



**JOHNSON COUNTY  
COMMISSIONERS COURT**

Filed For Record 4:21 PM

JAN 22 2024

April Long  
County Clerk, Johnson County Texas

**Christopher Boedeker**  
County Judge

**Rick Bailey**  
Commissioner  
Precinct 1

**Kenny Howell**  
Commissioner  
Precinct 2

**Mike White**  
Commissioner  
Precinct 3

BY Larry Woolley DEPUTY  
Commissioner  
Precinct 4

**THE STATE OF TEXAS**

§

**ORDER 2024-09**

**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 30<sup>th</sup> 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 Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **Martin Creek Addition**, Lot 13, Block 1, and Lot 1, Block 2 to create Lot 13R, Block 1, & Lot 1R, Block 2, in Precinct 1."

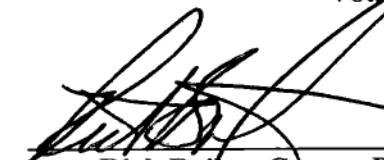
Said motion was approved by a vote of the Commissioners Court on the 22<sup>nd</sup> day of January 2024.


**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

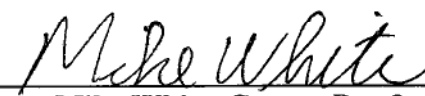
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Martin Creek Addition**, Lot 13, Block 1, and Lot 1, Block 2 to create Lot 13R, Block 1, & Lot 1R, Block 2, in Precinct 1.

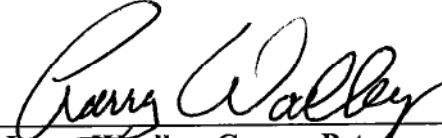
WITNESS OUR HAND THIS, THE 22<sup>ND</sup> DAY OF JANUARY 2024.

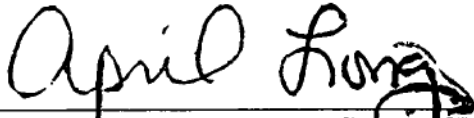
  
\_\_\_\_\_  
Christopher Boedeker, Johnson County Judge  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
Rick Bailey, Comm. Pct. 1  
Voted:  yes,  no,  abstained

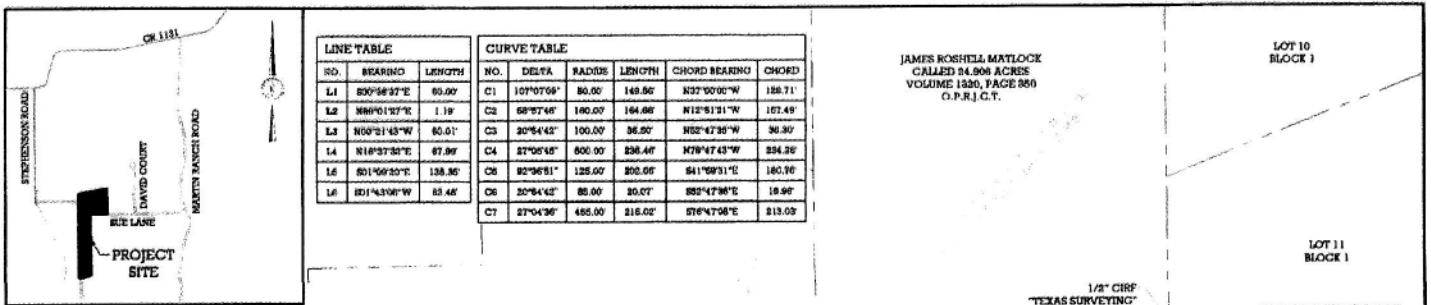
  
\_\_\_\_\_  
Kenny Howell, Comm. Pct. 2  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
Mike White, Comm. Pct. 3  
Voted:  yes,  no,  abstained

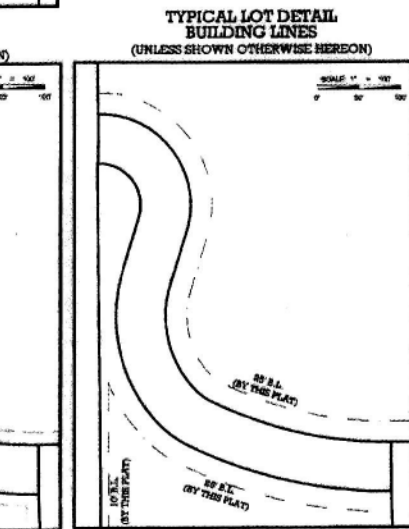
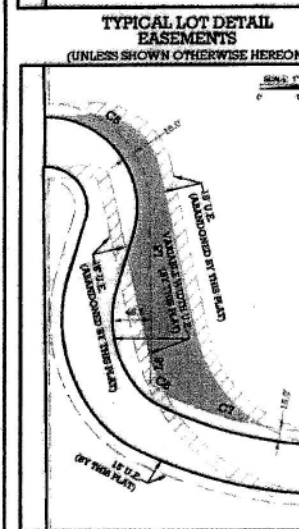
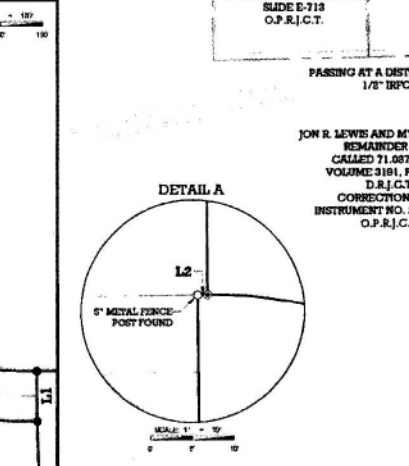
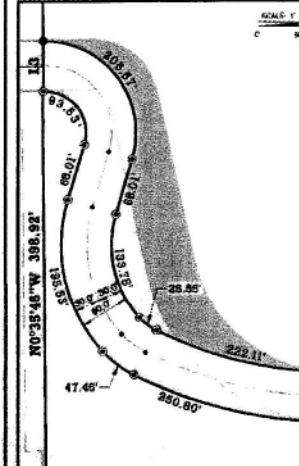
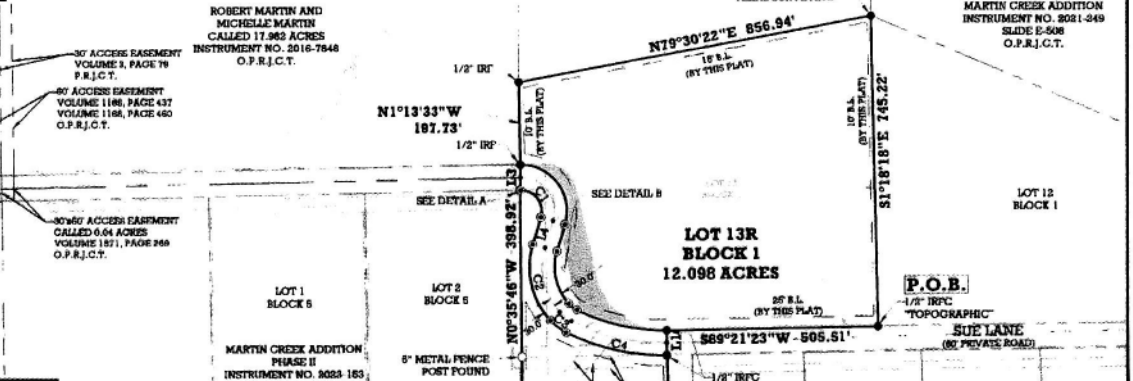
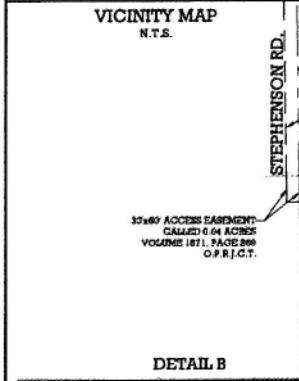
  
\_\_\_\_\_  
Larry Woolley, Comm. Pct. 4  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
ATTEST: April Long, County Clerk





| LINE TABLE |             | CURVE TABLE |     |            |        |        |               |        |
|------------|-------------|-------------|-----|------------|--------|--------|---------------|--------|
| NO.        | BEARING     | LENGTH      | NO. | DELTA      | RADIUS | LENGTH | CHORD BEARING | CHORD  |
| L1         | S30°48'37"E | 80.00       | C1  | 107°07'09" | 80.00  | 149.56 | N37°30'00"W   | 158.71 |
| L2         | N89°01'37"E | 1.19        | C2  | 58°57'46"  | 180.00 | 164.66 | N12°51'31"W   | 167.49 |
| L3         | N00°31'43"W | 80.01       | C3  | 30°54'42"  | 100.00 | 96.50  | N02°47'35"W   | 96.30  |
| L4         | N10°57'51"E | 87.87       | C4  | 27°05'45"  | 800.00 | 236.46 | N78°47'43"W   | 234.26 |
| L5         | S01°46'33"E | 138.35      | C5  | 82°06'51"  | 125.00 | 202.05 | S41°59'31"E   | 180.76 |
| L6         | E01°43'06"W | 83.48       | C6  | 20°54'42"  | 85.00  | 80.07  | S85°47'36"E   | 18.97  |
|            |             |             | C7  | 27°04'36"  | 485.00 | 216.02 | S76°47'06"E   | 213.03 |



| LEGEND                                                                |
|-----------------------------------------------------------------------|
| SUBJECT PROPERTY LINE                                                 |
| ADJACENT LINE                                                         |
| EASEMENT                                                              |
| 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC"                          |
| IRON ROD FOUND (RF) (AS NOTED)                                        |
| FENCE POST FOUND (FP) (AS NOTED)                                      |
| PORTION OF SUE LANE TO BE ABANDONED BY THIS PLAT                      |
| PORTION OF 10' UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT          |
| PORTION OF LOT 1, BLOCK 2 TO BE PART OF LOT 13R, BLOCK 1 BY THIS PLAT |

| 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              |
| P.O.B. = PLACE OF BEGINNING                                   |
| U.E. = UTILITY EASEMENT                                       |
| B.L. = BUILDING SETBACK LINE                                  |

| OWNER                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARTIN CREEK PARTNERS, LLC<br>4916 CAMP BOWIE BLVD.<br>FORT WORTH, TX 76107<br>(817) 699-3172                                                                         |
| SURVEYOR                                                                                                                                                              |
| <b>TOPOGRAPHIC</b><br>LOYALTY INTEGRATION LI GROUP<br>48 WINDYBUSH BLVD. SUITE 200 BOWLING GREEN KY 40303<br>TEL: 502.738.1111 FAX: 502.738.1112<br>WWW.TOPOGPHIC.COM |

| REPLAT                                                                                                                                                           |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>LOT 13R, BLOCK 1 &amp; LOT 1R, BLOCK 2<br/>MARTIN CREEK ADDITION</b>                                                                                          |                  |
| BEING A REPLAT OF<br>LOT 13, BLOCK 1 AND LOT 1, BLOCK 2 OF<br>MARTIN CREEK ADDITION<br>INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T.<br>JOHNSON COUNTY, TEXAS |                  |
| FILE: RP_DR_MARTIN CREEK_20231227-MYLAR                                                                                                                          | REVISION         |
| DRAFT: FCN                                                                                                                                                       | CHECK: SED       |
| SHEET: 1 OF 2                                                                                                                                                    | DATE: 12/27/2023 |
|                                                                                                                                                                  | <b>0</b>         |

GENERAL NOTES

- 1. ORIGINAL DOCUMENT SIZE: 11" X 17"
2. ALL BOUNDARIES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANNED HIGHWAY SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, BEARINGS AND COORDINATE VALUES HAVE BEEN OBTAINED FROM GROUND TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.0011.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISUAL EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE 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. ADVISORY INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, OFFICE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 4881C0189, REVISED DECEMBER 4, 2015, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
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" BUT UNLESS NOTED OTHERWISE.

DEVELOPER OF DEVELOPER/PROPERTY OWNER

- 1. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THIS PROPERTY OF ANY DUTY TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS TO THE PUBLIC, EMPLOYERS 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, CHANNELS OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAN THAT DO NOT VIOLATE THE STATUTES OR ORDINANCE LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.

FILING A PLAN IS NOT ACCEPTANCE OF

- 1. THE APPROVAL AND FILING OF A PLAN WHICH DEDICATES ROADS AND RIGHTS DOES NOT MAKE THE ROADS AND STREET COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PARALLELWAY SET ASIDE IN THIS PLAN SHALL BE ASSUMED BY JOHNSON COUNTY, TEXAS AS THE JURISDICTION OF AN EXPRESS OR IMPLIED DEDICATION OF THE COMMISSIONERS COURT ORDERED OF RECORD BY THE JUDGES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY ROAD, STREET OR PARALLELWAY AND EXPRESSLY ACCEPTING ROAD, STREET OR PARALLELWAY FOR COUNTY MAINTENANCE.

FILING A PLAN

- 1. IF A CONTRACT, OFFERED PERMISSIBLE BY A FEE OF UP TO \$1,000.00, COMPREHENSIVE OF THE COUNTY FEE FOR UP TO 60 DAYS OR BY BOTH FEE AND CONTRACT FOR A PERSON WHO RECEIVES REAL PROPERTY TO USE THE UNDERGROUND UTILITIES OR A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNDER THE PLAN OR DEED AT THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE, SUCH CONTRACT, SAID DESCRIPTION MAY BE USED IN THE CONVEYANCE IS EXPRESSLY CONFIRMED AND APPROVED AND RECORDING OF THE FINAL PLAN AND THE CONTRACT IS NOT GIVEN THE OR OCCURRENCE OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR DEED AT THE SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP OPEN ALL OR PART OF ANY BURIED, PIPING, TRENCH, SERVICE, OTHER CHANNELS, OR IMPROVEMENTS WHICH IN ANY WAY EXCHANGE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS IF ANY OF THE EASEMENTS SHOWN ON THE PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF RECORD AND BEFORE AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, REPAIR, REPLACEMENT, MAINTENANCE, OPERATING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.

WATER

PRIVATE WATER WELL SYSTEM

SEWER

PRIVATE INDIVIDUAL SEPTIC SYSTEM

SEWERAGE

UNITED COOPERATIVE SERVICES 817-785-8118

RIGHT OF WAY DEDICATION

OF ROAD FROM CENTER OF ROAD ON P.M. OR STATE

OR FROM FRONT OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENTS

IF UTILITY EASEMENT ALONG FRONT LOT LINE

IF UTILITY EASEMENT ALONG BACK LOT LINE

IF UTILITY EASEMENT ALONG SIDE LOT LINE

(UNLESS OTHERWISE SHOWN HEREON)

BOUNDARY LINES

IF FROM LOT LINE (STATE DEED & P.M.)

IF FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

IF FROM LOT LINE OR BEARING (PER DEVELOPER)

IF FROM LOT LINE OF BOUND (PER DEVELOPER)

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAN 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 OF DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAN NOTES

- 1. THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USES 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 PLAN APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4881C0189, EFFECTIVE DATE DECEMBER 4, 2015, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

- 1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE "WFP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL BODIES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STRAINS, CREEKS, LOW AREAS, DRAINAGE DITCHES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "WFP".

- 2. BLOCKING 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 TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAY OR FOR THE CONTROL OF SECHON.
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, DEEP OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

ROAD NOTES

ALL STREETS TO BE PERMANENTLY MAINTAINED AND CARED.

PRIVATE SEWER FACILITY

- 1. ON-SITE SEWERAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVIDERS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWERAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWERAGE 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 SEWERAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE INSTALLED BY THE OWNER AT THE OWNERS RISK IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBSTRUCTIBLE CONDITIONS. IF OBSTRUCTIBLE CONDITIONS ARE OBSERVED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPOSED DEDICATED AND CONSTRUCTED PRIVATE SEWERAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CANNOT MAINTAIN THE AMOUNT OF WATER THAT IS REQUIRED TO INFUSE IT IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWERAGE FACILITY IN A SATISFACTORY MANNER.

APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COUNTY JUDGE

PLAN RECORDED IN:

INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE: \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK, JOHNSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS MARTIN CREEK PARTNERS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE D. HORNBECK SURVEY, ABSTRACT NO. 875 AND THE D. THOMAS SURVEY, ABSTRACT NO. 811 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 12, BLOCK 1 AND LOT 1, BLOCK 2 AND A PORTION OF BUE LAKE AS SHOWN ON PLAN OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN THEREOF RECORDED IN INSTRUMENT NO. 2021-249, SLIDE E-408 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 12 OF SAID BLOCK 1 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF BUE LAKE;

THENCE SOUTH 89°12'30" WEST, WITH THE SOUTH LINE OF SAID LOT 12 AND THE NORTH RIGHT-OF-WAY LINE OF BUE LAKE, A DISTANCE OF 866.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE SOUTH 0°39'21" EAST, DEPARTING SAID SOUTH LINE OF LOT 12, OVER AND ACROSS SAID BUE LAKE, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND BEING ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUE LAKE AND THE WEST RIGHT-OF-WAY LINE OF BACK BERRY BEND;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THE RIGHT-OF-WAY LINE OF SAID BACK BERRY BEND, THE FOLLOWING:

SOUTH 1°56'40" EAST, A DISTANCE OF 1044.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND;

SOUTH 89°11'11" WEST, A DISTANCE OF 963.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND;

SOUTH 89°39'00" WEST, A DISTANCE OF 130.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND ON THE EAST LINE OF A CALLED 21.087 ACRES TRACT, DESCRIBED IN A DEED TO JOHN R. LEWIS AND MYRA W. LEWIS, AS RECORDED IN VOLUME 5191, PAGE 418, O.P.R.C.T. AND BEING FURTHER DESCRIBED IN A CORRECTION DEED RECORDED IN INSTRUMENT NO. 2013-28969, O.P.R.C.T.;

THENCE NORTH 0°20'04" WEST, WITH WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID 21.087 ACRES TRACT, PARCEL A AT A DISTANCE OF 187.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 OF MARTIN CREEK ADDITION, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN THEREOF RECORDED IN INSTRUMENT NO. 2023-188, SLIDE E-273, O.P.R.C.T. AND CONTINUING WITH SAID WEST LINE OF LOT 1 AND THE EAST LINE OF SAID LOT 2, BLOCK 2 OF MARTIN CREEK ADDITION, PHASE II, FOR A TOTAL DISTANCE OF 1768.10 FEET TO A 5" METAL FENCE POST FOUND;

THENCE NORTH 0°26'44" WEST, WITH SAID WEST LINE OF LOT 1 AND SAID EAST LINE OF LOT 2, BLOCK 2 OF MARTIN CREEK ADDITION, PHASE II, A DISTANCE OF 398.82 FEET TO A 5" METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2 OF MARTIN CREEK ADDITION, PHASE II AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BUE LAKE;

THENCE NORTH 89°01'21" EAST, WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BUE LAKE, A DISTANCE OF 1.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE NORTH 0°31'45" WEST, DEPARTING SAID NORTH LINE OF LOT 1, OVER AND ACROSS SAID BUE LAKE, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 18 AND THE SOUTHWEST CORNER OF A CALLED 27.982 ACRES TRACT DESCRIBED IN A DEED TO ROBERT MARTIN AND MICHELE MARTIN, AS RECORDED IN INSTRUMENT NO. 2014-7448, O.P.R.C.T. AND BEING ON THE SAID NORTH RIGHT-OF-WAY LINE OF BUE LAKE;

THENCE NORTH 1°11'55" WEST, WITH THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID 27.982 ACRES TRACT, A DISTANCE OF 187.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF A CALLED 24.606 ACRES TRACT DESCRIBED IN A DEED TO JAMES ROBERT HAYLOCK, AS RECORDED IN VOLUME 1280, PAGE 840, O.P.R.C.T.;

THENCE NORTH 89°20'24" EAST, WITH THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF SAID 24.606 ACRES TRACT, A DISTANCE OF 886.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF SAID 24.606 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 1 AND THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 1;

THENCE SOUTH 1°14'18" EAST, WITH THE EAST LINE OF SAID LOT 13 AND THE WEST LINE OF SAID LOT 18, A DISTANCE OF 345.84 FEET TO THE PLACE OF BEGINNING AND CONTINUING 26.116 ACRES OF LAND.

NOW WHEREFORE I SHOWN TO ALL MEN BY THESE PRESENTS

THAT MARTIN CREEK PARTNERS, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS DESCRIBING THE BEING DESCRIBED PROPERTY AS LOT 12, BLOCK 1 AND LOT 1, BLOCK 2 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY, THE EASEMENTS, RIGHTS-OF-WAY AND ANY OTHER MARTIN CREEK FLOW AREAS SHOWN HEREON.

BY: [Signature] DATE: 12/27/2023
NAME: David R. Eggen
TITLE: President

SWORN AND SUBSCRIBED BEFORE ME BY: [Signature]
THIS THE 27th DAY OF December, 2023

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [Signature]



CERTIFICATION

THAT I, FORREST C. MARCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8881, HEREBY CERTIFY THAT THE CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 14, 2023.

[Signature] 12/27/2023
FORREST C. MARCE, P.L.S. NO. 8881



Table with 2 columns: FILE: RP\_DR\_MARTIN CREEK\_20231227-MYLAR and REVISION. Row 1: DRAFT: FCN, CHECK: SED, REVISION: 0. Row 2: SHEET: 2 OF 2, DATE: 12/27/2023.

Table with 3 columns: LEGEND, ABBREVIATIONS, OWNER. Legend includes Survey Property Line, Adjoining Property Line, Easement, 1/2" Iron Rod with Cap, etc. Abbreviations include O.P.R.C.T., D.E.D., P.L.S., U.E., F.U.L.O., etc. Owner is Martin Creek Partners, LLC, 4918 Camp Bowie Blvd, Fort Worth, TX 76107.

**AGENDA PLACEMENT FORM**

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

Date: January 12, 2024

Meeting Date: January 22, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

|                                                                                                |
|------------------------------------------------------------------------------------------------|
| <b>Court Decision:</b><br><small>This section to be completed by County Judge's Office</small> |
|              |
| January 22, 2024                                                                               |

Description:

Public Hearing to Revise the Plat of Martin Creek Addition, Lot 13, Block 1 and Lot 1, Block 2 to Create Lot 13R, Block 1 and Lot 1R, Block 2 in Precinct 1.

Consideration of order 2024-09, Order Approving the Revised Plat of Martin Creek Addition, Lot 13, Block 1 and Lot 1, Block 2 to Create Lot 13R, Block 1 and Lot 1R, Block 2 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**



## **NOTICE OF PUBLIC HEARING**

**January 22, 2024**

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, Lot 13, Block 1 and Lot 1, Block 2, recorded in Instrument No 2021-249, Slide E-508, Plat Records of Johnson County, Texas:

**Lot 13, Block 1 and Lot 1, Block 2  
to be revised  
to Create Lot 13R, Block 1 & Lot 1R, Block 2**

At: **9:00 o'clock a.m.** on: January 22, 2024 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:

January 2/4/6, 2024