

JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker County Judge

| Rick | Bailey |
|------|----------|
| Comm | issioner |
| Prec | inct 1 |

Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§ §

ORDER 2024-58

ORDER APPROVING PLAT

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

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

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

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Martin Creek Addition, Phase III, Lot 3, Block 5, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance.

Filed For Record 4:00pm

MAY 2 8 2024

April Long
County Clerk, Johnson County Texas

WITNESS OUR HAND THIS, THE 28^{TH} DAY OF MAY 2024.

| Ch Bot | | |
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| Christopher Boedeker, Johnson County Judge | | |
| ✓ yes, | no, abstained | |
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| Rick Bailey, Comm. Pct. 1 | (Kenny Howell, Comm. Pct. 2 | |
| Voted: ✓ yes, no, abstained | Voted: ves, no, abstained | |
| Mile White | Tave Worlley | |
| Mike White, Comm. Pct. 3 | Larry Woolley, Comm. Pct. 4 | |
| Voted: <u>√</u> yes, no, abstained | Voted: ves, no, abstained | |
| ATTEST: April Long, County Clerk | SIONERS COLLAR | |

GENERAL NOTES

- UNDERGROUND JILLING SHOWN EFERCH ARE MARED CH VEGELE EVIDENCE ORSENVED DURING THE GOURES OF A FELD SURVEY. THIS SURVEYOR MATERIA COLORADOR THAT THE UNDERGROUNDE OLILIOR SHOWN CORMERE ALL SIGHT IN THE WARRENDERSON OF A STANDARD SHOWER ALL SIGHT WARREND THAT THE THE AREA. STHER IN SERVICE OF ADMINISTRATION OF A SHARE THAT THAT WARREND AND THAT THE SHAPE AND THAT THE SHAPE AND THAT THE SHAPE AND THE MARE SHAPE THE SHAPE AND THE SHAPE T
- SER IMPORMATION SHOWN FOR IMPORMATIONAL PURPOSES ONLY AND SED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ENDORMATION
- ACCORDING TO THE FEMA FIRM MAP NUMBER 45081G0:80], REVISED DECEMBER 4, 2013. THE SUBJECT PROPERTY APPEARS TO LIE IN BONE "K".
- THE SURVEY WAS PERFORMED WITHOUT THE SENSITY OF AN UP TO DATE AMPTRACT OF TITLE PASSMENTS MAY EXET THAT THE SURVEYOR IS UNAWASE OF
- ALL CORNERS MARKED WITH A 1/2" BIGH FOR WITH CAP STANFED TOPOCEAPHIG SET UNLESS NOTED OTHERWISE.

DUTIES OF DEVILOPER/ PROPERTY OWNER

- THE ATTROVAL AND FEIRO OF THE HAT IT ADDRESS DOUBTY DOES NOT RELEAVE THE DEPENDERS OF THE PROPERTY OF THE COWNER OF THE PROPERTY OF THY TO GODINA'S WITH ALL LOCAL, STATE OR FITZERIL LAW OF THE PROPERTY OF WHICH THE PROPERTY IN LOCATED
- THE APPROVAL AND FILED OF THE PLAT PT CHRISCIS COUNTY DOES NOT PREMIET THE HINTED AND OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF ANY PARTY OF THE PROPERTY OF THE PROP
- IGIDION GOURTY MAKES NO REPRESENTATION THAT THE CREEK, STREAMS, BYDER, DRAININGS CHANGEL OF OTHER PRAISEAGE STRUCTURES, CHYVICED ON TRATUNES FORWARDED HE ACTUAL PRESENCE OF THE RESPECT FORWARD STREAM OF HAT DO NOT YELLOW THE STREAM OF COMMON LAW UNITED STREAM OF HAT DO NOT WIGHTEN THE STREAM OF LODGE ON LAW UNITED STREAM OF TABLE, OR THE WHITE STREAM OF TABLE, OR THE
- JOHANGE COURTY IS REMIND LEON THE SUBVECTS WHOSE KAME IS APPLIED HORSEN TO MAKE ACCURATE AND TRITTETS. EXPOSITE ANALYSIS FROM WHICH JOHNSON COURTY CAN MAKE EXPOSITIONATIONS REGARDING THE APPROVAL OR DESCRIPTIONAL OF THIS FEAT.

FILING A PLAT IS NOT ACCEPTANCE OF BOADS FOR COUNTY MAINTLINANCE

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WATER: PRIVATE WATER WELL SYSTEM

SEPTIC: FRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: UH:TED COOPERATIVE SERVICES 817-762-6316

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SUBJECT PROPERTY LINE ADJOINER LINE

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MONUMENT FOUND (AS NOTED)

INDEMNITY

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STATE OF TEXAS

COUNTY OF TORRISON 6

SOUTHWEST CORNER OF SAID LOT I;

SAID 115.286 ACKE TRACT;

THE COWER

BEING A TRACT OF LIND SITUATED IN THE C.R. ISBOALE SURVEY, ARCITECT MO. 860, JOHNSON COURTY, TEXAS AND BEING FART OF A CALLED TIGHT AND THE TRACT INCIDENCES IN A DEED TO JOIN A LEWIS AND THEM WILVINS, AS SECONDED IN YOURSELD SID, MICE 415 OF THE DEED REDORDE OF JOHNSON COURTY, TEXAS (2,3,2,7,3, NOT SEEKING PURITIES DESCRIBED AN EXCENSION DESCRIBED AND PROBLEM TO THE OFFICE AND THE MICHIGAN OF TO SURVEY OF DESCRIPTION OF THE OFFICE AND THE MICHIGAN OF TO SURVEY OF DESCRIPTION OF THE OFFICE AND THE

BEGINNING AT A LAT BON ROD WITS CAP STAMPED "BET FOUND FOR THE NORTHWEST CONNEX OF SALD 11.031 ACRE TRACTA AND SERVIC ON THIS EAST INFO OF SALD 11.031 ACRE TRACT AND SERVIC ON THIS EAST INFO CALLED 111.249 ACRE TRACT DESCREED IN A DEED TO GOODLET ENDERFORMENT SCHOOL DISTROT AS ROCORDED IN DESTRUMENT HO, ROCH-18939, O FAS, C.T. AND SERVIC ON THE SCHOOL SHEET BASE, A PRIVATE BOAD;

THENCE SCIETH 69"0" IST EAST, WITH THE MORTH LINE OF SALE 71.087 ACRE TRAILT AND SAID SOUTH LINE OF SHE LANG, A DEPTANCE OF 46.51 FEET TO A 17" BOOK ROU WITH GAS TERMEDE "TOPOCOMPHO" FOUND TO THE MORTHWATE COMMENT OF LOT I, BLOCK A OF MARTIN CHEEK ADDITION, HAVE E, AN ADDITION TO SCIENCE CONTINUE TO TEXAM ACCORDING TO THE FAIT THEREOF SECONDEL ON THE MEMORY NO. 2023-153.

THENCE SOUTH 1"0141" EAST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF SAID LOT 1, A DISTANCE OF SAID FOR TO A 1/2" DOW BOO WITH CAP STANDED "TOPOCRAPHED" FOUND FOR THE

THENCE MORTH 86"99"S" PAST, WITH THE SOUTH LINE OF SAID ELOCK S. A DISTANCE OF 144 41 FEET TO A 1/2" BOX ROD WITH CAP STANFIED "YORKGRIZHED" FORMAT THE SOUTHEAST CORNER OF LOT 2, OF SAID BLOCK II AND MENG ON THE RAIT LINE OF

THE SOUTHEAST CORNER OF DOT 2, OF AND ROOSE IN HIS REDIG ON THE MATTER CITY.

SEED 21 907 ACRE TRICKT AND THE WEST LINE OF LOT 12, ROOK 2 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COURTY, THEAR ACCORDING TO THE MART THEREOF RECORDED IN INSTRUMENT NO. 2014 69, O P.2.J.C.T.

TREASED SOUTH O'SPORT EART, WITH RADE LAST LIKE OF 7) DIST ACRE TRACT AND THE WEST LIKE OF MAD LOT 18. TO ARCH WITH THE WEST LIKE OF MADE LOT 18. TO ARCH WITH THE WEST LIKE OF MACE EVER SENDL AS COSSMESS OF SOUTH REPORT OF A "STREET FRENCE FORT FOUND FOR THE SUPPOSE AS COMMENT OF MADE THAT ACRE TRACT AND THE NORTHEAST CORNES OF A CALLED 0.311 ACRE TRACT DESCRIBED BY A DEED TO MARTINI CREEK FARTHERS, LLC, AN MECONDED IN DESCRIBERATION CREEK FARTHERS, LLC, AN MECONDED IN DESCRIBERATION CREEKERS, Q.F. R. CT.;

IN REPORTMENT FOR SERVEN, OF A [C.T.]

THERSCE SCURF SHIPTETY WEST, WITH THE SOUTH LINE OF EACH JUST ACRE TRACT, AND
THE ROBERS LORG OF SAID 0.21 ACRE TRACT, A DISTANCE OF 1001.85 FIRT TO A
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NO. 0001-17521, OF ELECT.

THERECE ROSHI O'SSSI" HAIT, WITH THE WEST LINE OF SAID IL OUT ACKE TRACT AND THE REST LINE OF SAID IN SIR ACRE TRACT TO AND WITH THE REST LINE OF A CALLED 10.60 ACRE TRACT DERICKED IN A DIEDD TO HARKY (ORBION, TRUSTEE OF THE CALLAWAY FAMILY TRUST, AS EXCORDED IN ROSHINDENT NO 200-0396, O.P.L.) CT., A

CONTROL OF THE 20 FEET TO A 54" MAN MEDI WITH CAP STANDED "FEET THE FOUNDATION OF THE PROPERTY OF AN ANGLE POINT OF THE WEST LINE OF EACH 21 007 ACRE TRACT AND THE EAST LINE OF SAID 10:00 ACRE TRACT.

THEREE NORTH REPORTS WEST, WITH SAID WEST LIDE OF THOSE REPRETANT AND SAID BAST LIBE, OF 1600 ACRE TRACT, A DETANCE OF 2001 FEET TO A SAIF REGOT BOD TOURD FOR AN AROLE FORM ON SAID WEST LIBE OF THO ACRE TRACT AND THE NORTHHAM GENERA OF SAID 1000 ACRE TRACT AND BEING A SOFTWARK CORDS OF

PRINCE HORSE (NOTE) WEST, WITH SAID WEST LINE OF 21 GIT ACRE TRACT AND THE EAST LINE OF SAID 116.288 ACRE TRACT, A DISTANCE OF 1408.92 FEET TO THE PLACE OF BLUMBARG AND CONTAINEDS \$1.357 ACRES OF LAND.

THAT JON R. LEWIS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THE PLAT DESCRIPTING THE HEREIN DESCRIPTO PROPERTY AS LOT 3.

HEREAY ADOPT THE HEAT DISCONATING THE HEREAD DESCRIBED PROPERTY AS LOT 2.

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THAT MYEA W, LEWEL THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, BOES HEREBY ADOPT THE PLAY DESCRIBING THE HEREBY DESCRIBED PEOPERTY AS LOT 3. ELOCKS OF MARTIN CEPER ADDITION, PHASE IS, AN ADDITION TO DISHOKO COUNTY, TELES, AND DOIS NEEDEN DESCRIPE TO THE MARTIN CREEK HOA, WITHOUT TELES, AND THE STREETS, ESEMENTS, BIGHT-DIWATE AND ANY OTHER MARTIN CREEK HOA, WITHOUT CREEK HOA AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAY.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THE THE 13 DAT OF May

NOW THERE FOR ENOUN TO ALL MEN BY THESE PRESENTS

HAME Myra Lewis

SWORN AND STREETINED BEFORE VERY LISE, Show

me Quentr

SHEET: 2 OF 2

THE THE 13 DAY OF May NOTARY PUBLIC, STATE OF TEXES

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION REPRESE 03 21 3028

- THE STREET/HEAD OR ANY FAR? THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSEL USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY PESIDENTIAL
- THE DEVELOPER SHALL COMPLETE ALL BOADS AND ERADIAGE FACILITIES IN A SERGIVENCIA WITHIN TWELVE (LE) MONTHS MITTER THE PLATE OF PINAL MAT APPROVAL.

ADDORROING TO THE FLOOD INSURANCE RATE MAP FOR MINISCH GOUNTY, TEKAS AND INCORPORATED AYEAS, COMMUNITY FAND, NO. 4020100150, EFFECTIVE DATE DECEMBER 4, 2012, THE PROFESTY APPRAISED SE LUCATED

- THE ABOVE REPRENDED FEMA FLOOD INSERANCE MAYE MAP IS FOR USE.

 IN ADVISORMENT HE "THE" IT DOES NOT INSERANCE SHOW AN AREAS RANGED TO ELOCATED APPLICATIONAL FROM LOCAL SOURCES OF SHOULD REPRED CONCERNMENT OF SHOULD REPRESENT AND AREA CALLED WITH HADDOGRAFT LOCAL ORALINATES SHOWER FOR THE MAY HE OFFICE OR HUBBARD CONCERN EXTENSION OF REPRESENT HADDOGRAFT OF THE SHOW AREAS SHOWER SHOWER OR HUBBARD THE SHOW AREAS SHOWER OR HUBBARD THE SHOW AREAS SHOWER OF HEAD OF THE SHOW AND ASSESSMENT OF THE SHOW ASS
- ELOCEDIC THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DEADNACE EXEMPTS, AND FELLING ON CROTEGOTION OF THE FLOODWAY IS PRODUCTED.
- THE EXEMING CHEEK OF DRAINAGE CHARMES TRAVERSING ALGOID CE ACROSS THIS ADDITION WILL REMAIN AS OFFIX GRASSISE A RES WILL EE MARKINGRED BY THE INCURVALL OWNIESS OF THE LOT ON LOTE THAT ARE TRAVESSETS BY OR ADJACHNY TO DRAINAGE GOUSSES ALONG OR AUROSS AND LOTIK.
- JOHNSON COUNTY WILL NOT SE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF
- CHARGE COUNTY WILL NOT IN REPORTED FOR ANY DAMAGE PERSONAL STREET OR LOSE OF LIFE OR PROPERTY OCCURRONED ST PLOCODING OR PLOCE CONDITIONS.
- CHARGER COUNTY HAS THE MOST BUT NOT A DUTY TO EXTER ONTO PROPERTY AND CLEAR ANY ORSESUCTION BIGLIODIC BUT NOT LIMITED TO TREES, FRANTS, DUT ON NUTDINGS WHICH ORSESTICT THE SLOW OF WATER TRECORD PERSONNEL SASSEMENT.

PRIVATE SEWAGE FACILITY

- OBJETTE SEWAGE FACELTY PERFORMANCE CANNOT LE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RILES OF JOILBOON COUNTY, TELAS FOR PENVATE SEWAGE FACELTIES ARE COMPLIED WITH.
- ESPECTIONS AND/OLD ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT BALL MINICATE ONLY TRAIT THE POCLUTY MEET MEMBRIM REQUESTMENTS AND DOES NOT RELEVE THE OWNER OF THE PRODUCT FIGURE OFFICE WITH COUNTY, STATE IND. APPROVED AS MELTING METCHING WENT COUNTY, STATE IND. APPROVED AS MELTING METCHING WANDARD, WITH BE UPCARED BY THE OWNER AT THE OWNERS EXPERIES FROMING OFFICE AND THE OWNER AT THE OWNERS EXPERIES TO MEMBERS OF THE SACRETY COUNTY WITH OVERTIMENT AND THE PRODUCT OF TH
- A PROPERT ERROHED AND CONSTRUCTED FEVARE SEWAGE FACILITY SYSTEM, OSSIMILED IN SITUATES SERIE, CAN MAINTENETHS IT THE SAME OF THE SERIES OF THE

| MINE CHAME | DAYER | |
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| COUNTY UDGE | | - |
| PLAT RECORDED IN: | | |
| INSTRUMENT NO. | | SLIDE |
| DATE | | |
| COUNTY CLURE, JOH | YTMUCD VORM | TEXAS |
| DEPUTY CLERK | | - |

APPROVED BY JOHNSON COUNTY COMMERCENTS

CERTIFICATION:

THAT I, PORSEST C NANGE, REJESTERED PROFESSIONAL LANC SUXVEYOR, TEXAS REGISTRATION NUMEER 600, HEREBY CERTST THAT THIS COMEDITY REFERENCE A QUEVEY MADE ON THE CROUND UNDER MY SUPERVISION ON JANUARY 05, 2664.



Le 5/13/2024 FORREST C. NANCE, R.P.L.S. NO. 6809

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 (XXXQ) = DEED GALLS P.O.B. = FLACE OF BEDINNING

ABBREVIATIONS

OWNER/DEVELOPER ION R. LEWIS AND MYRA W. LEWIS 12861 SUE LANE GODLEY, TX 76044 (817) 913-8330

Topographic

SURVEYOR

LOT 3, BLOCK 5 MARTIN CREEK ADDITION, PHASE III AN ADDITION TO JOHNSON COUNTY, TEXAS 61.137 ACRES

FINAL PLAT

C.R. TISDALE SURVEY, ABSTRACT NO. 850

REVISION FILE: FP_MARTIN CREEK PHASE III_20240509 CHECK: SED 0

DATE: 05/09/2024

Notery Public Lette of Teres Domen. Expres 05-21-203e Notary 10 10378591

DATE 5 13 24



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

| Date: May 15, 2024 | This section to be completed by County Judge's Office | | | |
|---|---|--|--|--|
| Meeting Date: May 28, 2024 | con C | | | |
| Submitted By: Julie Edmiston | Johnson County | | | |
| Department: Public Works | ((★ (APPROVED) ★)) | | | |
| Signature of Elected Official Department Head: | Commissioners | | | |
| | May 28, 2024 | | | |
| Description: Consideration of Order 2024-58 Order Au | oproving the Final Plat of Martin | | | |
| Creek Addition, Phase III, Lot 3, Block 5, in Precinct 1. | | | | |
| Crock Fiddition, Thuse III, Dot 9, Block 9, | m 1100mot 1. | | | |
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| (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 minu | ites | | | |
| Session Requested: (check one) | | | | |
| ☐ Action Item ☑ Consent ☐ Workshop ☐ Executive ☐ Other | | | | |
| Check All Departments That Have Been Notified: | | | | |
| ☐ County Attorney ☐ IT | ☐ Purchasing ☐ Auditor | | | |
| ☐ Personnel ☑ Public Wo | orks | | | |
| Other Department/Official (list) | | | | |

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