

JOHNSON COUNTY COMMISSIONERS COURT

OCT 24 2022



Becky Ivey, County Clerk
Johnson County Texas
By md Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioners Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2022-85

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; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve the revision of the plat of **Martin Creek Addition**, Lot 1, Block 4, to create Lot 1R1 & 1R2, Block 4, in Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 24th day of October, 2022.


NOW THEREFORE BE IT RESOLVED AND ORDERED:


The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Martin Creek Addition**, Lot 1, Block 4, to create Lot 1R1 & 1R2, Block 4, in Precinct #1.

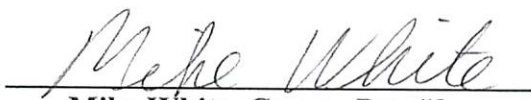
WITNESS OUR HAND THIS, THE 24TH DAY OF OCTOBER 2022.

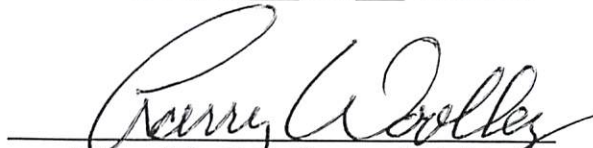

Roger Harmon, Johnson County Judge

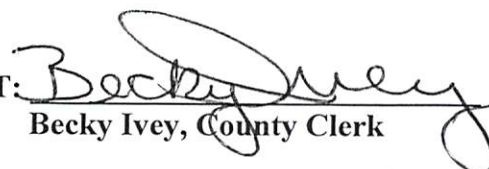
Voted: yes, no, abstained


Rick Bailey, Comm. Pct. #1
Voted: yes, no, abstained


Kenny Howell, Comm. Pct. #2
Voted: yes, no, abstained


Mike White, Comm. Pct. #3
Voted: yes, no, abstained


Larry Woolley, Comm. Pct. #4
Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk



STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS LEE ALAN JORDAN, LEANN GIBSON, AND SETH PEUGH AND LANA PEUGH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE B.F. MASTERS SURVEY, ABSTRACT NO. 1234 AND THE J. BAYLESS SURVEY, ABSTRACT NO. 89 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 4 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-249, SLIDE E-508 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) SAME BEING PART OF A CALLED 103.319 ACRE TRACT DESCRIBED IN A DEED TO LEE ALAN JORDAN AND LEANN GIBSON AS RECORDED IN INSTRUMENT NO. 2021-8090, O.P.R.J.C.T. AND BEING PART OF A CALLED 17.053 ACRE TRACT DESCRIBED IN A DEED TO SETH PEUGH AND LANA PEUGH AS RECORDED IN INSTRUMENT NO. 2022-13138, O.P.R.J.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, AND ON THE WEST LINE OF A CALLED 4.423.76 ACRE TRACT DESCRIBED IN A DEED TO LGS-GODLEY RANCH CO. AS RECORDED IN VOLUME 468, PAGE 49, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 523.160 ACRE TRACT DESCRIBED IN A DEED TO MLC RANCHES LLC AND NOEL DAVID AND ROBERTA SUE MARTIN AS RECORDED IN INSTRUMENT NO. 2020-20482 (O.P.R.J.C.T.):

THENCE SOUTH 89°33'58" WEST, WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 4, AND THE NORTH LINE OF SAID 523.160 ACRE TRACT, A DISTANCE OF 1813.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHEAST RIGHT-OF-WAY CORNER OF MARTIN CREEK ROAD, AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET;

THENCE WITH THE WEST LINE OF SAID LOT 1, BLOCK 4, AND THE EAST RIGHT-OF-WAY LINE OF SAID MARTIN CREEK ROAD, THE FOLLOWING:

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 106.13 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°21'47" EAST, 92.19 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1355.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 462.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°04'24" WEST, 460.04 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 869.00 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 330.49 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62°06'56" WEST, 328.51 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE NORTH 08°32'57" EAST, A DISTANCE OF 548.59 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1370.00 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 260.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 14°00'16" EAST, 260.47 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE NORTH 19°27'32" EAST, A DISTANCE OF 360.37 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 205.10 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°32'45" EAST, 203.37 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1230.00 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 239.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11°07'08" WEST, 238.33 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 4;

THENCE SOUTH 89°47'33" EAST, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 4, AND THE SOUTH LINE OF SAID LOT 2, BLOCK 4, PASSING AT A DISTANCE OF 934.14 FEET, A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 4 AND THE SOUTHWEST CORNER OF A CALLED 221.01 ACRE TRACT DESCRIBED IN A DEED TO M.J. AND MARY H. HART AS RECORDED IN VOLUME 4471, PAGE 281 O.P.R.J.C.T., CONTINUING FOR A TOTAL DISTANCE OF 1833.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4 AND THE SOUTHEAST CORNER OF SAID 221.01 ACRE TRACT AND BEING ON SAID WEST LINE OF 4.423.76 ACRE TRACT;

THENCE SOUTH 05°48'47" EAST, WITH THE EAST LINE OF SAID LOT 1, BLOCK 4, AND THE WEST LINE OF SAID 4.423.76 ACRE TRACT, A DISTANCE OF 2437.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 101.603 ACRES OF LAND.

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 20, 2022.

Forrest C. Nance 9/27/2022
FORREST C. NANCE, R.P.L.S. NO. 6809



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

COUNTY CLERK, JOHNSON COUNTY, TEXAS

LEGEND	
—	SUBJECT PROPERTY LINE
- - -	ADJOINER LINE
- - - - -	EASEMENT
●	IRON ROD FOUND (RD) (AS NOTED)
⊙	1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"
⊙	WATER WELL HEAD

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	
OWNERS	SURVEYOR
SETH PEUGH & LANA PEUGH 4915 CAMP BOWIE BLVD FORT WORTH, TX 76107 (817) 648-9806	LEE ALAN JORDAN & LEANN GIBSON 7420 BEN DAY MURRIN RD. FORT WORTH, TX 76126 (817) 991-8477

LOT 1R1 & LOT 1R2, BLOCK 4 MARTIN CREEK ADDITION BEING A REPLAT OF LOT 1, BLOCK 4 OF MARTIN CREEK ADDITION INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T. JOHNSON COUNTY, TEXAS		
FILE: RP_DR_MARTIN CREEK_20220927_LOT 1 BLOCK 4	REVISION	
DRAFT: BWM	CHECK: FCN	0
SHEET: 3 OF 3	DATE: 09/27/2022	

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LEE ALAN JORDAN, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R2, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: *Lee Jordan* DATE: 9-28-2022
NAME: Lee Jordan
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *April Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/10/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LEANN GIBSON, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R2, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: *LeAnn Gibson* DATE: 9-28-2022
NAME: LeAnn Gibson
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *April Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/10/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SETH PEUGH, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R1, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: *Seth Peugh* DATE: 9-28-2022
NAME: Seth Peugh
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *April Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/10/25



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT LANA PEUGH, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R1, BLOCK 4 OF MARTIN CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: *Lana Peugh* DATE: 9-28-2022
NAME: Lana Peugh
TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY *April Bates*
THIS THE 28 DAY OF September, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/10/25

