



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2024-60

COUNTY OF JOHNSON

ORDER APPROVING PLAT

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

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

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

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Coppenger Place, Phase II**, Lots 9-16, Block 1, Lots 13-21, Block 2, Lots 1-6, 7X, 8-23, Block 3, Lots 1-16, Block 4, Lots 1-16, 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 11:28 AM

JUN 10 2024

April Long
County Clerk, Johnson County Texas

BY *April Long* DEPUTY

WITNESS OUR HAND THIS, THE 10TH DAY OF JUNE 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

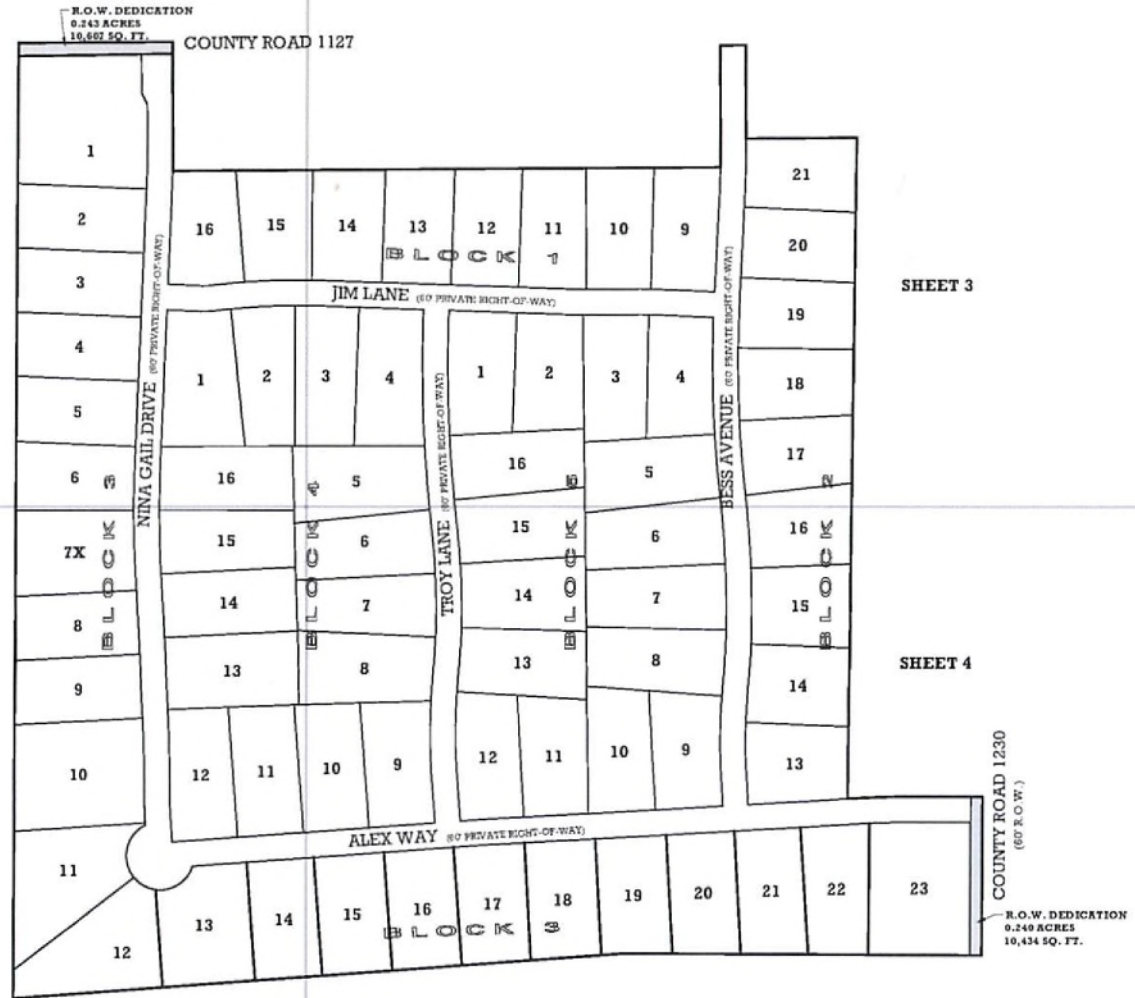
April Long
ATTEST: April Long, County Clerk





VICINITY MAP
N.T.S.

KEY MAP



SHEET 2

SHEET 3

SHEET 5

SHEET 4

PLAT RECORDED IN _____
INSTRUMENT NO. _____, SLIDE _____
DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

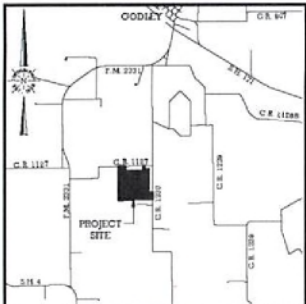
DEPUTY CLERK _____

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



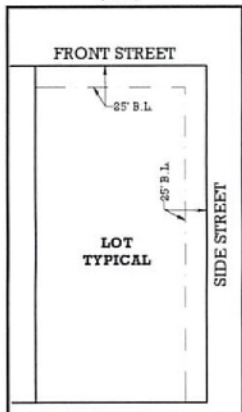
SCALE 1" = 200'

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>● IRON ROD FOUND (IR) (AS NOTED)</p> <p>⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ CALCULATED CORNER</p>	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>R.O.W. = RIGHT OF WAY</p> <p>#X = OPEN SPACE LOT</p> <p>N.T.S. = NOT TO SCALE</p>	<p>MAAK ENTERPRISES LP 10802 C.R. 913 GODLEY, TX 76044 (817) 659-3172</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOCALITY INNOVATION LEGACY 4000 COTT ROAD, SUITE 100, WOODBRIDGE, TEXAS 76798 TELEPHONE: (817) 744-7770 • FAX: (817) 744-7778 TEXAS PROFESSIONAL SURVEYOR NO. 008296 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5</p> <p>COPPENGER PLACE, PHASE II</p> <p>JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS</p> <p>FILE: FP_COPPENGER_PHI&III_20240603-MYLAR</p> <p>DRAFT: BWM</p> <p>SHEET: 10F6</p> <p>CHECK: FCN</p> <p>DATE: 06/03/2024</p> <p>REVISION</p> <p>0</p>



VICINITY MAP
N.T.S.

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



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



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

JANA SUMMERBIL STALLON
REMAINDER OF A
CALLED 76 ACRES
INSTRUMENT NO. 2017-26201
O.P.R.J.C.T.

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439



JOHN C. WHITE SURVEY
ABSTRACT NO. 860

SHEET 2 OF 6
MATCH LINE SHEET 5 OF 6

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJONER LINE
- - - EASEMENT
- IRON ROD FOUND (RR) (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
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U.E. = UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
RX = OPEN SPACE LOT
N.T.S. = NOT TO SCALE

OWNER

MAAK ENTERPRISES LP
10502 C.R. 913
GODLEY, TX 76044
(817) 659-3172

SURVEYOR



FINAL PLAT

LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2,
LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4,
LOTS 1-16, BLOCK 5
COPPENGER PLACE, PHASE II
JOHN C. WHITE SURVEY, ABSTRACT NO. 860
JOHNSON COUNTY, TEXAS

FILE: FP_COPPENGER_PHI1&II_20240603-MYLAR

DRAFT: BWM

CHECK: FCN

SHEET: 2 OF 6

DATE: 06/03/2024

REVISION
0

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439

JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 76 ACRES
INSTRUMENT NO. 2017-28207
O.P.R.J.C.T.

JEANA SUMMERHILL STALLONS
CALLED 37.341 ACRES
SAVE AND EXCEPT OF A CALLED 76.00
ACRES RECORDED IN
VOLUME 1386, PAGE 174
D.R.J.C.T.

DARCY LEE FRICES, REMAINDER OF A
CALLED 839.861 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.

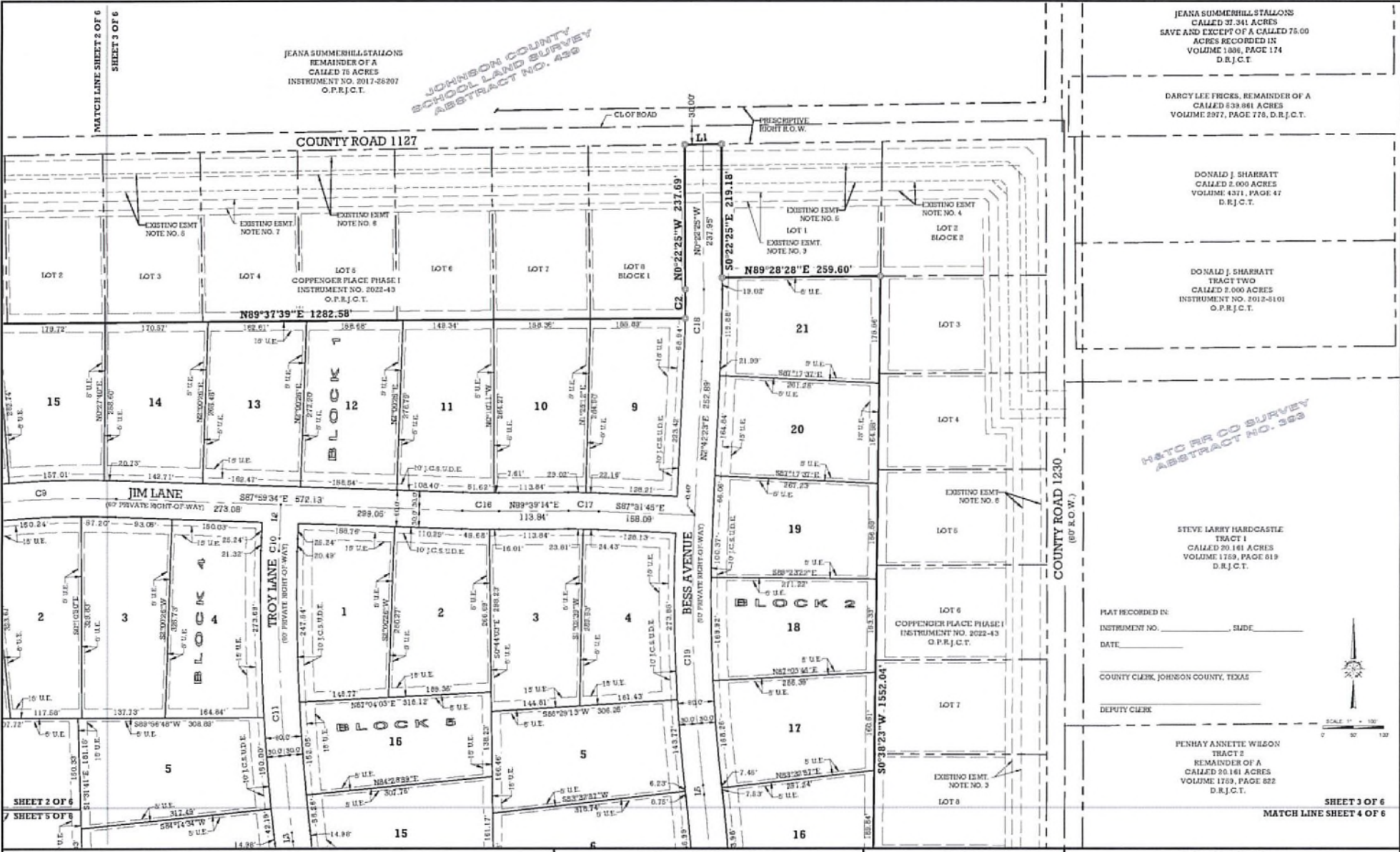
STEVE LARRY HARGCASTLE
TRACT 1
CALLED 20.161 ACRES
VOLUME 1759, PAGE 519
D.R.J.C.T.


PLAT RECORDED IN:
INSTRUMENT NO. _____, SIDE _____
DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

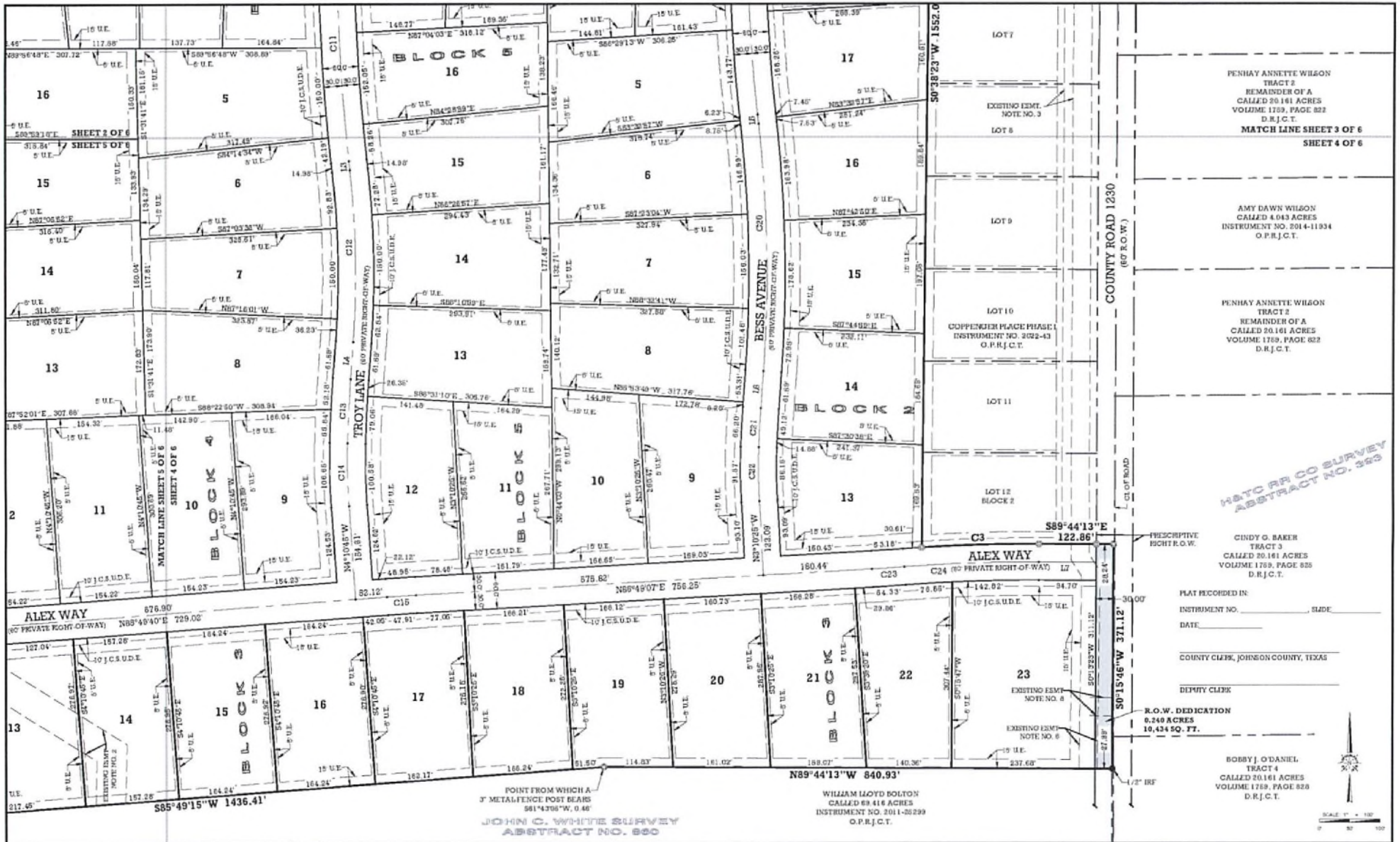
PENHAY ANNETTE WILSON
TRACT 2
REMAINDER OF A
CALLED 20.161 ACRES
VOLUME 1759, PAGE 522
D.R.J.C.T.



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT	
<ul style="list-style-type: none"> —— SUBJECT PROPERTY LINE - - - - ADJOINER LINE --- EASEMENT ● IRON ROD FOUND (RF) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAPSTAMPED "TOPOGRAPHIC" ⊙ 1/4" IRON ROD SET WITH CAPSTAMPED "TOPOGRAPHIC" ○ CALCULATED CORNER 	<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 N.T.S. = NOT TO SCALE</p>	<p>MAAK ENTERPRISES LP 10502 C.R. 913 GODLEY, TX 76044 (817) 689-3172</p>	<p>LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS</p>	
		<p>SURVEYOR </p>	<p>FILE: FP_COPPENGER_PHII&III_20240603-MYLAR DRAFT: BWM SHEET: 3 OF 6</p>	<p>REVISION CHECK: FCN DATE: 06/03/2024 0</p>

MATCH LINE SHEET 2 OF 6
SHEET 3 OF 6

SHEET 3 OF 6
MATCH LINE SHEET 4 OF 6



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.

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

R.O.W. DEDICATION
0.240 ACRES
10,424 SQ. FT.

BOBBY J. O'DANIEL
TRACT 4
CALLED 20.161 ACRES
VOLUME 1759, PAGE 826
D.R.J.C.T.



LEGEND		ABBREVIATIONS	OWNER	FINAL PLAT	
	SUBJECT PROPERTY LINE	● IRON ROD FOUND (RR) (AS NOTED)	MAAK ENTERPRISES LP 10802 C.R. 913 GODLEY, TX 76044 (817) 658-3172	LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS	
	ADJOINER LINE	⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"			
	EASEMENT	⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"	SURVEYOR TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1111 SOUTH MAIN, SUITE 300, JOHNSON COUNTY, TEXAS 76044 TELEPHONE (817) 652-7472 FAX (817) 652-7473 WWW.TOPOMAP.COM	FILE: FP_COPPENGER_PHI&III_20240603-MYLAR	REVISION
	CALCULATED CORNER	⊙ CALCULATED CORNER		DRAFT: BWM	CHECK: FCN
		⊙ POINT FROM WHICH A J METAL FENCE POST BEARS 561°43'06"W, 0.46'		DATE: 06/03/2024	0
		JOHN C. WHITE SURVEY ABSTRACT NO. 860			
		WILLIAM LLOYD BOLTON CALLED BY 418 ACRES INSTRUMENT NO. 2014-26229 O.P.R.J.C.T.			

BLOCK 1 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
9	1.017	44,267
10	1.008	43,908
11	1.001	43,668
12	1.003	43,671
13	1.004	43,977
14	1.004	43,738
15	1.001	43,630
16	1.003	43,678

BLOCK 4 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.267	56,178
3	1.007	43,663
4	1.004	43,241
5	1.167	51,093
6	1.053	46,003
7	1.003	43,640
8	1.174	51,133
9	1.044	46,466
10	1.063	46,467
11	1.074	46,796
12	1.068	46,063
13	1.214	52,881
14	1.000	42,040
15	1.031	44,886
16	1.026	46,000

BLOCK 2 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
13	1.000	43,670
14	1.000	43,660
15	1.000	43,660
16	1.000	43,660
17	1.000	43,660
18	1.000	43,660
19	1.000	43,660
20	1.000	43,660
21	1.003	43,648

BLOCK 5 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.019	44,370
2	1.019	44,370
3	1.007	43,461
4	1.001	43,690
5	1.131	49,264
6	1.078	46,896
7	1.069	47,429
8	1.069	47,433
9	1.004	43,716
10	1.000	43,660
11	1.003	43,679
12	1.011	44,069
13	1.008	44,443
14	1.100	47,868
15	1.074	46,703
16	1.040	46,206

BLOCK 3 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.120	48,330
2	1.036	46,106
3	1.017	44,285
4	1.000	43,660
5	1.000	43,660
6	1.000	43,660
7X	1.265	54,953
8	1.000	43,660
9	1.035	44,668
10	1.741	76,665
11	1.444	62,904
12	1.298	56,054
13	1.363	58,742
14	1.000	43,660
15	1.044	46,464
16	1.044	46,461
17	1.044	46,466
18	1.044	46,467
19	1.048	46,603
20	1.048	46,600
21	1.009	44,109
22	1.048	46,636
23	1.002	43,736

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°56'48"	1030.00	34.69	S00°36'29"W	34.69
C2	1°18'36"	2170.00	47.71	N00°16'03"E	47.71
C3	3°06'30"	2630.00	109.69	N89°16'02"E	109.67
C4	2°43'59"	1000.00	47.70	S00°59'34"W	47.69
C5	9°16'41"	2646.13	226.50	S00°19'17"E	226.53
C6	9°17'30"	2613.68	144.42	S01°16'29"E	144.40
C7	4°34'07"	1486.12	118.50	S01°53'43"E	118.47
C8	9°39'26"	172.00	29.00	N87°20'49"E	29.00
C9	9°16'28"	1036.00	245.23	N87°21'13"E	247.86
C10	9°47'56"	1600.00	20.90	N01°30'39"E	20.90
C11	4°39'59"	2456.00	271.34	N01°02'24"W	271.27
C12	10°23'14"	1646.00	264.69	N01°10'25"W	264.19
C13	2°29'28"	2456.00	108.72	N89°12'03"E	108.71
C14	9°47'20"	1036.00	109.67	N01°17'00"W	109.67
C15	9°09'28"	2630.00	48.43	N89°19'23"E	48.43
C16	3°21'12"	1478.00	80.48	S89°10'16"E	80.48
C17	3°49'01"	1011.00	49.71	S60°50'18"E	49.70
C18	3°04'48"	2030.00	118.27	S01°09'59"W	118.26
C19	9°09'28"	2774.00	443.26	S01°52'20"E	443.68
C20	10°23'14"	2638.00	410.03	S01°10'26"E	409.48
C21	3°09'10"	1774.00	86.10	S03°03'07"W	86.10
C22	8°10'27"	884.00	88.80	S00°36'13"E	88.82
C23	1°06'00"	2600.00	83.76	N89°16'03"E	83.76
C24	4°32'37"	2600.00	203.04	N87°59'39"E	201.89

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°08'18"E	60.00
L2	N63°00'28"E	66.24
L3	N89°27'03"W	14.98
L4	N64°09'11"E	61.59
L5	S06°37'03"E	14.98
L6	S04°00'11"W	61.59
L7	S89°44'18"E	94.69
L8	S00°21'26"E	61.59
L9	S27°44'59"E	26.69

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L20	N00°19'49"E	44.36
L21	N01°28'09"E	72.84
L22	N63°52'12"E	34.20
L23	N07°59'32"E	64.74
L24	N87°06'53"E	103.14
L25	S00°16'48"W	108.43

ROAD LINEAR FOOTAGE TABLE	
ROAD NAME	LINEAR FOOTAGE
NINA GAIL DRIVE	1,867
ALEX WAY	1,204
BESS AVENUE	1,690
TROY LANE	1,264
JIM LANE	1,342

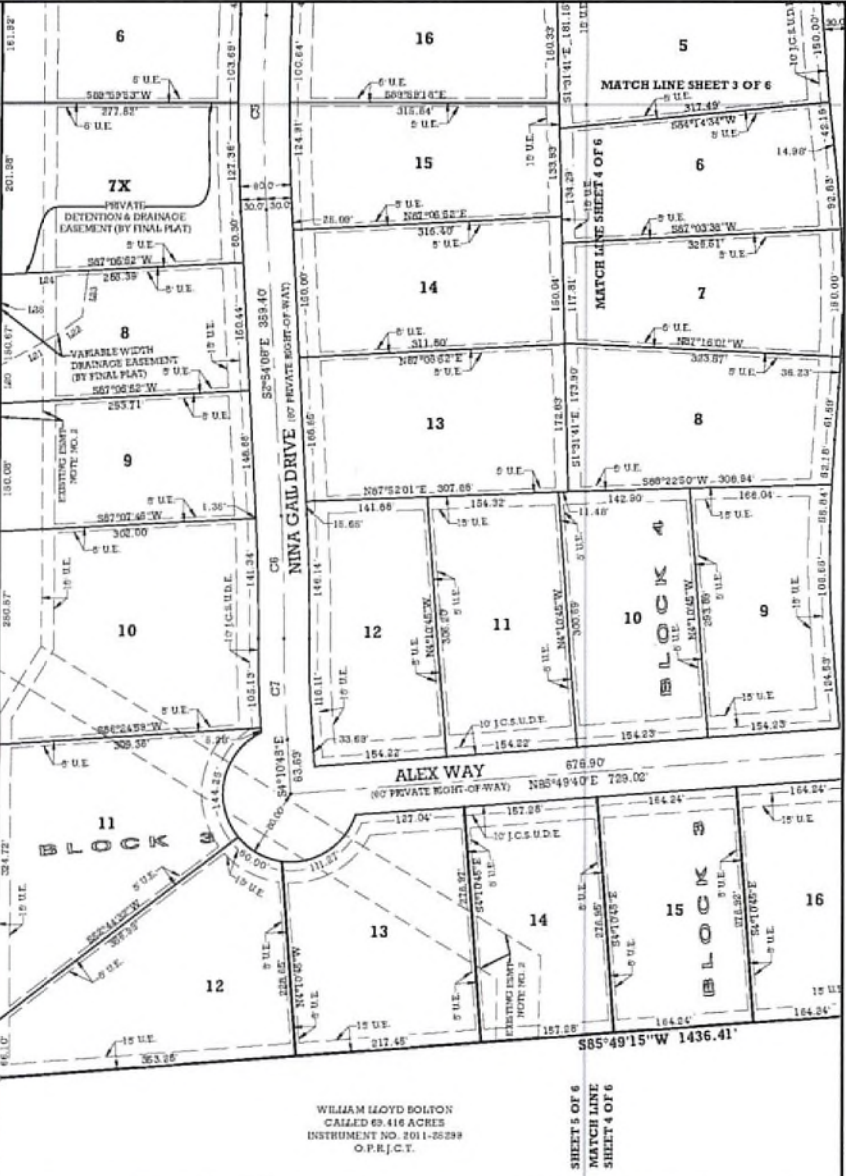


MATCH LINE SHEET 2 OF 6
SHEET 5 OF 6

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

MARTHA SUE MAHAFFY BUTLER
VOLUME 4119, PAGE 648
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



LEGEND

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

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- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- #X = OPEN SPACE LOT
- N.T.S. = NOT TO SCALE

OWNER

MAAK ENTERPRISES LP
10902 C.R. 913
GODLEY, TX 76044
(817) 659-3172

SURVEYOR

TOPOGRAPHIC
LOYALTY · INNOVATION · LEGACY
4810 WEST 17TH STREET, SUITE 200, FORT WORTH, TEXAS 76119
PHONE: 817-741-7611 FAX: 817-741-7619
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2,
LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4,
LOTS 1-16, BLOCK 5
COPPENGER PLACE, PHASE II
JOHN C. WHITE SURVEY, ABSTRACT NO. 860
JOHNSON COUNTY, TEXAS

FILE: FP_COPPENGER_PHII&III_20240603-MYLAR	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 5 OF 6	DATE: 06/03/2024
	0

PROPERTY DESCRIPTION:
 BEING A TRACT OF LAND IN THE JOHN C. WHITE SURVEY, ABSTRACT NO. 884, JOHNSON COUNTY, TEXAS, BEING ALL OF A CERTAIN 90.666 ACRES TRACT, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-0748, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AS CONNECTED IN INSTRUMENT NO. 2022-0748, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED RECORDED IN VOLUME 4118, PAGE 588, 1882 RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), JAMES BEANS IN COUNTY ROAD 1127.
 THENCE NORTH 89°27'38" EAST, WITH THE NORTH LINE OF SAID 90.666 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD 1127, A DISTANCE OF 117.4 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE WESTERMOST NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND BEING THE NORTHEAST CORNER OF COPPENSER PLACE, PHASE I, AN ATTORNEY TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-0748, SAID 90.666 ACRE TRACT, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THENCE NORTH 0°23'35" EAST, WITH THE WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND WITH THE WEST LINE OF SAID COPPENSER PLACE, PHASE I, PASSING AT A DISTANCE OF 31.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID COPPENSER PLACE, PHASE I AND BEING IN THE SOUTH 80°M-OF-WAY LINE OF COUNTY ROAD 1127 AND CONTINUING WITH SAID WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 162.43 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 1036.00 FEET;
 THENCE WITH SAID WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND SAID WEST LINE OF LOT 1 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 34.89 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 0°32'58" WEST, 0.439 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE NORTH 89°27'38" EAST, WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 158.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 1, A DISTANCE OF 2179.00 FEET;
 THENCE WITH THE EASTERMOST WEST LINE OF SAID 90.666 ACRE TRACT AND THE EAST LINE OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 41.21 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 0°16'45" EAST, 41.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND;
 THENCE NORTH 92°25'57" WEST, WITH SAID EASTERMOST WEST LINE OF SAID 90.666 ACRE TRACT AND WITH SAID EAST LINE OF LOT 8, A DISTANCE OF 137.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A N.W. CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 8 AND BEING IN SAID SOUTH 80°M-OF-WAY LINE OF COUNTY ROAD 1127;
 THENCE NORTH 89°27'38" EAST, WITH SAID NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 218.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2);
 THENCE NORTH 89°27'38" EAST, WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 289.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A SOUTHWEST CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2) AND THE SOUTHWEST CORNER OF LOT 2 IN SAID BLOCK 2, SAME BEING THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 2;
 THENCE NORTH 0°49'33" WEST, WITH AN EAST LINE OF SAID 90.666 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 185.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2 AND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1036.00 FEET;
 THENCE WITH THE SOUTH LINE OF SAID 90.666 ACRE TRACT AND THE NORTH LINE OF SAID 90.666 ACRE TRACT, A DISTANCE OF 64.34 FEET TO A POINT FROM WHICH A 3" METAL TIE ROD POINT BEARS SOUTH 61°43'06" WEST, A DISTANCE OF 0.46 FEET;
 THENCE SOUTH 89°44'13" WEST, A DISTANCE OF 1436.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 90.416 ACRE TRACT AND BEING IN THE EAST LINE OF SAID 200 ACRE TRACT;
 THENCE NORTH 0°49'33" EAST, WITH THE WEST LINE OF SAID 90.666 ACRE TRACT AND SAID EAST LINE OF SAID 90.416 ACRE TRACT, A DISTANCE OF 284.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 80.666 ACRES OF LAND;
 NOW THESE BEING KNOWN TO ALL MEN BY THESE PRESENTS THAT I HAVE ENTERED UP OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ACCEPT FOR PLAT (DEEDS) OF THE HEREBY DESCRIBED PROPERTY AS LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, TX, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 OF COPPENSER PLACE, PHASE I, AN ATTORNEY TO JOHNSON COUNTY, TEXAS AND SAID LOTS HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE UTILITY, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.
 WITNESS MY HAND THIS 4 DAY OF June, 2024.
 BY: *Wendy Carroll*
 NAME/TITLE: *Rick Carroll / Partner*
 BEFORE ME THE UNDERSIGNED AUTHORITY OF THIS DAY PERSONALLY APPEARED *Rick Carroll*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DECLINED THE NAME FOR THE FOREGOING AND UNDERSIGNED THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 4 DAY OF June, 2024.
 STATE OF TEXAS
 COUNTY OF JOHNSON
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2027
 Notary ID: 12205317
 STATE OF TEXAS
 COUNTY OF JOHNSON
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2027
 Notary ID: 12205317
 STATE OF TEXAS
 COUNTY OF JOHNSON
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2027
 Notary ID: 12205317

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT	
--- SUBJECT PROPERTY LINE - - - - - ADJACENT LINE [---] BOUNDARY	● IRON ROD FOUND (AS NOTED) ⊕ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊕ 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" ○ CALCULATED CORNER	O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALL P.O.B. = PLACE OF BEGINNING J.C.S.D.# = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY OX = OPEN SPACE LOT N.T.S. = NOT TO SCALE	MAAK ENTERPRISES LP 18602 C.R. 913 GODLEY, TX 76044 (817) 658-3172	LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, TX, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENSER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 880 JOHNSON COUNTY, TEXAS
		SURVEYOR TOPOGRAPHIC 10111 W. WINDYBROOK, SUITE 100 FORT WORTH, TEXAS 76134 (817) 441-1111 www.topographic.com	FILE: FP_COPPENSER_PHASEII_20240603-MYLAR DRAFT: BMM SHEET: 6 OF 6	
			REVISION CHECK: PCN DATE: 06/03/2024 0	

AGENDA PLACEMENT FORM

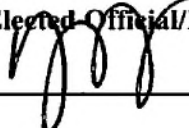
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: May 31, 2024

Meeting Date: June 10, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:


Court Decision:
This section to be completed by County Judge's Office



June 10, 2024

Description:

Consideration of Order 2024-60, Order Approving the Final Plat of Coppenger Place, Phase II, Lots 9-16, Block 1, Lots 13-21, Block 2, Lots 1-6, 7X, 8-23, Block 3, Lots 1-16, Block 4, Lots 1-16, Block 5, 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**