



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 2024-86

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 **Lone Willow Addition, Phase 1**, Lots 1-3, & 35-38, Block 1, Lots 1-9, Block 2 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 2:23 PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 2024.

Chris 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





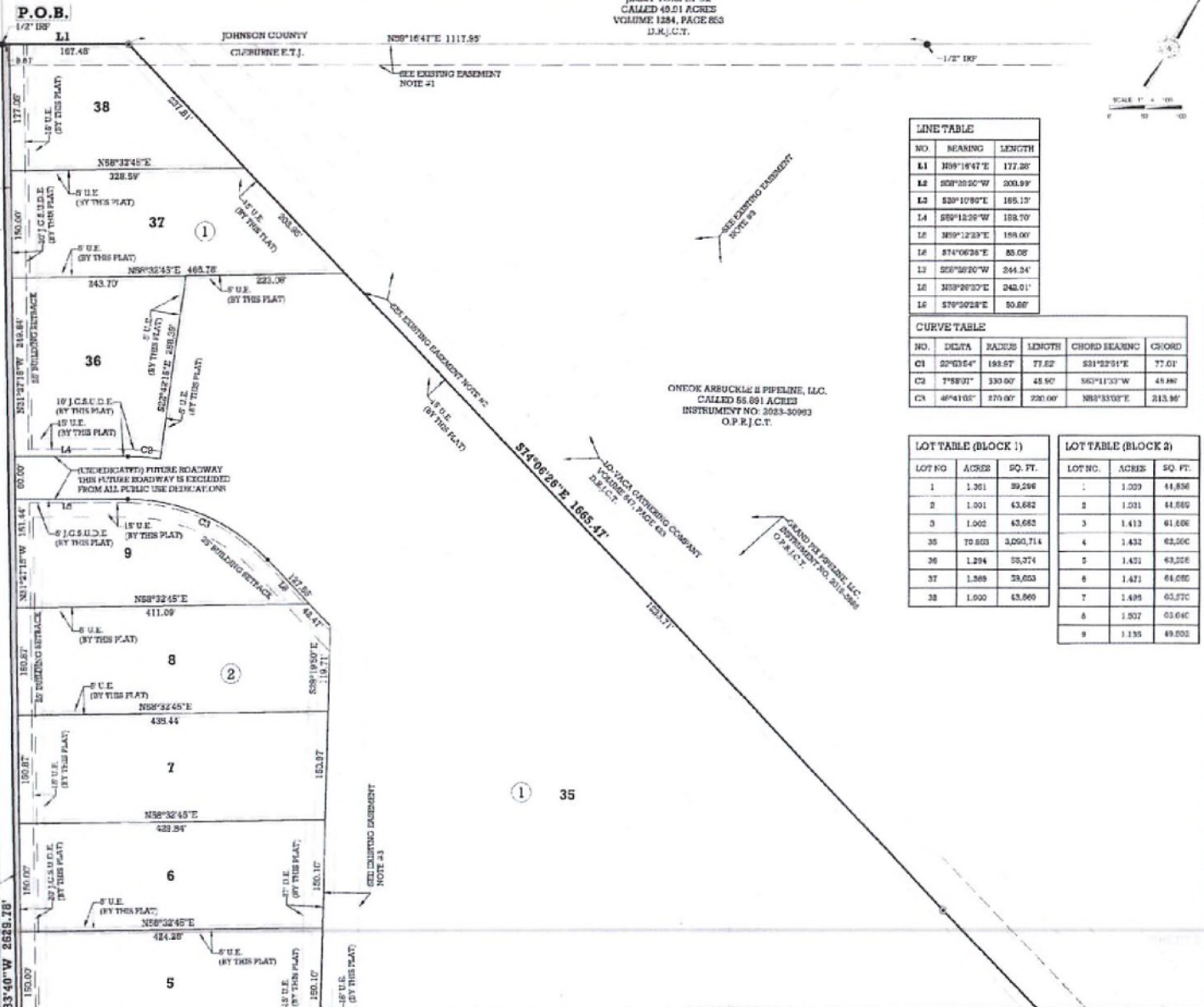
VICINITY MAP
N.T.S.

- GENERAL NOTES:**
- ORIGINAL DOCUMENT SIZE: 10" X 14"
 - ALL EASEMENTS, ENCUMBRANCES, ACRESSES AND COORDINATE VALUES CONTAINED HEREIN ARE GED BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, NORTH AMERICAN DATUM 1983.
 - 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 COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR'S NOTICE DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - ADDITIONAL INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 - ACCORDING TO THE FEMA FIRM MAP NUMBER 485100000, FLOOD ZONE X-1, IS IN THE SUBJECT PROPERTY APPEARING TO BE IN ZONE X.
 - EASING SURVEYS ARE TO BE OBTAINED FROM JOHNSON COUNTY PUBLIC WORKS.
 - WATER SERVICE TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
 - 1/2" IRON RODS WITH A CAPS STAMPED "TOPOGRAPHIC" WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
 - THE SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE LOT OF RECORD.
 - ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.

THE KERRY ELAINE GLASS TRUST & THE LAURENCE ANNE GLASS HANSEN TRUST
CALLED 288.486 ACRES
INSTRUMENT NO. 2018-10624
O.P.R.J.C.T.

THE KERRY ELAINE GLASS TRUST & THE LAURENCE ANNE GLASS HANSEN TRUST
CALLED 180.0 ACRES
INSTRUMENT NO. 2018-10624
O.P.R.J.C.T.

R.O.W. DEDICATION
0.444 OF AN ACRE
19,334 SQ. FT.



LINE TABLE

NO.	BEARING	LENGTH
L1	N89°18'47\"	177.20'
L2	S89°10'50\"	300.99'
L3	S89°10'50\"	185.13'
L4	S89°12'20\"	158.70'
L5	S89°12'20\"	159.00'
L6	S74°06'28\"	85.08'
L7	S89°50'20\"	244.24'
L8	S10°20'30\"	242.01'
L9	S70°50'22\"	50.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°03'54\"	193.57'	77.52'	S31°22'51\"	77.01'
C2	7°58'01\"	330.00'	45.50'	S60°11'33\"	49.86'
C3	46°41'05\"	275.00'	220.60'	N89°33'07\"	213.94'

LOT TABLE (BLOCK 1)

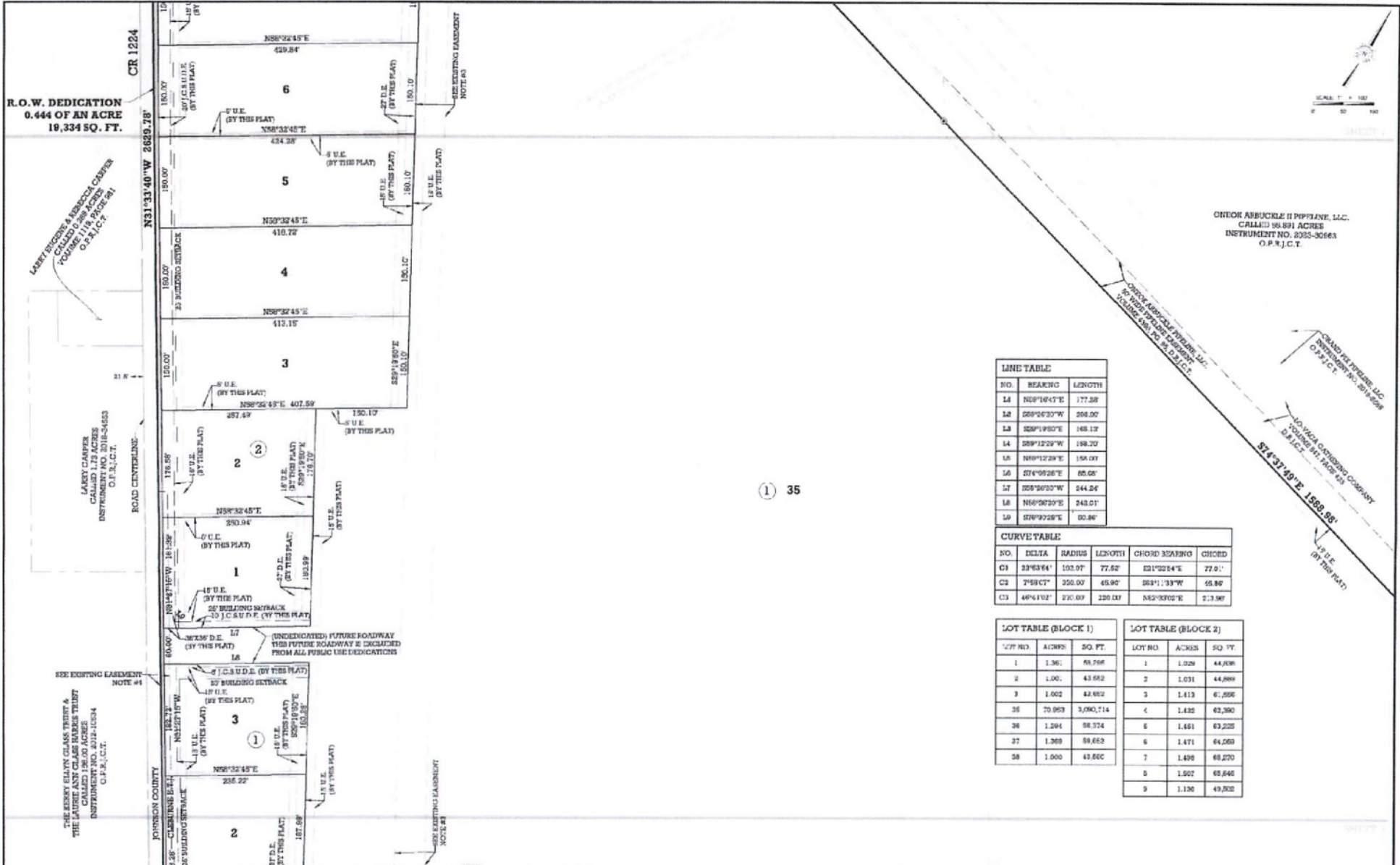
LOT NO.	ACRES	SQ. FT.
1	1.361	59,298
2	1.001	43,682
3	1.002	43,682
35	70.803	3,050,714
36	1.294	55,274
37	1.589	38,653
38	1.000	43,560

LOT TABLE (BLOCK 2)

LOT NO.	ACRES	SQ. FT.
1	1.003	44,836
2	1.031	44,959
3	1.413	61,606
4	1.432	62,000
5	1.421	62,026
6	1.421	61,995
7	1.499	65,270
8	1.307	57,640
9	1.135	49,003

LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
<p>PLAT RECORDS BY: _____ YEAR: _____</p> <p>DRAWN BY: _____ DATE: _____</p> <p>COUNTY CLERK (JOHNSON COUNTY, TEXAS) _____</p> <p>DEPUTY CLERK _____</p>	<p>● IRON ROD FOUND (REF. AS NOTED)</p> <p>⊕ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>○ CALCULATED CORNER</p> <p>○ FENCE POST</p>	<p>MIP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2803 KOPPER, TEXAS 76662</p> <p>MORGAN ACRES, LLC 8010 SH 174, SUITE A CLEARBURN, TEXAS 79033</p> <p>ENGINEER/SURVEYOR</p> <p>TOPOGRAPHIC 1914 E. BRENDA LANE, LEGACY 4810 WINDY HILLS BL. ST. JOHNS, TEXAS 75786 TELEPHONE: 940.242.0100 FAX: 940.242.0101 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2 LONE WILLOW ADDITION, PHASE 1</p> <p>AN ADDITION TO THE E.T.J. OF CLEARBURN, JOHNSON COUNTY, TEXAS IN THE JACKSON C.S.I. SURVEY, ABSTRACT NO. 436 80.393 ACRES</p>
<p>FILE: FP_LONE WILLOW PH 1_20240702</p> <p>DRAFT: BWM</p> <p>SHEET: 1 OF 5</p>	<p>CHECK: SED</p> <p>DATE: 07/29/2024</p>	<p>REVISION</p> <p>0</p>	

* SEE SHEET 2 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.



ONEOK ARBUCKLE II PIPELINE, L.L.C.
 CALLED 96.891 ACRES
 INSTRUMENT NO. 2055-30665
 O.P.R.J.C.T.

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 CALLED 96.891 ACRES
 INSTRUMENT NO. 2055-30665
 O.P.R.J.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°10'47"E	177.28
L2	S89°10'30"W	208.00
L3	S28°19'50"E	168.17
L4	S89°12'29"W	198.70
L5	N89°12'29"E	198.00
L6	S74°09'28"W	85.68
L7	S28°09'30"W	244.24
L8	N88°09'30"E	248.01
L9	S78°30'28"E	80.86

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°03'04"	103.07	77.52	S21°02'04"E	77.01'
C2	7°08'07"	350.00	49.90	S63°11'33"W	48.86
C3	48°41'02"	210.00	220.00	N62°03'02"E	213.90

LOT TABLE (BLOCK 1)

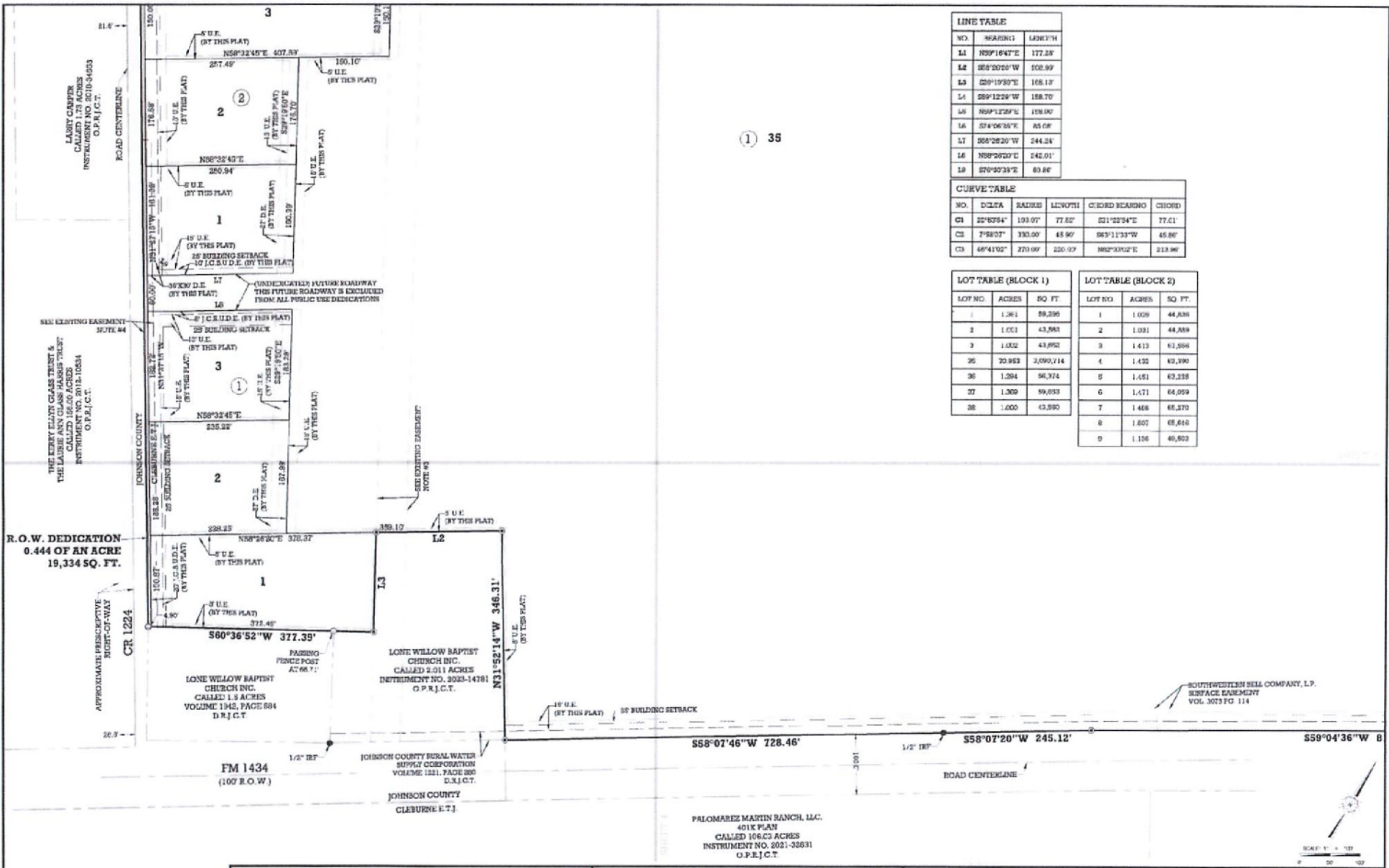
LOT NO.	ACRES	SQ. FT.
1	1.361	68,768
2	1.001	43,682
3	1.002	44,902
35	70.953	3,060,714
36	1.294	68,374
37	1.269	68,652
38	1.000	43,682

LOT TABLE (BLOCK 2)

LOT NO.	ACRES	SQ. FT.
1	1.029	44,898
2	1.031	44,889
3	1.413	61,290
4	1.432	62,360
5	1.461	63,225
6	1.471	64,060
7	1.498	68,270
8	1.507	69,446
9	1.126	49,000

① 35

LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
<p>SUBJECT PROPERTY LINE</p> <p>ADJOINER LINE</p> <p>EASEMENT</p> <p>ROAD CENTERLINE</p> <p>AREA TO BE DEDICATED FOR R.O.W.</p> <p>MATCH LINE</p> <p>BLOCK NUMBER</p>	<p>● IRON ROD FOUND (RT) (AS NOTED)</p> <p>⊕ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>○ CALCULATED CORNER</p> <p>○ TENGES POST</p>	<p>ONEOK UNLIMITED INVESTMENTS, L.L.C. 1200 C.R. 3890 KOPPERN, TEXAS 76652</p> <p>MORGAN ACRES, L.L.C. 5010 SH 174, SUITE A CLEBURNE, TEXAS 76033</p> <p>ENGINEER/SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY · INTEGRATION · LEGACY</p> <p>4415 UNIVERSITY BLVD., SUITE 200 - DALLAS, TEXAS 75249 TEL: (214) 343-1100 FAX: (214) 343-1101 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2</p> <p>LONE WILLOW ADDITION, PHASE 1</p> <p>AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 90.393 ACRES</p> <p>FILE: FP_LONE WILLOW PH 1_20240702</p> <p>DRAFT: BWM</p> <p>SHEET: 2 OF 5</p>
<p>PLAT RECORDED IN _____ YEAR _____</p> <p>DRAWN BY _____ DATE _____</p> <p>COUNTY CLERK, JOHNSON COUNTY, TEXAS</p> <p>DEPUTY CLERK _____</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>R.O.W. = RIGHT-OF-WAY</p> <p>U.E. = UTILITY EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p> <p>*SEE SHEET 3 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.</p>	<p>REVISION</p> <p>0</p>	



NO.	BEARING	LENGTH
L1	N89°16'47"E	177.28
L2	S89°30'00"W	500.99
L3	S29°19'30"E	168.13
L4	S89°12'29"W	168.70
L5	N89°12'29"E	168.00
L6	S74°06'35"E	85.08
L7	S89°28'20"W	244.24
L8	N89°28'20"E	242.01
L9	S70°30'33"E	83.88

NO.	DELTA	RADIUS	LENGTH	CURVED BEARING	CHORD
C1	24°52'54"	193.07	77.52	S21°22'54"E	77.61
C2	7°58'07"	330.00	45.90	S83°11'33"W	45.88
C3	48°41'02"	270.00	220.97	N82°30'52"E	213.86

LOT NO.	ACRES	SQ. FT.
1	1.361	59,290
2	1.031	43,963
3	1.032	43,962
35	20.983	3,090,714
36	1.284	56,374
37	1.309	59,033
38	1.000	43,590

LOT NO.	ACRES	SQ. FT.
1	1.029	44,638
2	1.031	44,669
3	1.413	61,586
4	1.432	62,390
5	1.451	63,235
6	1.471	64,059
7	1.468	63,270
8	1.607	68,840
9	1.106	46,803

PLAT RECORDED IN
INSTRUMENT # _____ YEAR _____
DRAWN BY _____ DATE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LINE
	EASEMENT
	ROAD CENTERLINE
	AREA TO BE DEDICATED FOR R.O.W.
	MATCHLINE
	BLOCK NUMBER
	IRON ROD FOUND (RT) (AS NOTED)
	1/4" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	CALCULATED CORNER
	FENCE POST

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
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

OWNERS
MEP UNLIMITED INVESTMENTS, LLC 1000 C.R. 2890 KOPPER, TEXAS 76652
MORGAN ACRES, LLC 3010 S.W. 174, SUITE A CLEBURNE, TEXAS 76633

FINAL PLAT	
LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2	
LONE WILLOW ADDITION, PHASE 1	
AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON C.S. SURVEY, ABSTRACT NO. 435 90.393 ACRES	
FILE: FP_LONE WILLOW PH 1_20240702	REVISION
DRAFT: BWM	CHECK: SED
SHEET: 3 OF 5	DATE: 07/29/2024
0	

*SEE SHEET 5 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.

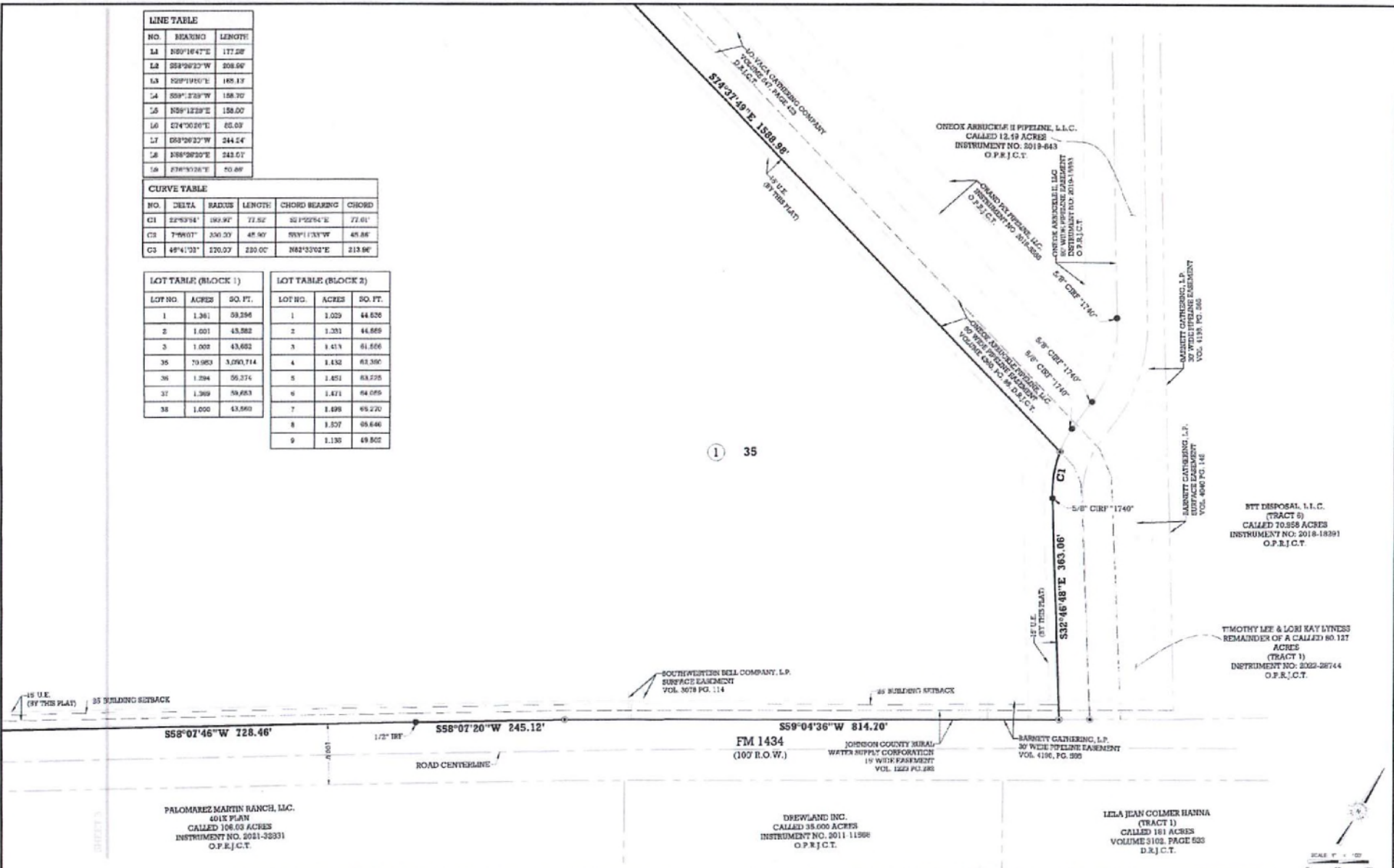


LINE TABLE		
NO.	BEARING	LENGTH
1A	N89°16'47"E	177.28
1B	S82°28'22"W	208.20
1C	S29°19'50"E	189.13
1A	S89°12'29"W	158.70
1E	N59°12'29"E	158.00
1G	S74°30'20"E	25.03
1T	S83°26'22"W	244.24
1B	S88°26'22"E	243.07
1E	S76°30'26"E	70.88

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°33'34"	189.97	71.52	S21°22'54"E	77.61
C2	7°46'07"	230.00	48.90	S53°11'33"W	45.88
C3	48°41'23"	220.00	220.00	N62°32'02"E	213.96

LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
1	1.261	53,256
2	1.021	43,982
3	1.029	43,662
35	79.983	3,490,714
36	1.294	56,374
37	1.269	53,853
38	1.000	43,560

LOT TABLE (BLOCK 2)		
LOT NO.	ACRES	SQ. FT.
1	1.029	44,626
2	1.231	44,669
3	1.413	61,666
4	1.432	62,390
5	1.851	83,225
6	1.871	84,075
7	1.498	65,270
8	1.527	65,646
9	1.136	49,802



LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
SUBJECT PROPERTY LINE ADJACENT LINE EASEMENT ROAD CENTERLINE AREA TO BE DELINEATED FOR R.O.W. MATCH LINE BLOCK NUMBER	● IRON ROD FOUND (RF) (AS NOTED) ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" CALCULATED CORNER ○ FENCE POST	MEQ UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KUPPERN, TEXAS 76952 MORGAN ACHES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033	LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2 LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 90.393 ACRES
PLAT RECORDED IN _____ YEAR _____ DRAWN BY _____, SLIDE _____ DATE _____ COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY CLERK _____	O.P.R.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 R.O.W. = RIGHT-OF-WAY U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT	ENGINEER/SURVEYOR TOPOGRAPHIC LOYALTY INTEGRITY SERVICE 4110 UNIVERSITY BLVD. SUITE 200 WILSONVILLE, OR 97158 TELEPHONE (503) 738-4427 FAX (503) 738-4428 WWW.TOPOGPHIC.COM	FILE: FP_LONE WILLOW PH 1_20240702 DRAFT: BWM SHEET: 4 OF 5 CHECK: SED DATE: 07/29/2024 REVISION 0

* SEE SHEET 5 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.

GENERAL NOTES:

- 1. ORIGINAL DOCUMENTED IF X
2. ALL BOUNDARIES, DISTANCES AND COORDINATE VALUES CONTAINED HEREIN ARE GROUND SURVEY UNLESS OTHERWISE NOTED.
3. UNDEVELOPED LOTS SHOWN HEREON ARE BASED ON VISUAL EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY.
4. ADJACENT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY OFFICIAL APPLICABLE DISTRICT ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48103C0010, FLOODED DECEMBER 12, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X.
6. BUILDING SETBACKS ARE TO BE OBTAINED FROM JOHNSON COUNTY PLUMBING CODES.
7. WATER SERVICE TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
8. 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
9. THIS SURVEY OR SOME PART THEREOF IS LOCATED WITHIN THE CITY OF CLEBURNE.
10. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE.
11. THE DEVELOPER SHALL COMPLETE ALL ROADS AND FINISHING FACILITIES IN A SCHEDULED MANNER WITHIN TWENTY (20) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.
EXISTING EASEMENTS
1. EASEMENT GRANTED TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., LLC, AS RECORDED IN INSTRUMENT NO. 202-1886-0-0 P.R.I.C.T. IS LOCATED AS SHOWN HEREON.
2. EASEMENT GRANTED TO GROBE APPLICABLE FERTILIZERS, LLC, AS RECORDED IN VOLUME 144, PAGE 23 O.P.R.I.C.T. IS LOCATED AS SHOWN HEREON.
3. EASEMENT GRANTED TO TEXAS EXPRESS FERTILIZERS, LLC, AS RECORDED IN INSTRUMENT NO. 2010-1067-0-0 P.R.I.C.T. IS LOCATED AS SHOWN HEREON.
4. EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS SHOWN HEREON IN VOLUME 186, PAGE 261-263 O.P.R.I.C.T. IS LOCATED AS SHOWN HEREON.
INDENTMENT
THE PROPERTY DEVELOPER SUBMITTED THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNERS 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 ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OF THIS PLAT OR THE CONSTRUCTION OF ANY DOCUMENTS ASSOCIATED THEREWITH.
UTILITY EASEMENT
ANY PUBLIC UTILITY LOCATED WITHIN JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY UNDERGROUND, OVERHEAD, UNDERGROUND, OR OVERHEADS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF THE 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 INTEREST AND RIGHTS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ALTERING OR REMOVING OR AS PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE.
PRIVATE SEWAGE FACILITY
1. ON SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT GUARANTEE THE OWNER OF THE PROPERTY FROM COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN COMPLIANCE VIOLATIONS OR UNLAWFUL DISCHARGES ARE CREATED, OR IF THE FACILITY WHICH DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERTY DERIVED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IT IS NOT COVERED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SAFE AND HEALTHY MANNER.

DUTIES OF DEVELOPER/ PROPERTY OWNER

- 1. THE APPROVAL AND PLACING 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 LAWS OR REGULATIONS THAT APPLY TO THE PROPERTY IS LOCATED.
2. THE APPROVAL AND PLACING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ADJUST OR DOWNGRADE PROPERTY OR OTHER OR TO MAKE ANY DUTY TO MAINTAIN 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, DITCHES OR FEATURES FORESHOWN HEREON ARE ACTUALLY CAPTURED ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMPACTS IN FORCE OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHO HAS AFFIRMED HONOR TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
FILINGS A PLAT IS ONLY ACCEPTANCE OF BOUNDARIES FOR COUNTY MAINTENANCE
1. THE APPROVAL AND PLACING OF A PLAT WHICH DEDICATED ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS SUBJECT TO COUNTY MAINTENANCE UNLESS THE 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 COUNTY ENTERED OF RECORD IN THE RECORDS OF THE COMMISSIONERS COUNTY OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
FILINGS A PLAT
1. IT IS A GENERAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO CONVEYES REAL PROPERTY TO JAIL THE SURVEYOR'S DESCRIPTION IN A DEED, CONVEYANCE, CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER RESCISSION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REFLECT OF THE SURVEYOR IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE FILED IF THE CONVEYANCE IS DEPOSITED FOR RECORD OR RECORDED AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 418, JOHNSON COUNTY, TEXAS, BEING PART OF A CALLED 148.284 ACRES TRACT IN A DEED RECORDED IN INSTRUMENT NO. 2021-34718, OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS (O.P.R.I.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 148.284 ACRES TRACT, THE SAME BEING THE NORTHWEST CORNER OF A CALLED 49.31 ACRES IN A DEED RECORDED IN VOLUME 194, PAGE 83, DEED RECORDS JOHNSON COUNTY TEXAS (P.R.I.C.T.), THE SAME BEING IN THE EAST LINE OF SAID COUNTY ROAD NO. 1824.
THENCE S 89° 24' 30" W. WITH THE SOUTHWEST BOUNDARY LINE OF SAID 148.284 ACRES TRACT A DISTANCE OF 132.28 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND IN THE NORTH BOUNDARY LINE OF SAID 148.284 ACRES TRACT AND BEING THE WESTERmost CORNER OF A CALLED 18.61 ACRES TRACT AS DESCRIBED IN INSTRUMENT NO. 2003-30608, O.P.R.I.C.T.;
THENCE CROSSING SAID 148.284 ACRES TRACT AND ALONG THE SOUTHWESTERmost LINE OF SAID 18.61 ACRES TRACT AS FOLLOWS:
S 75° 29' 45" E. A DISTANCE OF 198.88 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ANGLE POINT;
S 75° 29' 45" E. A DISTANCE OF 128.88 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A NORTH-TANGENT CURVE TO THE LEFT AND BEING IN THE WEST LINE OF A CALLED 12.48 ACRES TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-043, O.P.R.I.C.T., ALSO LOCATED IN THE EASTERmost LINE OF SAID 148.284 ACRES TRACT.
WITH THE COMMON LINE BETWEEN SAID 14.48 ACRES TRACT AND SAID 148.284 ACRES TRACT, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 180.81 FEET, AN ARC LENGTH OF 77.28 FEET AND A CHORD BEARING AND DISTANCE OF S 75° 29' 45" E. 77.28 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPO" FOUND;
THENCE S 89° 24' 30" W. WITH THE COMMON LINE OF SAID 12.48 ACRES TRACT AND SAID 148.284 ACRES TRACT, A DISTANCE OF 16.84 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET, THE SAME BEING A CORNER CORNER OF SAID 12.48 ACRES TRACT AND SAID 148.284 ACRES TRACT, THE SAME BEING IN THE NORTH-SIDE-OF-WAY OF FARM TO MARKET ROAD NO. 1434;
THENCE S 89° 24' 30" W. WITH THE NORTH SIDE-OF-WAY OF FARM TO MARKET ROAD NO. 1434 AND THE SOUTHEASTERmost LINE OF SAID 148.284 ACRES TRACT, A DISTANCE OF 81.8 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
THENCE S 89° 24' 30" W. WITH THE NORTH SIDE-OF-WAY OF FARM TO MARKET ROAD NO. 1434 AND THE SOUTHERmost LINE OF SAID 148.284 ACRES TRACT, A DISTANCE OF 16.84 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT AND BEING THE EAST CORNER OF A CALLED 2.01 ACRES TRACT IN A DEED RECORDED IN INSTRUMENT NO. 2022-1421, O.P.R.I.C.T.
THENCE N 31° 02' 14" W. WITH THE NORTHEAST BOUNDARY LINE OF SAID 2.01 ACRES TRACT AND CROSSING SAID 148.284 ACRES TRACT, A DISTANCE OF 34.61 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT AND BEING THE NORTHWEST CORNER OF SAID 1.61 ACRES TRACT.
THENCE S 89° 24' 30" W. WITH THE NORTHWEST LINE OF SAID 2.01 ACRES TRACT AND CROSSING SAID 148.284 ACRES TRACT, A DISTANCE OF 208.28 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT AND BEING THE NORTHWEST CORNER OF SAID 1.61 ACRES TRACT.
THENCE S 28° 19' 02" E. WITH THE WEST LINE OF SAID 1.61 ACRES TRACT AND CROSSING SAID 148.284 ACRES TRACT, A DISTANCE OF 181.70 TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "TOPOGRAPHIC", THE SAME BEING AN INTERIOR CORNER OF SAID 1.61 ACRES TRACT.
THENCE S 89° 24' 30" W. AT AN ANGLE POINT BEING A POINT CORNER WITH FARM TO MARKET ROAD NO. 1434 AND BEING THE NORTHWEST CORNER OF A CALLED 1.6 ACRES TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 184, PAGE 994 O.P.R.I.C.T. AND CROSSING A TOTAL DISTANCE OF 84.38 FEET TO THE WESTERmost CORNER CORNER OF SAID 148.284 ACRES TRACT AND BEING IN THE EAST LINE OF SAID COUNTY ROAD 1824.
THENCE N 21° 50' 45" W. WITH THE EAST LINE OF SAID COUNTY ROAD NO. 1824 AND THE WEST LINE OF SAID 148.284 ACRES TRACT, A DISTANCE OF 288.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 80.38 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

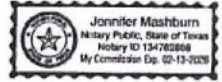
THAT MORGAN ACRES, LLC ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY AGREE TO THE PUBLIC USE OF THE PUBLIC, ALLEY, RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC ROAD SHOWN HEREON CLEARLY DESCRIBED ON THIS PLAT.

EXECUTED THIS 1 DAY OF August, 2024.
BY: [Signature]
NAME: Katherine Sommerman-Morgan
TITLE: Managing member
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED Katherine Morgan, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE IS SIGNING THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN CONTAINED, IN THE CAPACITY THEREIN STATED, AND AT THE ACT AND TIME OF SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 1 DAY OF August, 2024.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2/13/2029



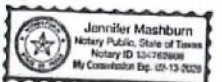
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MRP UNLIMITED INVESTMENTS, LLC ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY AGREE TO THE PUBLIC USE OF THE PUBLIC, ALLEY, RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC ROAD SHOWN HEREON CLEARLY DESCRIBED ON THIS PLAT.

EXECUTED THIS 1 DAY OF August, 2024.
BY: [Signature]
NAME: Preston Kelley
TITLE: Managing member
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED Preston Kelley, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE IS SIGNING THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN CONTAINED, IN THE CAPACITY THEREIN STATED, AND AT THE ACT AND TIME OF SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 1 DAY OF August, 2024.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2/13/29



CERTIFICATION:
THAT I, ERIC DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8711, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 17, 2024.
[Signature] 7/29/2024
S. ERIC DUMAS, R.P.L.S. NO. 8711

APPROVED BY JOHNSON COUNTY COMMISSIONERS
COUNTY CLERK ON THE DAY OF 2024.
COUNTY CLERK
PLAT RECORDED IN
INSTRUMENT # YEAR
DRAWN BY
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPT. CLERK

Table with 2 columns: LEGEND and ABBREVIATIONS. Legend includes symbols for subject property line, adjacent line, easement, north centerline, area to be dedicated, match line, block number. Abbreviations include O.P.R.I.C.T., D.E.D., P.R.I.C.T., (XXXX), P.O.B., R.O.W., U.E., D.E., J.C.S.U.D.E.

Table with 2 columns: OWNERS and ENGINEER/SURVEYOR. Owners: MRP UNLIMITED INVESTMENTS, LLC, ERKOPFER, LAND TEXAS, MORGAN ACRES, LLC. Engineer/Surveyor: Topographic.

Table with 2 columns: FINAL PLAT and REVISION. Final Plat: LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2, LONE WILLOW ADDITION, PHASE 1. Revision: 0.

AGENDA PLACEMENT FORM

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

Date: August 2, 2024

Meeting Date: August 12, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan

Court Decision: <small>This section to be completed by County Judge's Office</small>

<p>8-12-24</p>

Description:

Consideration of Order 2024-87, Order Approving the Final Plat of Munden Addition, Lots 1 & 2, Block 1, 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**