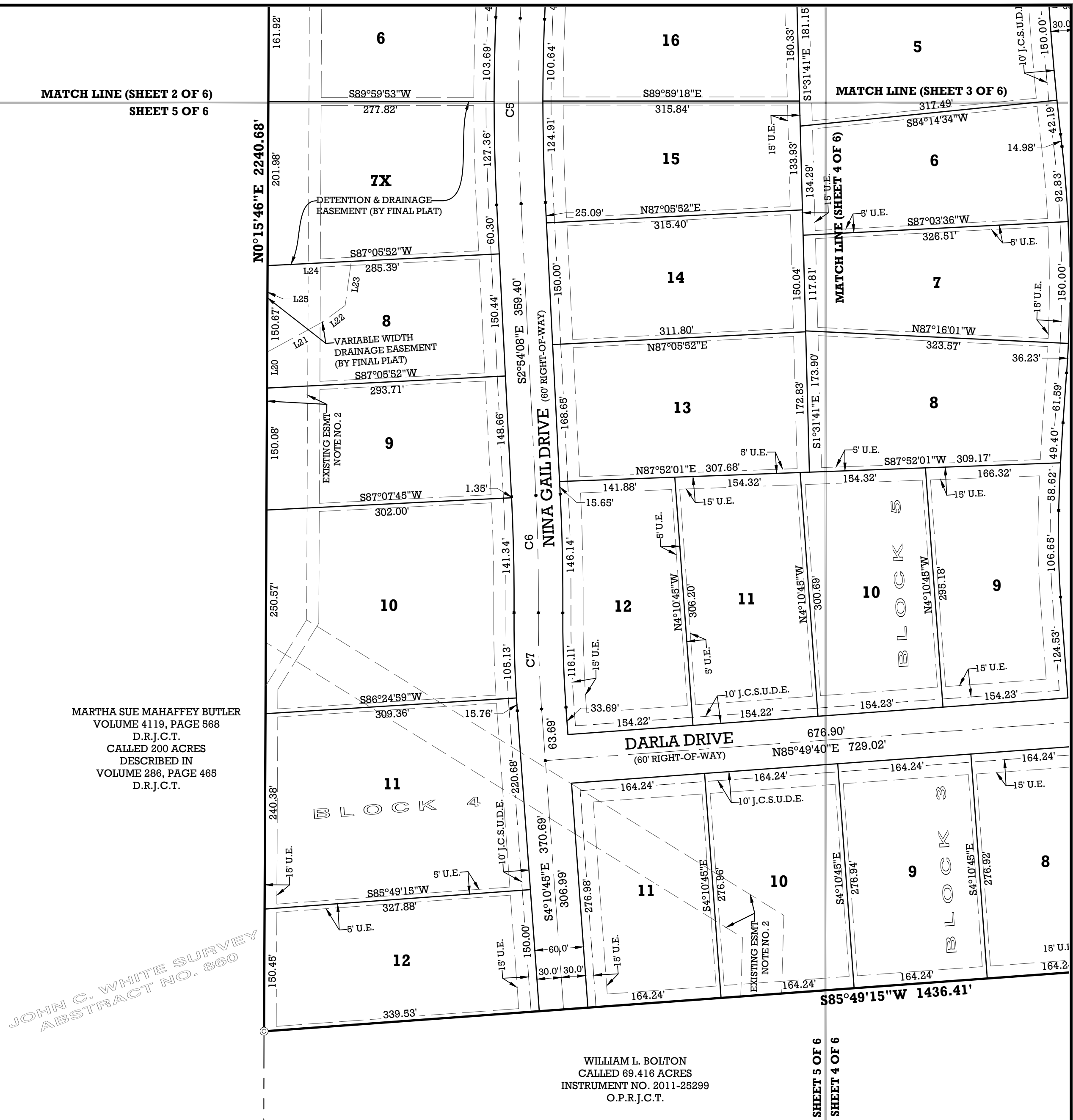
BLOCK 5 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.019	44,379
2	1.019	44,379
3	1.007	43,851
4	1.001	43,590
5	1.130	49,228
6	1.079	46,991
7	1.089	47,429
8	1.093	47,623
9	1.004	43,722
10	1.000	43,553
11	1.003	43,676
12	1.011	44,059
13	1.066	46,442
14	1.084	47,210
15	1.073	46,760
16	1.057	46,058

BLOCK 3 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
13	1.000	43,570
14	1.000	43,560
15	1.000	43,560
16	1.000	43,560
17	1.000	43,560
18	1.000	43,560
19	1.000	43,560
20	1.000	43,560
21	1.002	43,649

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°55'48"	1030.00'	34.69'	S00°35'29"W	34.69'
C2	1°15'35"	2170.00'	47.71'	N00°16'02"E	47.71'
C3	3°55'30"	2830.00'	193.86'	N88°18'02"E	193.83'
C4	2°43'59"	1000.00'	47.70'	S00°59'34"W	47.69'
C5	5°15'41"	2486.12'	228.30'	S00°16'17"E	228.22'
C6	3°17'30"	2513.88'	144.42'	S01°15'23"E	144.40'
C7	4°34'07"	1486.12'	118.50'	S01°53'42"E	118.47'
C8	9°39'36"	172.00'	29.00'	N87°31'46"E	28.96'
C9	9°18'28"	1528.00'	248.22'	N87°21'12"E	247.95'
C10	0°47'55"	1500.00'	20.90'	N01°36'28"E	20.90'
C11	4°29'59"	3455.00'	271.34'	N01°02'28"W	271.27'
C12	10°33'14"	1545.00'	284.59'	N01°10'26"W	284.19'
C13	2°29'26"	2455.00'	106.72'	N02°51'28"E	106.71'
C14	5°47'30"	1025.00'	103.61'	N01°17'00"W	103.57'
C15	0°59'28"	2800.00'	48.43'	N86°19'23"E	48.43'
C16	2°21'12"	1472.00'	60.46'	S89°10'10"E	60.45'
C17	2°49'01"	1011.00'	49.71'	S88°56'15"E	49.70'
C18	3°04'48"	2200.00'	118.27'	S01°09'59"W	118.25'
C19	9°09'26"	2774.00'	443.35'	S01°52'20"E	442.88'
C20	10°33'14"	2226.00'	410.03'	S01°10'26"E	409.45'
C21	2°06'10"	1774.00'	65.10'	S03°03'07"W	65.10'
C22	5°10'27"	984.00'	88.86'	S00°35'12"E	88.83'
C23	1°06'00"	2800.00'	53.75'	N86°16'07"E	53.75'
C24	4°32'37"	2800.00'	222.04'	N87°59'26"E	221.99'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°08'15"E	60.00'
L2	N02°00'26"E	55.24'
L3	N06°27'03"W	14.98'
L4	N04°06'11"E	61.59'
L5	S06°27'03"E	14.98'
L6	S04°06'11"W	61.59'
L7	S89°44'15"E	94.68'
L8	S27°44'59"E	28.05'
L9	S00°22'25"E	91.95'

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L20	N00°15'46"E	44.25'
L21	N61°25'09"E	77.64'
L22	N53°52'12"E	34.38'
L23	N07°55'22"E	54.74'
L24	N87°05'52"E	103.14'
L25	S00°15'46"W	106.42'



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<p>PROPERTY DESCRIPTION: BEING A TRACT OF LAND IN THE JOHN C. WHITE SURVEY, ABSTRACT NO. 860, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 90.555 ACRE TRACT, AS DESCRIBED IN A DEED TO MAAK ENTERPRISES, LLC, RECORDED IN INSTRUMENT NO. 2022-37648, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED RECORDED IN VOLUME 4119, PAGE 568, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.) SAME BEING IN COUNTY ROAD 1127; THENCE NORTH 89°37'35" EAST, WITH THE NORTH LINE OF SAID 90.555 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD 1127, A DISTANCE OF 362.05 FEET TO A POINT FOR THE WESTERNMOST NORTHEAST CORNER OF SAID 90.555 ACRE TRACT AND BEING THE NORTHWEST CORNER OF COPPENGER PLACE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-43, SLIDE E-554, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); THENCE SOUTH 0°22'25" EAST, WITH THE WESTERNMOST EAST LINE OF SAID 90.555 ACRE TRACT AND WITH THE WEST LINE OF SAID COPPENGER PLACE, PHASE I, PASSING AT A DISTANCE OF 27.74 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID COPPENGER PLACE, PHASE I AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127 AND CONTINUING WITH SAID WESTERNMOST EAST LINE OF 90.555 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 267.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET; THENCE WITH SAID WESTERNMOST EAST LINE OF SAID 90.555 ACRE TRACT AND SAID WEST LINE OF LOT 1 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 34.69 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 0°35'29" WEST, 34.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°37'39" EAST, WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 1282.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 1 AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2170.00 FEET; THENCE WITH THE EASTERNMOST WEST LINE OF SAID 90.555 ACRE TRACT AND THE EAST LINE OF SAID LOT 8 AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 0°16'02" EAST, 47.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; THENCE NORTH 0°22'25" WEST, WITH SAID EASTERNMOST WEST LINE OF SAID 90.555 ACRE TRACT AND WITH SAID EAST LINE OF LOT 8, A DISTANCE OF 237.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHWEST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 8 AND BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127; THENCE NORTH 89°08'15" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID COPPENGER PLACE, PHASE I; THENCE SOUTH 0°22'25" EAST, WITH AN EAST LINE OF SAID 90.555 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 219.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2); THENCE NORTH 89°28'28" EAST, WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 259.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 (BLOCK 2) AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2, SAME BEING THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2; THENCE SOUTH 0°38'23" WEST, WITH AN EAST LINE OF SAID 90.555 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 1552.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 12 OF SAID</p>	<p>BLOCK 2 AND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2830.00 FEET; THENCE WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 12 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 193.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 88°18'02" EAST, 193.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; THENCE SOUTH 89°44'13" EAST, WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND WITH SAID SOUTH LINE OF LOT 12, PASSING AT A DISTANCE OF 94.62 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 1230 AND CONTINUING FOR A TOTAL DISTANCE OF 122.86 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID COPPENGER PLACE, PHASE I AND A NORTHEAST CORNER OF SAID 90.555 ACRE TRACT, SAME BEING IN COUNTY ROAD 1230; THENCE SOUTH 0°15'46" WEST, WITH THE EASTERNMOST EAST LINE OF SAID 90.555 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1230, A DISTANCE OF 371.12 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 69.416 ACRE TRACT, AS DESCRIBED IN A DEED TO WILLIAM L. BOLTON, AS RECORDED IN INSTRUMENT NO. 2011-25299, O.P.R.J.C.T.; THENCE WITH THE SOUTH LINE OF SAID 113.586 AND THE NORTH LINE OF SAID 69.416 ACRE TRACT THE FOLLOWING: NORTH 89°44'13" WEST, A DISTANCE OF 840.93 FEET TO A POINT FROM WHICH A 3" METAL FENCE POST BEARS, SOUTH 61°43'05" WEST, A DISTANCE OF 0.46 FEET; SOUTH 85°49'15" WEST, A DISTANCE OF 1436.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 113.586 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 69.416 ACRE TRACT AND BEING ON THE EAST LINE OF SAID 200 ACRE TRACT; THENCE NORTH 0°15'46" EAST, WITH THE WEST LINE OF SAID 113.586 ACRE TRACT AND SAID EAST LINE OF 200 ACRE TRACT, A DISTANCE OF 2240.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 90.555 ACRES OF LAND.</p>	<p>DUTIES OF DEVELOPER/ PROPERTY OWNER</p> <ol style="list-style-type: none"> 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. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, OR THE UNITED STATES. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREOF TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT. 	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ORIGINAL DOCUMENT SIZE: 18" X 24" ALL BEARINGS SHOWN HEREOF ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012. 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 HEREOF ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0150J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE. 	<p>PRIVATE SEWAGE FACILITY</p> <ol style="list-style-type: none"> 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. 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 OWNER'S 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. 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.
<p>THENCE SOUTH 0°22'25" EAST, WITH THE WESTERNMOST EAST LINE OF SAID 90.555 ACRE TRACT AND WITH THE WEST LINE OF SAID COPPENGER PLACE, PHASE I, PASSING AT A DISTANCE OF 27.74 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID COPPENGER PLACE, PHASE I AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127 AND CONTINUING WITH SAID WESTERNMOST EAST LINE OF 90.555 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 267.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET; THENCE WITH SAID WESTERNMOST EAST LINE OF SAID 90.555 ACRE TRACT AND SAID WEST LINE OF LOT 1 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 34.69 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 0°35'29" WEST, 34.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°37'39" EAST, WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 1282.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 1 AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2170.00 FEET; THENCE WITH THE EASTERNMOST WEST LINE OF SAID 90.555 ACRE TRACT AND THE EAST LINE OF SAID LOT 8 AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 0°16'02" EAST, 47.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; THENCE NORTH 0°22'25" WEST, WITH SAID EASTERNMOST WEST LINE OF SAID 90.555 ACRE TRACT AND WITH SAID EAST LINE OF LOT 8, A DISTANCE OF 237.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHWEST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 8 AND BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127; THENCE NORTH 89°08'15" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.555 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID COPPENGER PLACE, PHASE I; THENCE SOUTH 0°22'25" EAST, WITH AN EAST LINE OF SAID 90.555 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 219.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2); THENCE NORTH 89°28'28" EAST, WITH A NORTH LINE OF SAID 90.555 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 259.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 (BLOCK 2) AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2, SAME BEING THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2; THENCE SOUTH 0°38'23" WEST, WITH AN EAST LINE OF SAID 90.555 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 1552.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ELL CORNER OF SAID 90.555 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 12 OF SAID</p>	<p>NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT MAAK ENTERPRISES, LLS OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-6, 7X, 8-12, BLOCK 1, LOTS 9-16, BLOCK 2 LOTS 13-21, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 AND LOTS 1-11, BLOCK 6 OF COPPENGER PLACE, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREOF. WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2023.</p>	<p>FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE</p> <ol style="list-style-type: none"> 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. 	<p>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.</p> <p>PLAT NOTES</p> <ol style="list-style-type: none"> THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL. 	<p>EXISTING EASEMENT NOTE</p> <ol style="list-style-type: none"> SOUTHWESTERN GAS PIPELINE, INC, 30' PIPELINE EASEMENT VOLUME 3804, PAGE 932, D.R.J.C.T. TEXAS EXPRESS PIPELINE, LLC, 50' PIPELINE EASEMENT, INSTRUMENT NO. 201200011119, O.P.R.J.C.T. INSTRUMENT NO. 201200012729, O.P.R.J.C.T. 15' J.C.S.U.D. EASEMENT, INSTRUMENT NO. 2022-7651, O.P.R.J.C.T. CHESAPEAKE OPERATING, INC, 15' WATER LINE EASEMENT, VOLUME 4370, PAGE 263, D.R.J.C.T. AS AFFECTED BY THE AMENDMENT OF INSTRUMENT NO. 200890037739, O.P.R.J.C.T. SOUTHWESTERN GAS PIPELINE, INC, 30' PIPELINE EASEMENT, VOLUME 3659, PAGE 130, D.R.J.C.T. EOG RESOURCES, INC, 30' PIPELINE EASEMENT, VOLUME 3606, PAGE 891, D.R.J.C.T. AS AFFECTED BY THE AMENDMENT OF PIPELINE EASEMENT VOLUME 3979, PAGE 582, D.R.J.C.T. 15' J.C.S.U.D. EASEMENT, COPPENGER PLACE PHASE 1, INSTRUMENT NO. 2022-43, O.P.R.J.C.T.
<p>BY: _____ NAME/TITLE: _____</p>	<p>BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF _____, 2023.</p>	<p>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 PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.</p>	<p>FLOOD STATEMENT</p> <ol style="list-style-type: none"> ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0150J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". 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". BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS. 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. 	<p>APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2023.</p> <p>_____ COUNTY JUDGE</p> <p>PLAT RECORDED IN: INSTRUMENT NO. _____, SLIDE _____ DATE _____</p> <p>_____ COUNTY CLERK, JOHNSON COUNTY, TEXAS</p>
<p>_____ SUBJECT PROPERTY LINE ----- ADJOINER LINE - - - - - EASEMENT</p> <p>● IRON ROD FOUND (IRF) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ⊚ CALCULATED CORNER</p>	<p>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 MAY 4, 2022.</p> <p>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.</p> <p>_____ FORREST C. NANCE, R.P.L.S. NO. 6809</p>	<p>WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) 817-760-8200</p> <p>SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS</p> <p>ELECTRIC: UNITED COOPERATIVE SERVICES 817-782-8316</p> <p>UTILITY EASEMENT 15' FROM LOT LINE IN FRONT & BACK 5' FROM LOT LINE ON THE SIDES</p> <p>RIGHT OF WAY DEDICATION 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION</p> <p>BUILDING LINES 50' FROM LOT LINE (STATE HIGHWAY AND F.M.) 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ORIGINAL DOCUMENT SIZE: 18" X 24" ALL BEARINGS SHOWN HEREOF ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012. 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 HEREOF ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0150J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE. 	<p>PRIVATE SEWAGE FACILITY</p> <ol style="list-style-type: none"> 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. 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 OWNER'S 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. 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.
<p>LEGEND</p>		<p>ABBREVIATIONS</p> <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 (XXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT. U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY #X = OPEN SPACE LOT</p>	<p>OWNER</p> <p>MAAK ENTERPRISES, LLC 10808 C.R. 913 GODLEY, TX 76044 (817) 517-1503</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WYNSCOTT ROAD, Ste. 200 • BEND BROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>FINAL PLAT</p> <p>LOTS 9-16 BLOCK 1, LOTS 13-21 BLOCK 2, LOTS 1-11, BLOCK 3, LOTS 1-6, 7X, 8-12, BLOCK 4, LOTS 1-16, BLOCK 5, LOTS 1-16, BLOCK 6 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS</p> <p>FILE: FP_COPPENGER_PHI1&III_20230918</p> <p>DRAFT: BWM</p> <p>SHEET: 6 OF 6</p> <p>CHECK: FCN</p> <p>DATE: 06/23/2023</p> <p>REVISION 0</p>

GENERAL WARRANTY DEED

(Cash)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, KSMH LAND, LLC, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration, *AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE*, in hand paid by the Grantee, herein named, whose address is 10502 CR 913, GODLEY, TX 76044, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto MAAK ENTERPRISES, LLC, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

***** NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO US BY THE PARTIES TO THIS TRANSACTION. THE MCKNIGHT FIRM HAS MADE NO INQUIRY AS TO TITLE, TAXES OR RESTRICTIONS AND MAKES NO WARRANTIES OR REPRESENTATIONS AS TO CONDITION OF PROPERTY, TITLE, RESTRICTIONS OR TAXES. THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT THE MCKNIGHT FIRM WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. *****

TO BE EFFECTIVE this 26 day of October, 2022.

GRANTOR:

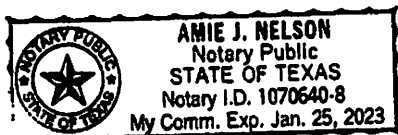
KSMH LAND, LLC

BY: [Signature]
NAME: STEVEN D. HENNING
TITLE: MANAGER

ACKNOWLEDGMENT

THE STATE OF Tx §
COUNTY OF Johnson §

The foregoing instrument was acknowledged before me on the 26 day of October 2022, 2022, by STEVEN D. HENNING, MANAGER of KSMH LAND, LLC on behalf of said entity and in the capacity herein stated.



[Signature]
NOTARY PUBLIC, STATE OF Tx
MY COMMISSION EXPIRES: 1/25/2023

AFTER RECORDING, RETURN TO:

MAAK ENTERPRISES, LLC
10502 CR 913
GODLEY, TX 76044



VG-137-2022-37648

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 2022 - 37648

Real Property Recordings

Recorded On: October 31, 2022 10:15 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 37648
Receipt Number: 20221031000064
Recorded Date/Time: October 31, 2022 10:15 AM
User: Susan F
Station: ccl06

Record and Return To:
MCKNIGHT TITLE - M. GOODWIN
120 EL CHICO TRAIL STE C
ENV
WILLOW PARK TX 76087



STATE OF TEXAS
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

GENERAL WARRANTY DEED
(Cash)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON §

THAT THE UNDERSIGNED, DOUBLEROCK HOMES, LLC, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration, *AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE*, in hand paid by the Grantee, herein named, whose address is 10502 CR 913, GODLEY, TX 76044, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto MAAK ENTERPRISES, LP, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

***** NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO US BY THE PARTIES TO THIS TRANSACTION. THE MCKNIGHT FIRM HAS MADE NO INQUIRY AS TO TITLE, TAXES OR RESTRICTIONS AND MAKES NO WARRANTIES OR REPRESENTATIONS AS TO CONDITION OF PROPERTY, TITLE, RESTRICTIONS OR TAXES. THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT THE MCKNIGHT FIRM WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. *****

TO BE EFFECTIVE this 9 day of November, 2022.

GRANTOR:

DOUBLEROCK HOMES, LLC

BY:

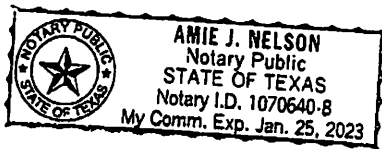
NAME: STEVEN D. HENNING
TITLE: MANAGER

ACKNOWLEDGMENT

THE STATE OF TX §
COUNTY OF Johnson §

The foregoing instrument was acknowledged before me on the 9 day of November 2022, by STEVEN D. HENNING, MANAGER of DOUBLEROCK HOMES, LLC on behalf of said entity and in the capacity herein stated.

Amie J. Nelson
NOTARY PUBLIC, STATE OF
MY COMMISSION EXPIRES: 1/25/2023



AFTER RECORDING, RETURN TO:

MAAK ENTERPRISES, LP
10502 CR 913
GODLEY, TX 76044

PROPERTY DESCRIPTION:

PROPOSED HADLEY FARMS PHASE III

BEING A TRACT OF LAND IN THE J.B. STEGER SURVEY, ABSTRACT NO. 788, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 79.970 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-18889, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" METAL FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 79.970 ACRE TRACT, ALSO LOCATED AT THE SOUTHEAST CORNER OF LOT 12, BLOCK B OF LONE STAR ADDITION, RECORDED IN VOLUME 11, PAGE 10, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING IN THE WEST LINE OF A CALLED 32.87 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2320, PAGE 690, O.P.R.J.C.T.

THENCE SOUTH 0°04'82" EAST WITH THE EAST LINE OF SAID 79.970 ACRE TRACT AND WITH THE WEST LINE OF SAID 32.87 ACRE TRACT, TO AND WITH THE WEST LINE OF A CALLED 10.860 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 2388, PAGE 878, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 3.28 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2010-27768, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 8.0 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 2499, PAGE 782, O.P.R.J.C.T., A DISTANCE OF 1392.09 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK A, HADLEY FARMS PHASE II, AN ADDITION TO THE CITY OF GODLEY, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-213, O.P.R.J.C.T.;

THENCE OVER AND ACROSS SAID 79.970 ACRE TRACT AND WITH THE NORTH LINE OF BLOCKS A, I AND H, OF SAID PHASE II AS FOLLOWS:

SOUTH 60°12'00" WEST, A DISTANCE OF 128.14 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 8, BLOCK A;

NORTH 41°11'31" WEST, A DISTANCE OF 197.76 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND IN THE NORTHWEST LINE OF RHYAN STREET;

SOUTH 47°30'04" WEST, A DISTANCE OF 13.38 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK I;

NORTH 48°47'87" WEST, A DISTANCE OF 143.98 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE SOUTHEAST CORNER OF LOT 6, BLOCK I;

NORTH 34°18'11" EAST, A DISTANCE OF 81.28 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 28°57'24" EAST, A DISTANCE OF 38.64 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 17°38'39" EAST, A DISTANCE OF 38.62 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 13°08'28" EAST, A DISTANCE OF 83.44 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 0°12'20" WEST, A DISTANCE OF 312.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 12, BLOCK I;

SOUTH 89°47'26" WEST, A DISTANCE OF 288.18 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF A COMMON AREA IN BLOCK H AND THE NORTHEAST CORNER OF A COMMON AREA SHOWN ON THE PLAT OF HADLEY FARMS PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-148, O.P.R.J.C.T.;

THENCE SOUTH 89°47'40" WEST, WITH THE NORTH LINE OF SAID COMMON AREA, HADLEY FARMS PHASE I, A DISTANCE OF 237.30 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND IN THE EASTERLY LINE OF BLOCK E OF SAID HADLEY FARMS PHASE II;

THENCE WITH THE EASTERLY LINE OF SAID BLOCK E AS FOLLOWS:

NORTH 12°59'07" WEST, A DISTANCE OF 83.31 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 4 BLOCK E;

NORTH 3°16'10" WEST, A DISTANCE OF 82.07 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 0°12'20" WEST, A DISTANCE OF 476.93 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 14, BLOCK E AND LOCATED IN THE SOUTH LINE OF ARCHER STREET;

THENCE NORTH 89°47'20" EAST, WITH THE SOUTH LINE OF SAID ARCHER STREET A DISTANCE OF 7.48 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

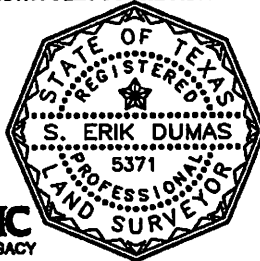
THENCE NORTH 0°12'20" WEST, A DISTANCE OF 167.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 48, BLOCK A OF SAID HADLEY FARMS PHASE II, AND BEING IN THE SOUTH LINE OF LOT 47, HILLTOP RANCH ESTATE, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 772, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) ALSO LOCATED IN THE NORTH LINE OF SAID 79.970 ACRE TRACT;

THENCE NORTH 89°47'20" EAST, WITH THE NORTH LINE OF SAID 79.970 ACRE TRACT, AND THE SOUTH LINE OF SAID HILLTOP RANCH ESTATE, TO AND WITH THE SOUTH LINE OF LOT 12, BLOCK A, OF SAID LONE STAR ADDITION, TO AND WITH THE SOUTH LINE OF SAID LOT 12, BLOCK B, LONE STAR ADDITION, A DISTANCE OF 886.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.649 ACRES OF LAND.

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 30, 2022.

S. Erik Dumas
S. ERIK DUMAS, R.P.L.S. NO. 8371



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, Ste. 140 - FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7534
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM



VG-137-2022-40697

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 2022 - 40697

Real Property Recordings

Recorded On: December 01, 2022 10:07 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 40697
Receipt Number: 20221201000062
Recorded Date/Time: December 01, 2022 10:07 AM
User: Susan F

Record and Return To:

MCKNIGHT TITLE
120 EL CHICO, SIUTE C
ENV
WILLOW PARK TX 76087

Station: ccl06



STATE OF TEXAS
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX