



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 2025-80

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 30th 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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Martin Creek Addition**, Lot 8 and Lot 9, Block 1, to create Lot 8R, Block 1, in Precinct 1.

WITNESS OUR HAND THIS, THE 8TH DAY OF SEPTEMBER 2025.

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

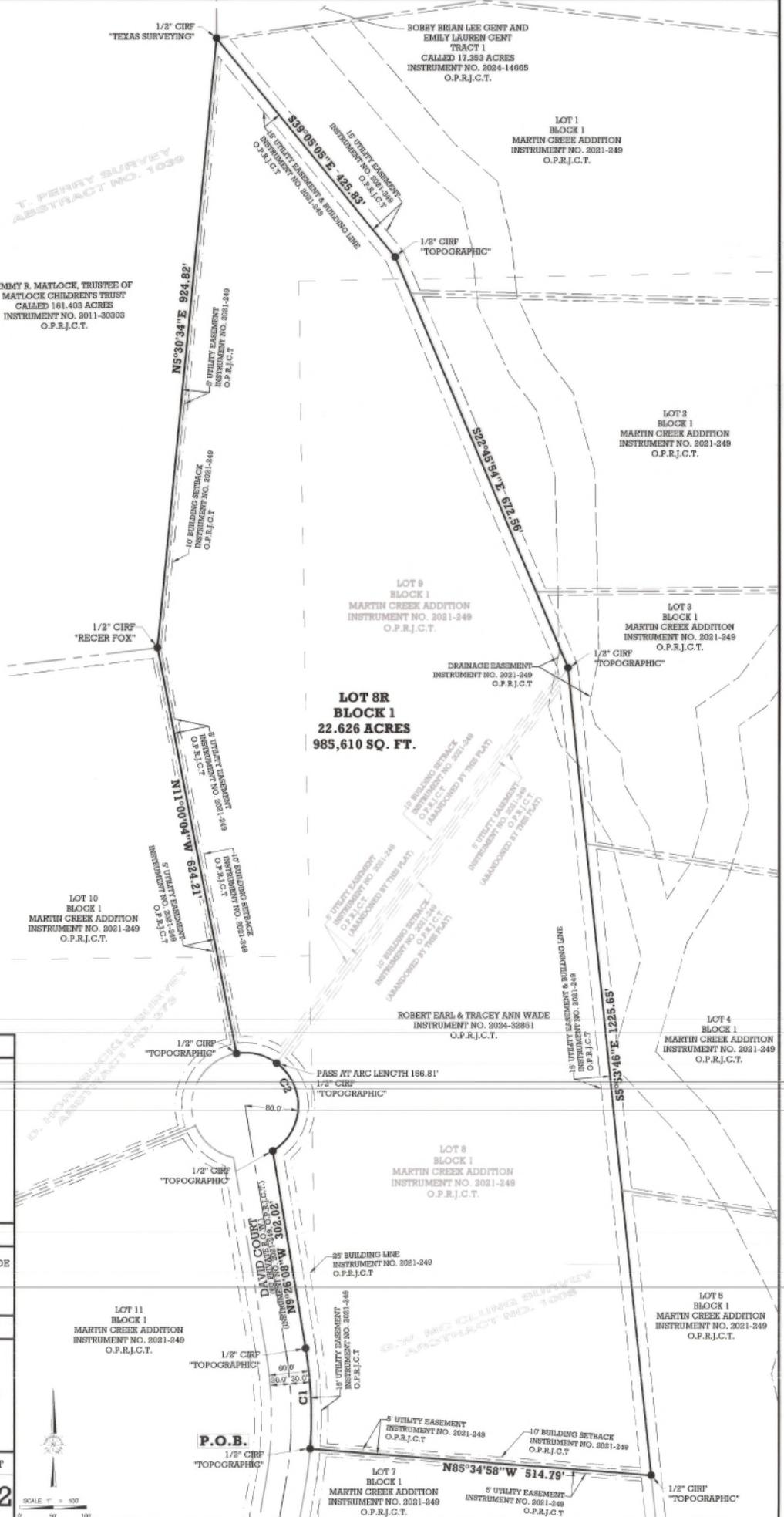




VICINITY MAP
N.T.S.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°11'12"	630.07'	182.34'	N02°30'34"W	181.97'
C2	188°02'47"	80.00'	230.67'	N20°28'54"W	187.07'

JIMMY R. MATLOCK, TRUSTEE OF
MATLOCK CHILDREN'S TRUST
CALLED 181.403 ACRES
INSTRUMENT NO. 2011-30303
O.P.R.J.C.T.



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

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- - - BUILDING SETBACK LINE
- - - APPROXIMATE ABSTRACT LINE
- MONUMENT FOUND (AS NOTED)

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
CIRF = CAPPED IRON ROD FOUND (AS NOTED)
P.O.B. = PLACE OF BEGINNING

SURVEYOR

OWNER

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
411 W. UNIVERSITY BLVD., SUITE 200, WACO, TEXAS 76707
TELEPHONE: 817.768.7212 FAX: 817.768.7213
TEXAS PROFESSIONAL SURVEYOR LICENSE NO. 1094254
WWW.TOPOGRAPHICINC.COM

ROBERT E. WADE & TRACEY A. WADE
7420 DAVID COURT
GODLEY, TEXAS 76044
(714)225-8013

REPLAT

**LOT 8R, BLOCK 1
MARTIN CREEK ADDITION
BEING A REPLAT OF LOT 8 AND LOT 9, BLOCK 1
MARTIN CREEK ADDITION
INSTRUMENT NO. 2021-249, O.P.R.J.C.T.
JOHNSON COUNTY, TEXAS**

FILE: BO_LOT 8_9_MARTIN CREEK_20250811_SIGNED

SHEET

DRAFT: FCN
DATE: 08/11/2025

CHECK: SED

1 of 2





PLAT NOTES

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.

THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE-FAMILY RESIDENTIAL.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THE PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

GENERAL NOTES

1. ORIGINAL DOCUMENT SIZE: 16" X 24"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACRESAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

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 PLAT.

FILING A PLAT

IT IS A CRIMINAL 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 SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN 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 UNLESS THE PLAT OR REPLAY OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL 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.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAY OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4855(C)0150, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FREQUENCY FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS A RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

WATER: PRIVATE WELL	BUILDING LINES: 50' FROM LOT LINE (STATE HWY & FM) 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS	10' ALONG SIDE LOT LINES (PER DEVELOPER) 15' ALONG REAR LOT LINES (PER DEVELOPER)
ELECTRIC: UNITED COOPERATIVE SERVICES (817) 950-4000	

- RIGHT-OF-WAY DESIGNATION:**
30' R.O.W. FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*
40' R.O.W. FROM CENTER OF ROAD ON FM OR STATE*
*UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGFARE PLAN
- UTILITY EASEMENT:**
15' ALONG FRONT AND BACK
5' ALONG SIDES
(UNLESS OTHERWISE SHOWN HEREON)

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER LINE
	EASEMENT
	BUILDING SETBACK LINE
	APPROXIMATE ABSTRACT LINE
	MORNING FOUND (AS NOTED)

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
CIRP = CALLED IRON ROD FOUND (AS NOTED)
P.O.B. = PLACE OF BEGINNING

SURVEYOR LOPATY INNOVATION LEGACY 481 HERRINGTON ROAD, SUITE 200, BOONVILLE, TEXAS 77822 TEL: 817-251-1111 FAX: 817-251-1111 WWW.TOPOGRAFIC.COM	OWNER ROBERT E. WADE & TRACEY A. WADE 7480 DAVID COURT GODLEY, TEXAS 76044 (714)325-8013
------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

REPLAT

LOT 8R, BLOCK 1

MARTIN CREEK ADDITION

BEING A REPLAT OF LOT 8 AND LOT 9, BLOCK 1

MARTIN CREEK ADDITION

INSTRUMENT NO. 2021-249, O.P.R.J.C.T.

JOHNSON COUNTY, TEXAS

FILE: BO_LOT 8_9_MARTIN CREEK_20250811_SIGNED	SHEET
DRAFT: FCN	CHECK: SED
DATE: 08/11/2025	2 of 2

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER CROPPINGS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF THE JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2025.

COUNTY JUDGE _____

PLAT RECORDED IN: _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING A TRACT OF LAND SITUATED IN THE G.W. McGLING SURVEY, ABSTRACT NO. 1098, THE D. HORNSUCKLE SURVEY, ABSTRACT NO. 973 AND T. PERRY SURVEY, ABSTRACT NO. 1098, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 8 AND LOT 9, BLOCK 1 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-249 OF THE OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), SAME BEING DESCRIBED IN A DEED TO ROBERT EARL WADE AND TRACEY ANN WADE, AS RECORDED IN INSTRUMENT NO. 2024-38851, O.P.R.J.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8 AND BEING THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 1 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF DAVID COURT AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 686.07 FEET:

THENCE WITH THE WEST LINE OF SAID LOT 8 AND SAID EAST RIGHT-OF-WAY LINE OF DAVID COURT THE FOLLOWING:

WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 182.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°30'34" WEST, 181.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND

NORTH 9°00'00" WEST, A DISTANCE OF 582.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET.

THENCE WITH SAID CURVE TO THE LEFT AND SAID WEST LINE OF LOT 8 AND SAID EAST RIGHT-OF-WAY LINE OF DAVID COURT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF SAID LOT 9 AT AN ARC LENGTH OF 182.34 FEET AND CONTINUING WITH THE SOUTH LINE OF SAID LOT 9 FOR A TOTAL ARC LENGTH OF 220.87 FEET AND A TOTAL CHORD BEARING AND DISTANCE OF NORTH 50°28'54" WEST, 187.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 1;

THENCE NORTH 11°00'04" WEST, WITH THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 10, A DISTANCE OF 682.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "REC'D FOR" FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF A CALLED 181.493 ACRES TRACT DESCRIBED IN A DEED TO JIMMY A. MATLOCK, TRUSTEES OF MATLOCK CHILDREN'S TRUST, AS RECORDED IN INSTRUMENT NO. 2011-38863, O.P.R.J.C.T.;

THENCE NORTH 9°30'34" EAST, WITH SAID WEST LINE OF LOT 9 AND THE EAST LINE OF SAID 161.493 ACRE TRACT, A DISTANCE OF 684.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVIVING" FOUND FOR THE NORTH CORNER OF SAID LOT 9 AND AN ANGLE POINT ON SAID EAST LINE OF 181.493 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 17.589 ACRES TRACT DESCRIBED AS TRACT 1 IN A DEED TO BERRY BRIAN LEE GENT AND EMILY LAUREN GENT, AS RECORDED IN INSTRUMENT NO. 2024-14858, O.P.R.J.C.T. AND BEING THE WEST CORNER OF LOT 1 OF SAID BLOCK 1;

THENCE SOUTH 39°00'00" EAST, WITH THE EAST LINE OF SAID LOT 9 AND THE WEST LINE OF LOT 1, A DISTANCE OF 428.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ANGLE POINT ON SAID EAST LINE OF LOT 9 AND SAID WEST LINE OF LOT 1;

THENCE SOUTH 28°45'54" EAST, WITH SAID EAST LINE OF LOT 9 AND SAID WEST LINE OF LOT 1, TO AND WITH THE WEST LINE OF LOT 2 OF SAID BLOCK 1, TO AND WITH THE WEST LINE OF LOT 3 OF SAID BLOCK 1, A DISTANCE OF 678.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE EAST CORNER OF SAID LOT 9 AND THE NORTH CORNER OF SAID LOT 2 AND BEING AN ANGLE POINT ON SAID WEST LINE OF LOT 3;

THENCE SOUTH 61°53'48" EAST, WITH THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 3, TO AND WITH THE WEST LINE OF LOT 4 OF SAID BLOCK 1, TO AND WITH THE WEST LINE OF LOT 5 OF SAID BLOCK 1 TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 7;

THENCE NORTH 81°34'08" WEST, WITH THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 814.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.626 ACRES (885,610 SQUARE FEET) OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT ROBERT EARL WADE IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 8R, BLOCK 1, MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: Robert Earl Wade DATE: 8/12/2025

NAME/TITLE: ROBERT EARL WADE, OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Robert Earl Wade THIS DAY THE 12 DAY OF August, 2025.

Kelley Lind
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 5-25-2029



THAT TRACEY ANN WADE IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 8R, BLOCK 1, MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: Tracey Ann Wade DATE: 8/12/2025

NAME/TITLE: TRACEY ANN WADE, OWNER

SWORN AND SUBSCRIBED BEFORE ME BY Tracey Ann Wade THIS DAY THE 12 DAY OF August, 2025.

Kelley Lind
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 5-25-2029



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 8809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 27, 2025.

Forrest C. Nance 8/12/2025
FORREST C. NANCE, R.P.L.S. NO. 8809

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of Martin Creek Addition, Lot 8 and 9, Block 1, recorded in Instrument No. 2021-249, of the Official Plat Records of Johnson County, Texas:

**Lot 8 and Lot 9, Block 1
to be Combined to Create
Lot 8R, Block 1**

At: **9:00 o'clock a.m.** on: September 8, 2025 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:

August 16, 20, and 23rd, 2025

AGENDA PLACEMENT FORM

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

Date: August 21, 2025

Meeting Date: September 8, 2025

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



Description:

Public Hearing to Revise the Plat of Martin Creek Addition, Lot 8 and 9, Block 1 to be Combined to Create Lot 8R, Block 1, in Precinct 1.

Consideration of Order 2025-80, Order Approving the Revised Plat of Martin Creek Addition, Lot 8 and 9, Block 1 to be Combined to Create Lot 8R, Block 1, in Precinct 1.

Water Source is Private Water Well.

(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**