



# JOHNSON COUNTY COMMISSIONERS COURT

NOV 24 2025

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

Christopher Boedecker  
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 2025-107

§

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.

**NOW THEREFORE BE IT ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Lone Willow Addition**, Lot 35, Block 1, Phase 1 to create Lots 4-25, 26X, 27-34, Block 1, Lots 10-16, Block 2, Lots 1-13, Block 3, and Lots 1-4, Block 4, Phase 2 in Precinct 1.

WITNESS OUR HAND THIS, THE 24<sup>TH</sup> DAY OF NOVEMBER 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.

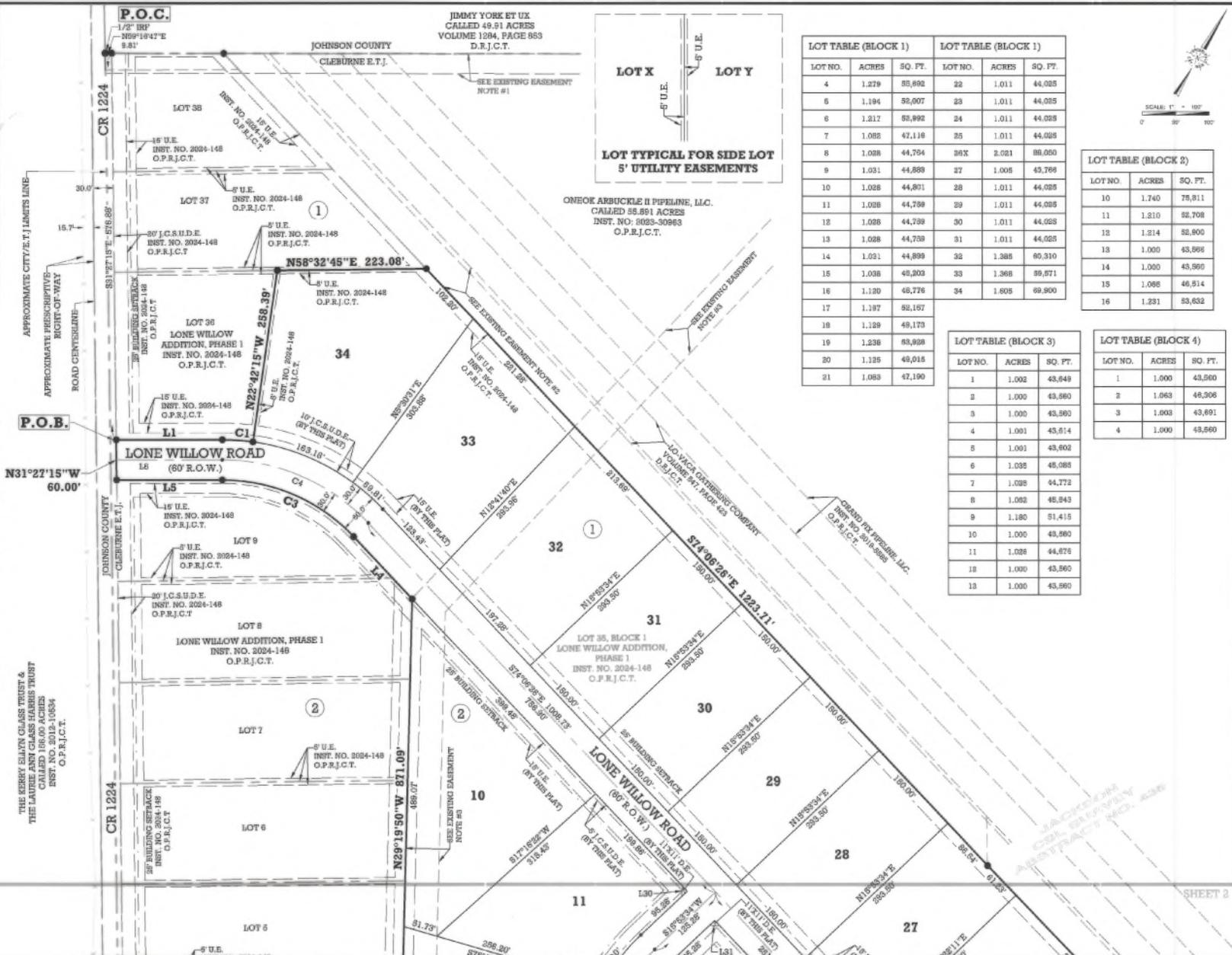
**GENERAL NOTES:**

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARING, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. 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 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. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48011C001H, REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X.
6. BUILDING SETBACKS ARE TO BE OBTAINED FROM JOHNSON COUNTY PUBLIC WORKS.
7. WATER SERVICE TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
8. 1/2" IRON RODS WITH A CAPS STAMPED "TOPOGRAPHIC" WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
9. THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE DTJ OF CLEBURNE.
10. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE.
11. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.
12. ONEOK ARBUCKLE II PIPELINE, L.L.C. OPERATES AND MAINTAINS A 90-FOOT-WIDE RIGHT-OF-WAY, CONTAINING ONE PIPELINE AS SHOWN ON THE FACE OF THIS PLAT, AND REFERENCED INST. NO. 2024-148, NO LINES, PONG, BUILDING OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

**EXISTING EASEMENTS:**

1. EASEMENT GRANTED TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., L.L.C. AS RECORDED IN INSTRUMENT NO. 2020-15683 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
2. EASEMENT GRANTED TO ONEOK ARBUCKLE PIPELINE, L.L.C. AS RECORDED IN VOLUME 4446, PAGE 789 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
3. EASEMENT GRANTED TO TEXAS EXPRESS PIPELINE, L.L.C. AS RECORDED IN INSTRUMENT NO. 2018-1859 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
4. EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 294, PAGE 381 D.R.J.C.T. IS LOCATED AS SHOWN HEREON.
5. EASEMENTS GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 121, PAGE 288, AND VOLUME 123, PAGE 286, D.R.J.C.T., DO AFFECT THE SUBJECT PROPERTY.

PLAT RECORDED IN \_\_\_\_\_ YEAR \_\_\_\_\_  
 DRAWER \_\_\_\_\_, SIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_



LOT TABLE (BLOCK 1)			LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
4	1.279	55,890	22	1.011	44,025
5	1.194	52,007	23	1.011	44,025
6	1.212	52,992	24	1.011	44,025
7	1.052	47,116	25	1.011	44,025
8	1.028	44,794	26X	2.021	88,050
9	1.031	44,859	27	1.008	43,769
10	1.028	44,801	28	1.011	44,025
11	1.028	44,799	29	1.011	44,025
12	1.028	44,799	30	1.011	44,025
13	1.028	44,798	31	1.011	44,025
14	1.021	44,899	32	1.288	60,310
15	1.038	45,203	33	1.368	59,571
16	1.120	48,776	34	1.805	69,900
17	1.197	52,167			
18	1.129	49,173			
19	1.238	53,938			
20	1.125	49,015			
21	1.065	47,190			

LOT TABLE (BLOCK 2)		
LOT NO.	ACRES	SQ. FT.
10	1.740	75,811
11	1.210	52,708
12	1.214	52,900
13	1.000	43,866
14	1.000	43,950
15	1.066	46,514
16	1.231	53,632

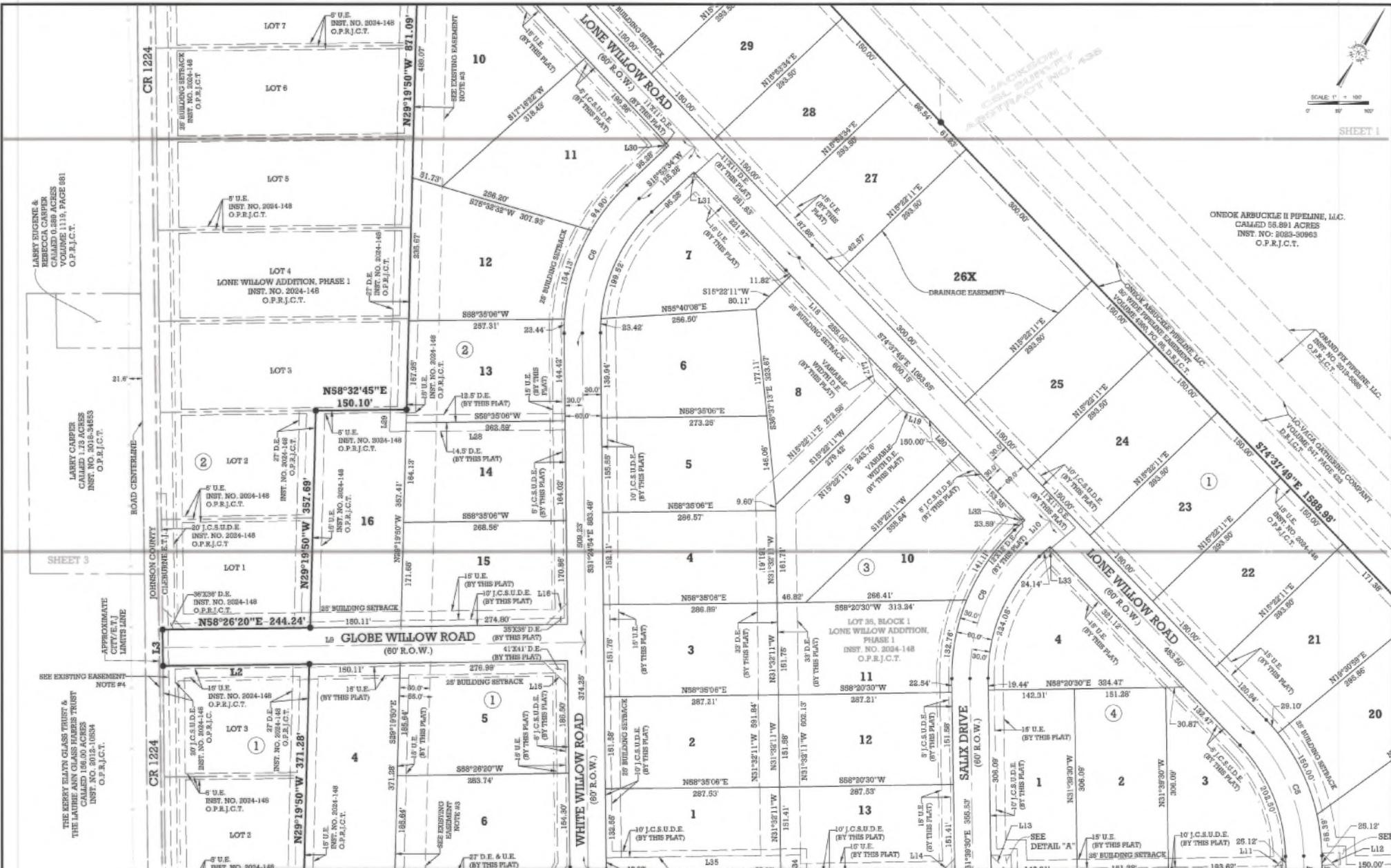
LOT TABLE (BLOCK 3)		
LOT NO.	ACRES	SQ. FT.
1	1.002	43,648
2	1.000	43,960
3	1.000	43,960
4	1.001	43,514
5	1.001	43,800
6	1.035	45,085
7	1.028	44,772
8	1.052	45,943
9	1.180	51,415
10	1.000	43,960
11	1.028	44,675
12	1.000	43,960
13	1.000	43,960

LOT TABLE (BLOCK 4)		
LOT NO.	ACRES	SQ. FT.
1	1.000	43,960
2	1.063	46,306
3	1.003	43,691
4	1.000	43,960

LEGEND	ABBREVIATIONS	OWNERS	REPLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>--- EASEMENT</p> <p>--- ROAD CENTERLINE</p> <p>--- MATCH LINE</p>	<p>● 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)</p> <p>⊙ FENCE POST</p> <p>⊙ BLOCK NUMBER</p>	<p>MKP UNLIMITED INVESTMENTS, L.L.C. 1300 C.R. 2890 KOPPEL, TEXAS 76852</p> <p>MORGAN ACRES, L.L.C. 9010 SH 174, SUITE A CLEBURNE, TEXAS 76833</p>	<p><b>LOTS 4-25, 26X, 27-34, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2</b></p> <p>BEING A REPLAT OF LOT 35, BLOCK 1, 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 70.853 ACRES</p>
<p>PLAT RECORDED IN _____ YEAR _____</p> <p>DRAWER _____, SIDE _____</p> <p>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>(XXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>P.O.C. = PLACE OF COMMENCEMENT</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>INST. NO. = INSTRUMENT NUMBER</p> <p>* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES. * SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.</p>	<p><b>ENGINEER/SURVEYOR</b></p> <p><b>TOPOGRAPHIC</b> LOYALTY SURVEILLANT LEGACY 48 WESSOTT ROAD, SU. 200 • BIRMINGHAM, TEXAS 76708 TELEPHONE: 817-744-7700 • FAX: 817-744-7708 TELEGRAM: 800-888-7676 • WWW.TOPOG.COM</p>	<p>FILE: FP_LONE WILLOW PH 2_20250912</p> <p>DRAFT: GEB</p> <p>SHEET: 1 OF 5</p> <p>CHECK: SED</p> <p>DATE: 09/12/2025</p> <p>REVISION</p> <p>0</p>



SHEET 1



LARRY EUGENE & REBECCA GARNER CALLED 0.889 ACRES VOLUME 1119, PAGE 981 O.P.R.J.C.T.

LARRY GARNER CALLED 0.889 ACRES VOLUME 1119, PAGE 981 O.P.R.J.C.T.

THE KERRY ELAITY GLASS TRUST & THE LAURIE ANN GLASS FARMERS TRUST CALLED 156.00 ACRES VOLUME 1034, PAGE 1034 O.P.R.J.C.T.

ONEOK ARBUCKLE II PIPELINE, L.L.C. CALLED 58.891 ACRES VOLUME 8065-30863 O.P.R.J.C.T.

ONEOK ARBUCKLE II PIPELINE, L.L.C. CALLED 58.891 ACRES VOLUME 8065-30863 O.P.R.J.C.T.

**LEGEND**

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT
- - - ROAD CENTERLINE
- - - MATCH LINE
- 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)
- ⊙ FENCE POST
- Ⓢ BLOCK NUMBER

**ABBREVIATIONS**

- O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- F.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
- (O.K.K.) = DEED CALLS
- P.O.B. = PLACE OF BEGINNING
- P.O.C. = PLACE OF COMMENCEMENT
- 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
- INST. NO. = INSTRUMENT NUMBER
- \* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.
- \* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.
- \* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.
- \* SEE SHEET 3 OF 5 FOR PROPERTY DESCRIPTION.

**OWNERS**

MKP UNLIMITED INVESTMENTS, L.L.C.  
1300 C.R. 2650  
KOPPEL, TEXAS 76862  
MORGAN ACRES, L.L.C.  
3010 SH 174, SUITE A  
CLEBURNE, TEXAS 76033

**ENGINEER/SURVEYOR**



**REPLAT**

**LOTS 4-25, 26X, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2**  
BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.I. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES

FILE: FP_LONE WILLOW PH 2_20250912	REVISION
DRAFT: GEB	CHECK: SED
SHEET: 2 OF 5	DATE: 09/12/2025

0

COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK

LINE NO.	BEARING	LENGTH
L1	N89°12'39"E	166.70'
L2	S89°26'30"W	248.01'
L3	N31°47'15"W	90.00'
L4	N74°08'28"W	121.53'
L5	S89°12'38"W	158.00'
L6	N89°12'38"E	188.37'
L7	N74°08'28"W	58.12'
L8	S31°38'30"E	90.00'
L9	N38°28'20"E	698.13'
L10	S19°48'21"W	54.84'

LINE NO.	BEARING	LENGTH
L11	N13°20'30"E	35.36'
L12	S76°39'50"E	43.49'
L13	N78°39'30"W	48.08'
L14	N13°20'30"E	41.01'
L15	N76°39'40"W	57.64'
L16	S13°26'20"W	49.62'
L17	N14°47'21"W	42.51'
L18	S74°37'49"E	185.14'
L19	N75°24'18"E	42.73'
L20	N74°37'49"W	79.88'

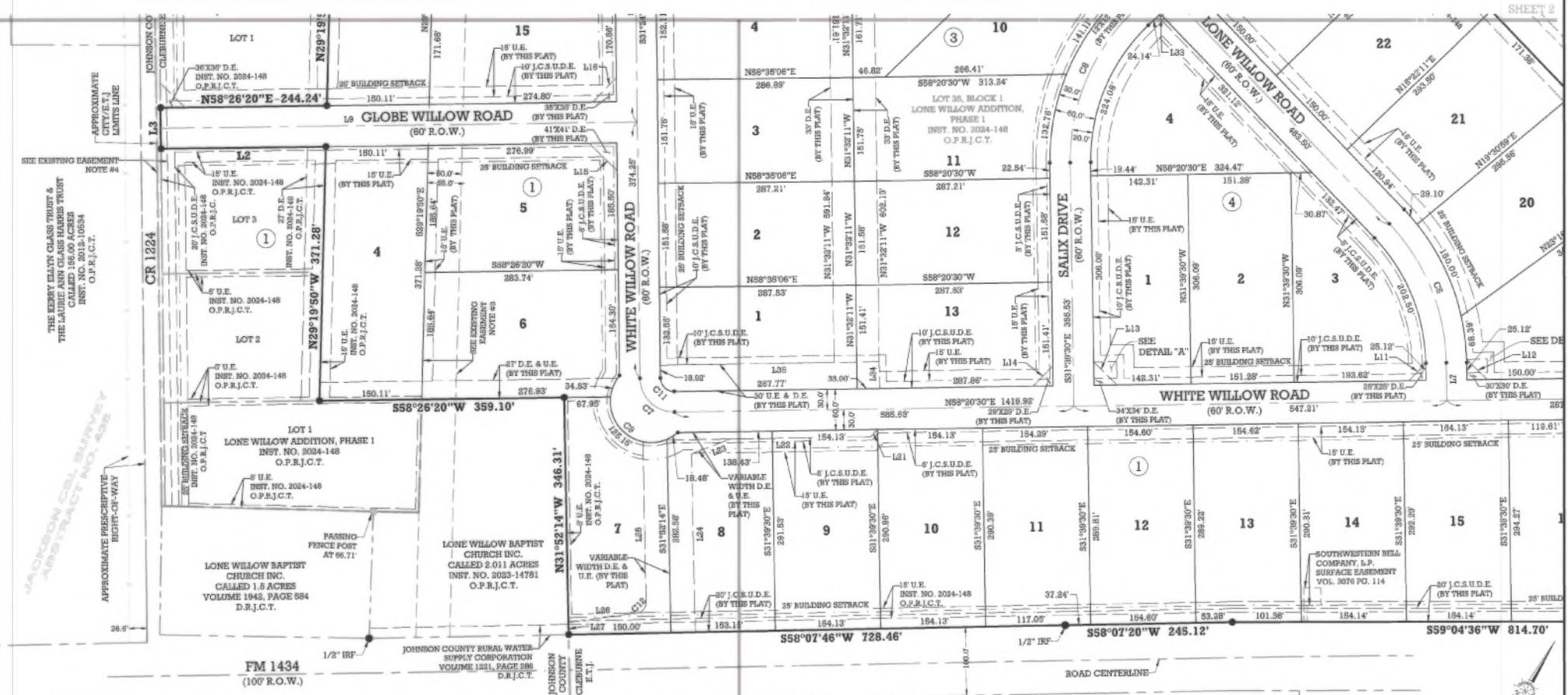
LINE NO.	BEARING	LENGTH
L21	S13°39'09"W	14.89'
L22	S89°26'30"W	205.68'
L23	S87°56'28"W	60.42'
L24	S31°38'30"E	280.39'
L25	S31°53'30"E	235.05'
L26	S38°07'46"W	728.46'
L27	N31°38'14"W	17.95'
L28	S38°36'06"W	280.13'
L29	N29°19'50"W	36.09'
L30	S29°06'28"E	15.59'

LINE NO.	BEARING	LENGTH
L31	S60°53'54"W	15.58'
L32	S89°23'07"E	16.87'
L33	S60°58'25"W	16.62'

LINE NO.	BEARING	LENGTH
L34	N31°38'11"W	20.00'
L35	S89°26'30"W	330.77'
L36	N89°20'30"E	34.00'
L37	S31°38'30"E	24.00'
L38	N89°20'30"E	34.00'
L39	S31°38'30"E	34.00'
L40	N89°20'30"E	30.04'
L41	S31°38'30"E	30.04'
L42	S89°20'50"W	30.37'
L43	N31°38'30"W	30.04'

LINE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°58'07"	330.00'	48.90'	N68°11'33"E	45.86'
C2	22°50'54"	183.97'	77.52'	S21°52'54"E	77.01'
C3	46°41'02"	270.00'	220.00'	S82°39'02"W	213.99'
C4	46°41'02"	300.00'	244.44'	N62°33'02"E	237.74'
C5	49°59'19"	300.00'	225.00'	S69°09'40"E	219.76'
C6	47°18'28"	300.00'	247.70'	S07°46'49"E	240.73'
C7	90°14'37"	50.00'	78.75'	S78°32'12"E	70.88'

LINE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C8	47°31'51"	300.00'	248.00'	S07°36'36"E	241.00'
C9	170°07'57"	60.00'	178.16'	N79°38'18"W	119.56'
C10	284°38'39"	60.00'	187.21'	S20°34'48"W	97.86'
C11	90°14'37"	20.00'	31.80'	S78°32'12"E	28.34'
C12	88°41'02"	15.39'	25.81'	N13°55'32"E	21.32'



PLAT RECORDED IN \_\_\_\_\_ YEAR  
 INSTRUMENT # \_\_\_\_\_  
 DRAWER \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINED LINE
	EASEMENT
	ROAD CENTERLINE
	FENCE POST
	MATCH LINE
	1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER

ABBREVIATIONS	
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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
P.O.C.	= PLACE OF COMMENCEMENT
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
INST. NO.	= INSTRUMENT NUMBER

\* SEE SHEET 1 OF 5 FOR LOT AREA TABLES  
 \* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.  
 \* SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.

OWNERS	
MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2890 KOPPEL, TEXAS 76682	
MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033	

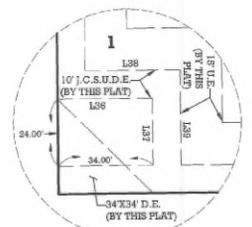
ENGINEER/SURVEYOR

REPLAT	
LOTS 4-25, 26X, 27-34, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2 BEING A REPLAT OF LOT 35, BLOCK 1, 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 70.983 ACRES	
FILE: FP_LONE WILLOW PH 2_20250912	REVISION
DRAFT: GEB	CHECK: SED
SHEET: 3 OF 5	DATE: 09/12/2025

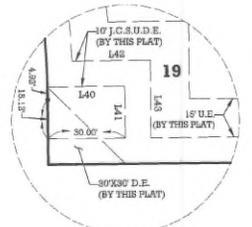




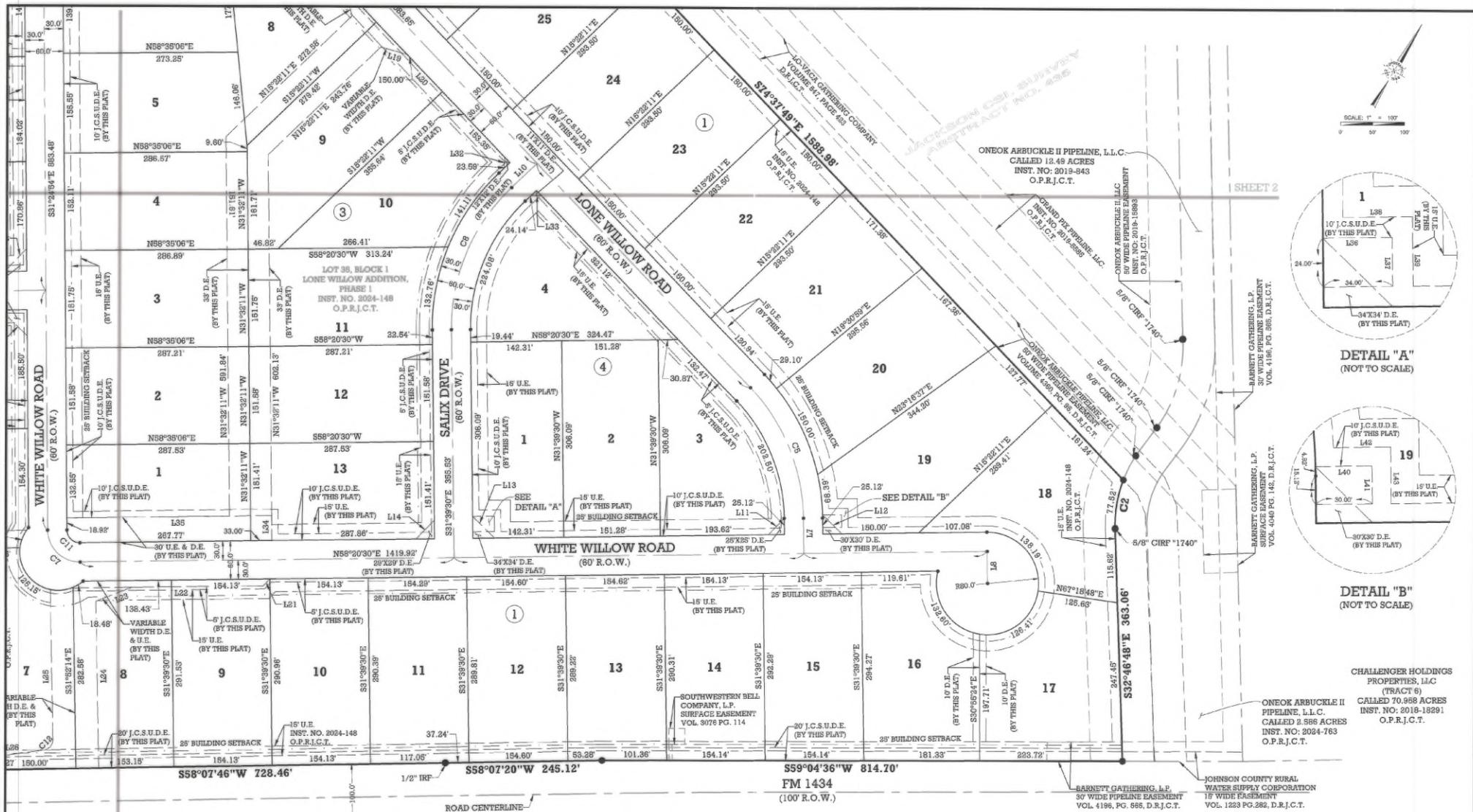
SHEET 2



DETAIL "A"  
(NOT TO SCALE)



DETAIL "B"  
(NOT TO SCALE)



BARNETT GATHERING, L.P.  
SURFACE EASEMENT  
VOL. 4186, PG. 585, D.R.J.C.T.

BARNETT GATHERING, L.P.  
SURFACE EASEMENT  
VOL. 4088 PG. 146, D.R.J.C.T.

JOHNSON COUNTY RURAL  
WATER SUPPLY CORPORATION  
18' WIDE EASEMENT  
VOL. 1223 PG. 282, D.R.J.C.T.

ONEOK ARBUCKLE II PIPELINE, L.L.C.  
CALLED 12.49 ACRES  
INST. NO: 2019-843  
O.P.R.J.C.T.

ONEOK ARBUCKLE II PIPELINE, L.L.C.  
30' WIDE PIPELINE EASEMENT  
VOL. 4186, PG. 585, D.R.J.C.T.

ONEOK ARBUCKLE II  
PIPELINE, L.L.C.  
CALLED 2.586 ACRES  
INST. NO: 2024-763  
O.P.R.J.C.T.

LELA JEAN COLMER HANNA  
(TRACT 1)  
CALLED 181 ACRES  
VOLUME 5102, PAGE 853  
D.R.J.C.T.

DREWLAND INC.  
CALLED 35,000 ACRES  
INST. NO. 2011-11566  
O.P.R.J.C.T.

PALOMAREZ MARTIN RANCH, LLC.  
401R PLAT  
CALLED 106.03 ACRES  
INST. NO. 2021-32831  
O.P.R.J.C.T.

PLAT RECORDED IN \_\_\_\_\_ YEAR \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
DRAWER \_\_\_\_\_, SUDDC \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

LEGEND	ABBREVIATIONS	OWNERS	REPLAT
<p>— SUBJECT PROPERTY LINE</p> <p>— ADJOINER LINE</p> <p>— EASEMENT</p> <p>— ROAD CENTERLINE</p> <p>— MATCH LINE</p> <p>● 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)</p> <p>⊕ FENCE POST</p> <p>Ⓢ BLOCK NUMBER</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>(XXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>P.O.C. = PLACE OF COMMENCEMENT</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>INST. NO. = INSTRUMENT NUMBER</p> <p>* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.</p> <p>* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.</p> <p>* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.</p> <p>* SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.</p>	<p>MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KOPPER, TEXAS 76652</p> <p>MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033</p> <p>ENGINEER/SURVEYOR <b>TOPOGRAPHIC</b> LOYALTY INNOVATION LEGACY 411 WINGOTT ROAD, RM. 205 - DODDSDALE, TEXAS 70046 TELEPHONE: (817) 744-7202 - FAX: (817) 744-7204 TEXAS PROFESSIONAL REGISTRATION NO. 36832-0004 WWW.TOPOGRAPHIC.COM</p>	<p><b>LOTS 4-25, 26X, 27-34, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4, LONE WILLOW ADDITION, PHASE 2</b></p> <p>BEING A REPLAT OF LOT 38, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JOHNSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES</p> <p>FILE: FP_LONE WILLOW PH 2_20250912</p> <p>DRAFT: GEB</p> <p>SHEET: 4 OF 5</p> <p>CHECK: SED</p> <p>DATE: 09/12/2025</p> <p>REVISION <b>0</b></p>

**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 OR DAMAGES RESULTING FROM OR ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

**UTILITY EASEMENT**  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, EIGHT TREES, SHRUBS, OTHER GROUNDS, OR IMPROVEMENTS WHICH IN ANY WAY ENDS OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFECT OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES OF HOURS AND DATES TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE, 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.

**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 BE DEEMED 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, AS SUCH, ARE NOT TO BE CONSIDERED AS PUBLIC UTILITIES. SUCH FACILITIES MUST BE OPERATED BY THE OWNER AT HIS OWNERS RISK AND AT HIS OWNERS RISK. THE FACILITY SHALL BE OPERATED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS PROVIDED BY THE OWNER. IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MANIPULATE IF THE AMOUNT OF WATER THAT IS ESCORTED 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.

**DUTIES OF DEVELOPER/PROPERTY OWNER**  
1. THE APPROVAL AND FILING OF THIS PLAN 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 THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

2. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT EXEMPT THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR INHABITANTS, EMPLOYEES 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, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING OR IN THE PROPERTY PORTRAYED HEREON. NO ONE SHALL VIOLATE THE STATUTES OR COMMON 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 APPEARED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR REPROVAL OF THIS PLAN.

**FILING A PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**

1. THE APPROVAL AND FILING OF A PLAN WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSENGERWAY SET ASIDE BY THIS PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS BY THE AGENCIES 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 PASSENGERWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSENGERWAY FOR COUNTY MAINTENANCE.

**FILING A PLAN**

1. 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 REINVESTS REAL PROPERTY TO USE THE SURVEYORS 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 UNDER THE PLAN OR REPLAY OF THE GROUNDWHICH IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONDITIONED ON APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAN.

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

**FLOOD STATEMENT**

ACCORDING TO THE FEMA FIRM MAP NUMBER 88151030J, REVISED DECEMBER 13, 2011, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".

1. 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 CREEKS OR STREAMS. THIS PLAN SHALL BE MAINTAINED BY THE CONVEYANCEE, WHO IS ADVISED TO PROVIDE WITH ADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER OBSTACLES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

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

3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS 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 COURSES ALONG OR ACROSS SAID LOTS.

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

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 EXISTING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

7. HOUSES TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH IT FRONTS AND/OR ADJACENT SHALL BE BUILT AT A FINISHED FLOOR ELEVATION OF EIGHTEEN (18) FEET OR MORE ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE ROAD OR THE VERTICAL SIDE OF THE PROPERTY IN ORDER TO PREVENT FROM BACKWATER WATER FROM DAMAGING HOUSES OR PROPERTIES THAT ARE LOWER THAN THE ROAD.

**PROPERTY DESCRIPTION:**  
BEING A TRACT OF LAND SITUATED IN THE JACOBSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 495, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 35, BLOCK 2 OF LONE WILLOW ADDITION, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN RECORDED IN INSTRUMENT NUMBER 2004-148, OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 35, BLOCK 1 AND THE SOUTHWEST CORNER OF LOT 34 OF SAID BLOCK 1;

THENCE DEPARTING THE EAST LINE OF COUNTY ROAD NO. 1284, WITH THE SOUTH LINE OF SAID LOT 35, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 AS FOLLOWS:  
N 52° 12' 29" E, A DISTANCE OF 156.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 43.46 FEET AND A CHORD BEARING AND DISTANCE OF N 68° 11' 33" E, 45.85 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID LOT 35, BLOCK 1;

THENCE N 61° 42' 13" W, WITH THE EAST LINE OF SAID LOT 35, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 283.36 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 35, BLOCK 1 AND BEING BY THE SOUTH LINE OF LOT 37 OF SAID BLOCK 1;

THENCE N 89° 48' 28" E, WITH THE SOUTH LINE OF SAID LOT 37, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 233.08 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST CORNER OF SAID LOT 37, BLOCK 1, THE NORTHWESTMOST NORTHWEST CORNER OF SAID LOT 35, BLOCK 1 AND BEING IN THE SOUTHWESTERLY LINE OF A CALLED 16.81 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2005-39988, O.P.R.J.C.T.;

THENCE WITH THE NORTHEAST LINE OF SAID LOT 35, BLOCK 1 AND THE SOUTHWEST LINE OF SAID 35.881 ACRE TRACT AS FOLLOWS:  
S 74° 09' 28" E, A DISTANCE OF 1263.71 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR AN ANGLE POINT;

S 74° 37' 49" E, A DISTANCE OF 1588.98 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWESTMOST SOUTHEAST CORNER OF SAID 35.881 ACRE TRACT AND BEING IN THE SOUTHWESTERLY LINE OF A CALLED 13.49 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2018-848, O.P.R.J.C.T. AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE EASTERLY LINE OF SAID LOT 35, BLOCK 1 AND THE SOUTHWESTERLY LINE OF SAID 12.49 ACRE TRACT AS FOLLOWS:  
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 183.97 FEET, AN ARC LENGTH OF 27.48 FEET AND A CHORD BEARING AND DISTANCE OF S 81° 52' 54" E, 27.51 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPO";

S 25° 04' 48" E, A DISTANCE OF 363.98 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 35, BLOCK 1, THE SOUTHWESTMOST CORNER OF SAID CALLED 11.48 ACRE TRACT AND BEING IN THE NORTH WEST-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434;

THENCE WITH THE SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE NORTH WEST-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434 AS FOLLOWS:  
S 59° 04' 26" W, A DISTANCE OF 814.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR AN ANGLE POINT;

S 59° 07' 46" W, A DISTANCE OF 246.12 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

S 59° 07' 46" W, A DISTANCE OF 228.45 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID LOT 35, BLOCK 1 AND THE EAST CORNER OF A CALLED 0.611 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED BY INSTRUMENT NO. 2020-12011, O.P.R.J.C.T.;

THENCE S 21° 52' 14" W, DEPARTING THE NORTH WEST-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE NORTHEAST LINE OF SAID 0.611 ACRE TRACT FOR A DISTANCE OF 348.31 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTH CORNER OF SAID 0.611 ACRE TRACT;

THENCE S 59° 30' 29" W, WITH THE NORTHWEST LINE OF SAID 0.611 ACRE TRACT, A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THEN THE SOUTHWEST LINE OF LOT 1 OF SAID BLOCK 1 FOR A DISTANCE OF 393.10 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID LOT 35, BLOCK 1;

THENCE N 29° 19' 59" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE EAST LINE OF SAID LOT 5, BLOCK 1 AND LOT 3 OF SAID BLOCK 1 FOR A DISTANCE OF 371.28 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1;

THENCE S 29° 30' 29" W, WITH THE WEST LINE OF SAID LOT 3, BLOCK 1 AND A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 262.01 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 AND BEING IN THE EAST LINE OF COUNTY ROAD NO. 1284;

THENCE N 31° 07' 18" W, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE EAST LINE OF COUNTY ROAD NO. 1284 FOR A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID LONE WILLOW ADDITION, PHASE 1;

THENCE N 59° 49' 39" E, DEPARTING THE EAST LINE OF COUNTY ROAD NO. 1284, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 2 FOR A DISTANCE OF 244.54 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE N 29° 19' 59" W, WITH THE NORTHEAST LINE OF SAID LOT 1, BLOCK 2 AND LOT 2 OF SAID BLOCK 2 FOR A DISTANCE OF 382.40 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2 AND BEING IN THE SOUTHWEST LINE OF LOT 3 OF SAID BLOCK 2;

THENCE S 29° 30' 29" E, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 2 FOR A DISTANCE OF 189.10 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2;

THENCE N 29° 19' 59" W, WITH THE NORTHEAST LINE OF SAID BLOCK 2 AND THE SOUTHWESTERLY LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 871.80 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST NORTHWEST CORNER OF SAID LOT 3, BLOCK 2;

THENCE WITH THE NORTHEAST LINE OF SAID LOT 4, BLOCK 2 AND LOT 9 OF SAID BLOCK 2 AND A SOUTHWESTERLY LINE OF SAID LOT 35, BLOCK 1 AS FOLLOWS:  
N 74° 09' 28" W, A DISTANCE OF 125.88 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF S 62° 32' 36" W, 113.95 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC";

S 29° 12' 29" W, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2 AND BEING IN THE EAST LINE OF COUNTY ROAD NO. 1284;

THENCE N 41° 47' 18" W, WITH THE WESTERNMOST SOUTHWEST LINE OF SAID LOT 9, BLOCK 1 AND THE EAST LINE OF COUNTY ROAD NO. 1284 FOR A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 70.993 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 PLAN DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF GLEBBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

EXECUTED THIS 28 DAY OF October 2025.  
BY: *Katherine Simmerman-Morgan*  
NAME: Katherine Simmerman-Morgan  
TITLE: managing member

STATE OF TEXAS  
COUNTY OF JOHNSON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Katherine Simmerman-Morgan* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INSTRUMENT.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 28 DAY OF October 2025

*Joelle Witt*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5/28/29  
APRIL 11, 2024  
Notary ID #12526304  
My Commission Expires  
May 28, 2024

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
THAT MEY UNLIMITED INVESTMENTS, LLC ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF GLEBBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

EXECUTED THIS 28 DAY OF October 2025.  
BY: *Philly Preston Kelley*  
NAME: PHILLY PRESTON KELLEY  
TITLE: MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF JOHNSON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Preston Kelley* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INSTRUMENT.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 28 DAY OF October 2025

*Joelle Witt*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5/28/29  
APRIL 11, 2024  
Notary ID #12526304  
My Commission Expires  
May 28, 2024

**WATER:**  
JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-8000  
**SEPTIC:**  
PRIVATE INDIVIDUAL SEPTIC SYSTEMS  
**ELECTRIC:**  
UNION COOPERATIVE SERVICES 817-656-4000

**RIGHT OF WAY DEDICATION:**  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION  
40' ROW FROM CENTER OF ROAD OR FARM TO MARKET AND STATE HIGHWAYS

**UTILITY EASEMENT:**  
15' UTILITY EASEMENT AROUND FRONT LOT LINE  
15' UTILITY EASEMENT AROUND BACK LOT LINE  
8' FROM LOT LINE AROUND SIDE LOT LINES  
(UNLESS OTHERWISE SHOWN HEREON)  
**BUILDING SETBACKS:**  
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)  
30' FROM LOT LINE (FARM TO MARKET & STATE HIGHWAY)

**CERTIFICATION:**  
THAT I, S. ERIC DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 11, 2024.

*S. Eric Dumas* 10/23/2025  
S. ERIC DUMAS, R.P.L.S. NO. 5371  
STATE OF TEXAS  
REGISTERED  
LAND SURVEYOR  
5371  
S. ERIC DUMAS  
PROFESSIONAL  
LAND SURVEYOR

APPROVED BY JOHNSON COUNTY COMMISSIONERS  
COURT ON THE \_\_\_ DAY OF \_\_\_, 2025.  
COUNTY JUDGE  
PLAT RECORDED IN  
INSTRUMENT # \_\_\_\_\_ YEAR \_\_\_\_\_  
DRAWN BY \_\_\_\_\_, SCALE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

LEGEND	ABBREVIATIONS
--- SUBJECT PROPERTY LINE	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- - - - - ADJACENT LINE	D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- - - - - EASEMENT	P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
- - - - - ROAD CENTERLINE	(XXXX) = DEED CALLS
--- MATCH LINE	P.O.B. = PLACE OF BEGINNING
	P.O.C. = PLACE OF COMMENCEMENT
	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
	INST. NO. = INSTRUMENT NUMBER
	* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.
	* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.
	* SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES.

**OWNERS**  
MKP UNLIMITED INVESTMENTS, LLC  
1300 C.R. 2850  
ROPPER, TEXAS 76088  
MORGAN ACRES, LLC  
3010 SH 174, SUITE A  
GLEBBURNE, TEXAS 76033  
**ENGINEER/SURVEYOR**  
**TOPOGRAPHIC**  
LEVALTY INNOVATION LEGACY  
401 WEST 10TH ST., 2ND FLOOR, TEXAS  
TELEPHONE: (817) 744-7432 FAX: (817) 744-7434  
WWW.TOPOGRAPHIC.COM

REPLAT	
LOTS 4-25, 26X, 27-34, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2 BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF GLEBBURNE, JOHNSON COUNTY, TEXAS IN THE JACOBSON C.S.L. SURVEY, ABSTRACT NO. 435 70.993 ACRES	
FILE: FP_LONE WILLOW PH 2_20250912	REVISION
DRAFT: GEB	CHECK: SED
SHEET: 5 OF 5	DATE: 09/12/2025

## **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 Lone Willow Addition, Lot 35, Block 1, Phase 1, recorded in Instrument No 2024-148, of the Official Plat Records of Johnson County, Texas:

**Lot 35, Block 1, Phase 1  
to be Revised to Create  
Lots 4-25, 26X, 27-34, Block 1,  
Lots 10-16, Block 2, Lots 1-13, Block 3,  
and Lots 1-4, Block 4, Phase 2**

At: **9:00 o'clock a.m.** on: November 24, 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:

November 1, 5 & 8, 2025

**AGENDA PLACEMENT FORM**

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

**Date:** November 10, 2025

**Meeting Date:** November 24, 2025

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:**  
*Jennifer VanderLaan*

<p><b>Court Decision:</b> This section to be completed by County Judge's Office</p> 
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**Description:**  
Public Hearing to Revise Lone Willow Addition, Lot 35, Block 1, Phase 1 to Create Lots 4-25, 26X, 27-34, Block 1, Lots 10-16, Block 2, Lots 1-13, Block 3, and Lots 1-4, Block 4, Phase 2, located in Precinct 1.

Consideration of Order 2025-107, Order Approving the Revised Plat of Lone Willow Addition, Lot 35, Block 1, Phase 1 to Create Lots 4-25, 26X, 27-34, Block 1, Lots 10-16, Block 2, Lots 1-13, Block 3, and Lots 1-4, Block 4, Phase 2, located in Precinct 1.

Water Source is JCSUD.  
(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**