



JOHNSON COUNTY
COMMISSIONERS COURT

JUL 24 2023

April Long
County Clerk, Johnson County Texas
BY md DEPUTY

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

§

COUNTY OF JOHNSON

§

§

ORDER 2023-55

**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

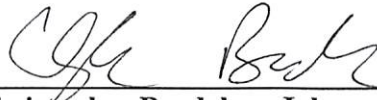
WHEREAS, a motion was made by Commissioner Howell, Pct. 2 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve the revision of the plat of **Cresson Estates Phase I Addition**, Lots 1-40, Block 1, Lots 1-40, Block 2, Lots 1-17, Block 3, Lots 1-40, Block 4, Lots 1-58, Block 5, Lots 1-19, Block 6, Lots 1-71, Block 7, Lots 1-23, Block 8, Lots 1, Block 9, to Revise Building Setback Lines, Utility Easements, and to Add Private Wall Easement, in Precinct 2."

Said motion was approved by a vote of the Commissioners Court on the 24th day of July 2023.

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 **Cresson Estates Phase I Addition**, Lots 1-40, Block 1, Lots 1-40, Block 2, Lots 1-17, Block 3, Lots 1-40, Block 4, Lots 1-58, Block 5, Lots 1-19, Block 6, Lots 1-71, Block 7, Lots 1-23, Block 8, Lots 1, Block 9, to Revise Building Setback Lines, Utility Easements, and to Add Private Wall Easement, in Precinct 2.


WITNESS OUR HAND THIS, THE 24TH DAY OF JULY 2023.




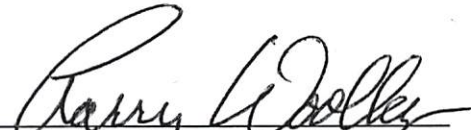
Christopher Boedeker, Johnson County Judge

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: April Long, County Clerk



LFCND
 C.M. = CONTROLLING MONUMENT
 B.L. = BUILDING LINE
 U.C. = UTILITY EASEMENT
 IRSC = IRON REBAR FOUND
 RSC = 1/2" IRON ROD SET WITH YELLOW CAP STAMPED TX RPLS 0230

BASIS OF BEARINGS:

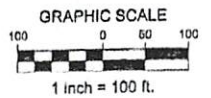
Bearings are based on the Texas Coordinate System, North American Datum of 1983 (NAD83) (2011) EPOCH 2010.000, North Central Zone 1222.

NOTES:

Required monumentation will be installed as directed by Mori's Engineering, Inc. after construction is completed.

All easements shown are by this plat, unless noted otherwise.

TRACT TWO
 126.190 ACRES
 CRESSON VENTURES LLC
 DEC. NO. 2021-24623
 O.R.J.C.T.



TRACT TWO
 126.190 ACRES
 CRESSON VENTURES LLC
 DEC. NO. 2021-24623
 O.R.J.C.T.

CRESSON ESTATES
 PHASE I ADDITION
 PLAT FILED 11/20/2024
 INSTRUMENT # 2022-249
 SLIDE E-651, P.R.J.C.T.

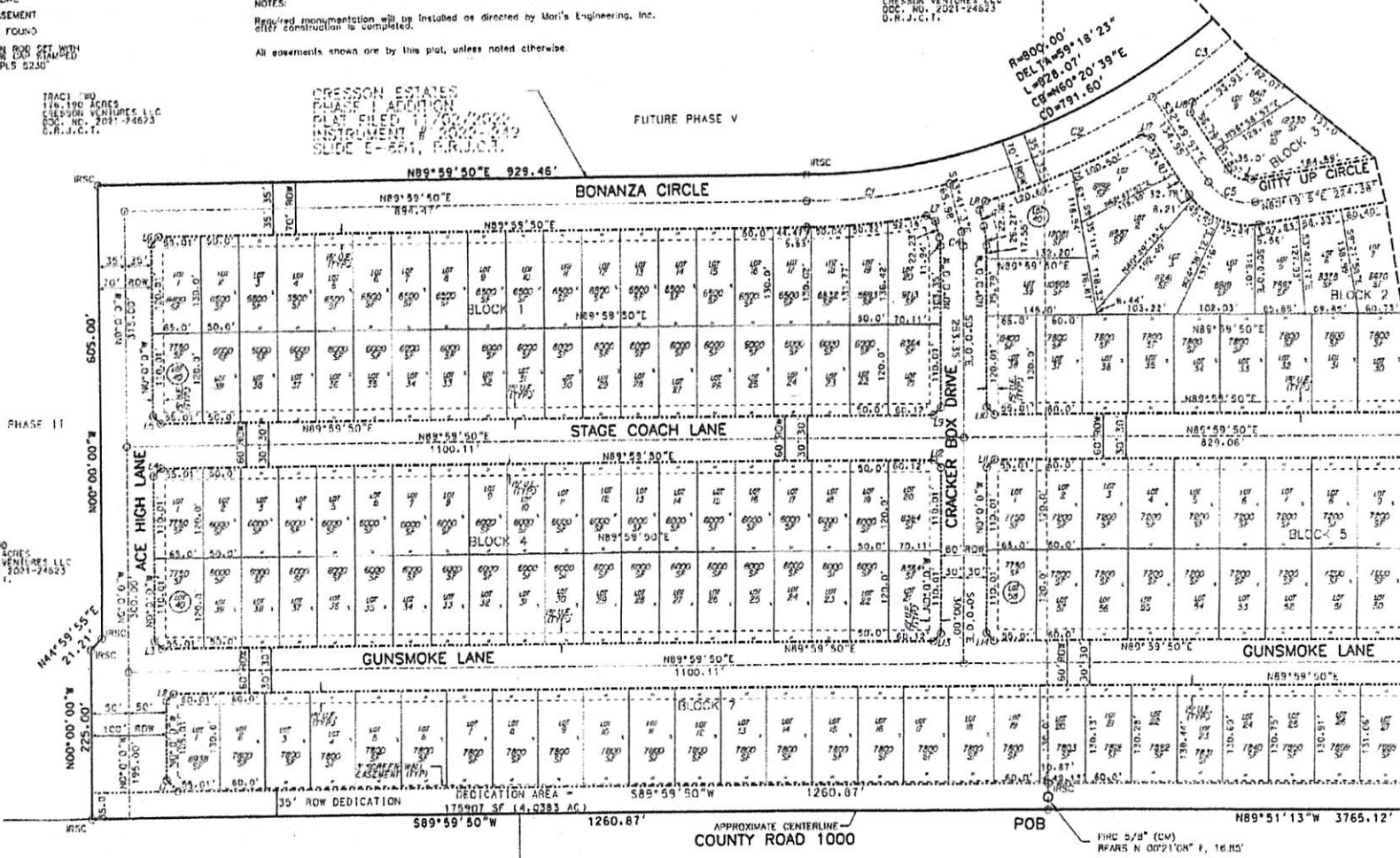
FUTURE PHASE V

FUTURE PHASE II

MATCH LINE SHEET - PLAT 2

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S45°00'00"E	21.21'
L2	N44°59'55"E	14.13'
L3	N45°00'00"W	14.13'
L4	N44°59'55"E	14.13'
L5	S45°00'00"W	14.13'
L6	N44°59'55"E	14.13'
L7	N45°00'00"E	14.13'
L8	N44°59'55"E	14.13'
L9	N44°59'55"E	14.13'
L10	N45°00'00"E	14.13'
L11	N44°59'55"E	14.13'
L12	N45°00'00"E	14.13'
L13	N44°59'55"E	14.13'
L14	N45°00'00"E	14.13'
L15	N44°59'55"E	14.13'
L16	N45°00'00"E	14.13'
L17	S20°35'51"E	14.23'
L18	N10°55'57"E	14.23'
L19	N74°40'57"E	14.25'
L20	S15°10'03"E	14.00'
L21	S74°40'57"E	14.25'
L22	S15°10'03"E	14.00'
L23	N74°40'57"E	14.25'
L24	S15°10'03"E	14.00'
L25	N74°40'57"E	14.25'
L26	S15°10'03"E	14.00'
L27	N74°40'57"E	14.25'
L28	S15°10'03"E	14.00'
L29	N74°40'57"E	14.25'
L30	S15°10'03"E	14.00'
L31	S42°20'11"E	15.26'
L32	N44°59'55"E	14.13'
L33	N45°00'00"E	21.10'
L34	N45°00'00"E	21.53'
L35	S52°17'40"E	14.02'



Presley
 v. 2456, P. 962

Core Laboratories, Inc.
 Tract I
 v. 2622, P. 726



CURVE TABLE

SUMMIT	TA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	127°52'43"	133.67	189.29	N 83°29'59" E	109.98
C2	119°50'04"	836.00	284.96	N 87°49'04" E	287.62
C3	247°01'58"	329.57	189.96	N 43°58'44" E	382.43
C4	15°41'04"	63.00	18.11	S 28°59'32" E	19.00
C5	68°40'28"	63.00	70.00	S 56°18'28" E	66.10
C6	49°37'37"	100.00	89.82	N 50°30'16" E	83.93
C7	30°41'37"	435.00	205.08	N 43°58'44" E	382.43
C8	89°18'23"	70.00	72.48	N 00°20'38" E	96.26
C9	89°18'23"	130.00	134.50	N 89°20'38" E	128.63
C10	61°12'07"	350.00	373.88	S 30°43'31" E	356.34
C11	302°15'11"	50.00	423.04	S 83°35'04" E	77.74
C12	308°20'24"	80.00	433.54	N 10°19'31" E	66.70

ROADS LINEAR FOOTAGE

ROAD NAME	LINEAR FOOT
BONANZA CIRCLE	1936
GITY UP CIRCLE	483
STAGE COACH LANE	683
GUNSMOKE LANE	8076
BALDORADH COURT	831
ACE HIGH LANE	723
CRACKER BOX DRIVE	810
VALLYHOD LANE	2178
BROOM TAIL COURT	849
TOTAL	13518

BENCHMARKS:
 The Benchmarks shown on this plat are based on the vertical datum of North American Vertical Datum of 1988 (NAVD88).
 BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH-SOUTH WALL IN PLUMBING TANK AREA, 183.65' CGT. ON THE NORTHWEST CORNER OF THIS ADDITION. ELEV. = 477.03
 BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE. SET UP IN THE NORTH-SOUTH WALL APPROX. 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. ELEV. = 1066.27

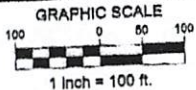
**PLAT REVISION
 CRESSON ESTATES
 PHASE I ADDITION**

1.00 BLOCK 1, LOTS 1-6, BLOCK 2
 1.00 BLOCK 3, LOTS 1-18, BLOCK 4
 LOTS 1, BLOCK 9

97.116 ACRES
 Johnson County, Texas
 Mundauro Survey, Abstract No. 542,
 and being all of
CRESSON ESTATES PHASE I ADDITION
 recorded in Instrument No. 2022-249
 Slide E-651 P.R.J.C.T.

OWNER:
 C. Ryan Vaughan
 1000 Lane Oak Road Suite H
 Weatherford, Texas 76087
 254-861-8159
 8VANRY@GMAIL.COM

OWNER:
 DMC HENRY LLC
 Texas Engineering Firm Number F-21574
 1815 Alford Drive, P.O. Box 15091
 Dallas, Texas 75213
 214-343-7781
 CONTACT: MORI AMANAH 872-216-2026
 mori@moriconsulting.com



TRACT ONE
118.12 ACRES
CRESSON VENTURES, LLC
D.C. NO. 2021-24623
D.H.R.C. 1-1

OWNER'S CERTIFICATE

State of Texas
County of Johnson

WHEREAS CRESSON VENTURES, LLC, a Nevada limited liability company, is the owner of Tract One certain tracts of land lying and being situate in Johnson County, Texas, in the U. S. Land Survey, Abstract Number 542, and being part of Tract One and Tract Two, and being part of the same, as being recorded in Document Number 2021-24623 in the Public Records of Johnson County, Texas, and being also known as Johnson County, Texas, as recorded in Document Number 2022-248, Slide E-651, Plat Record, Johnson County, Texas, and being more particularly described as follows:

BEING that a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner, being in the southeast corner of said TRACT ONE, and being in the being the southeast corner of said TRACT TWO, said corner, being in the ground of County Road 1000, from which point a 3/8-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner, a distance of 170.85 feet;

THENCE South 89° 50' 00" West, along the south line of said TRACT TWO with said County Road, a distance of 120.87 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 00° 00' 00" West, departing said County Road over and above said yellow plastic cap stamped with the number 5230 for corner, a distance of 170.85 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 44° 50' 00" East, a distance of 21.21 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 00° 00' 00" East, a distance of 320.44 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner, a distance of 50° 16' 23" and a chord of 200.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE in a northerly direction with said County Road, passing to the east of the corner of said TRACT ONE and TRACT TWO, continuing to the east, a distance of 200.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 30° 41' 28" East, a distance of 134.68 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 10° 00' 00" West, a distance of 30.44 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 28° 17' 48" East, a distance of 100.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 61° 10' 34" East, a distance of 170.85 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 82° 13' 57" East, a distance of 170.85 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 77° 31' 40" East, a distance of 245.14 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 74° 09' 18" East, a distance of 241.38 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 87° 07' 39" East, a distance of 170.85 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 75° 14' 48" East, a distance of 448.14 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 88° 41' 18" East, a distance of 267.14 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE North 89° 50' 00" West, along the south line of said TRACT ONE, a distance of 170.85 feet to the center of a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

THENCE South 00° 12' 38" East, with the west line of said County Road, a distance of 170.85 feet to a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner, and being in the ground of said County Road 1000 for corner;

THENCE North 89° 50' 00" West, along the south line of said TRACT ONE, a distance of 170.85 feet to the center of a 1/2-inch iron rod set with yellow plastic cap stamped with the number 5230 for corner;

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: That CRESSON VENTURES, LLC, Owner of the above described tract of land, hereby certifies that the herein described property of said CRESSON VENTURES, LLC, in addition to Johnson County, Texas, and being subject to the public use, without reservation, streets, easements, right-of-way and any other public area shown hereon.

Owner: _____ Date: 7/17/2023

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ and _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

My commission expires: 10/27/2025

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ and _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

My commission expires: 12/31/23

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

My commission expires: 12/31/23



CRESSON ESTATES
PHASE I ADDITION
PLAT FILED IN 2022-249
INSTRUMENT NO. 2022-249
SLIDE E-651, P.L.C.T.

DEDTION POND

APPROXIMATE CENTERLINE COUNTY ROAD 1000

Core Laboratories, Inc.
1001
v. 2622, P. 176

**PLAT REVISION
CRESSON ESTATES
PHASE I ADDITION**

1078-140 BLOCK 1, LOTS 1-40, BLOCK 2
1078-141 BLOCK 3, LOTS 1-36, BLOCK 4
1078-142 BLOCK 5, LOTS 1-36, BLOCK 6
1078-143 BLOCK 7, LOTS 1-36, BLOCK 8

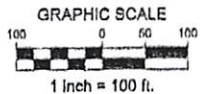
97.116 ACRES
Johnson County, Texas
Mendoza Survey, Abstract No. 542,

and being all of
CRESSON ESTATES PHASE I ADDITION
recorded in Instrument No. 2022-249
Slide E-651 P.L.C.T.

DMC HENRY LLC
Texas Engineering Firm License #181874
Texas Surveying Firm License #1616554

MORIS ENGINEERING, INC.
1812 Mulberry Street, P.O. Box 28050
Dallas, Texas 75228
972-281-1111
www.moriseng.com

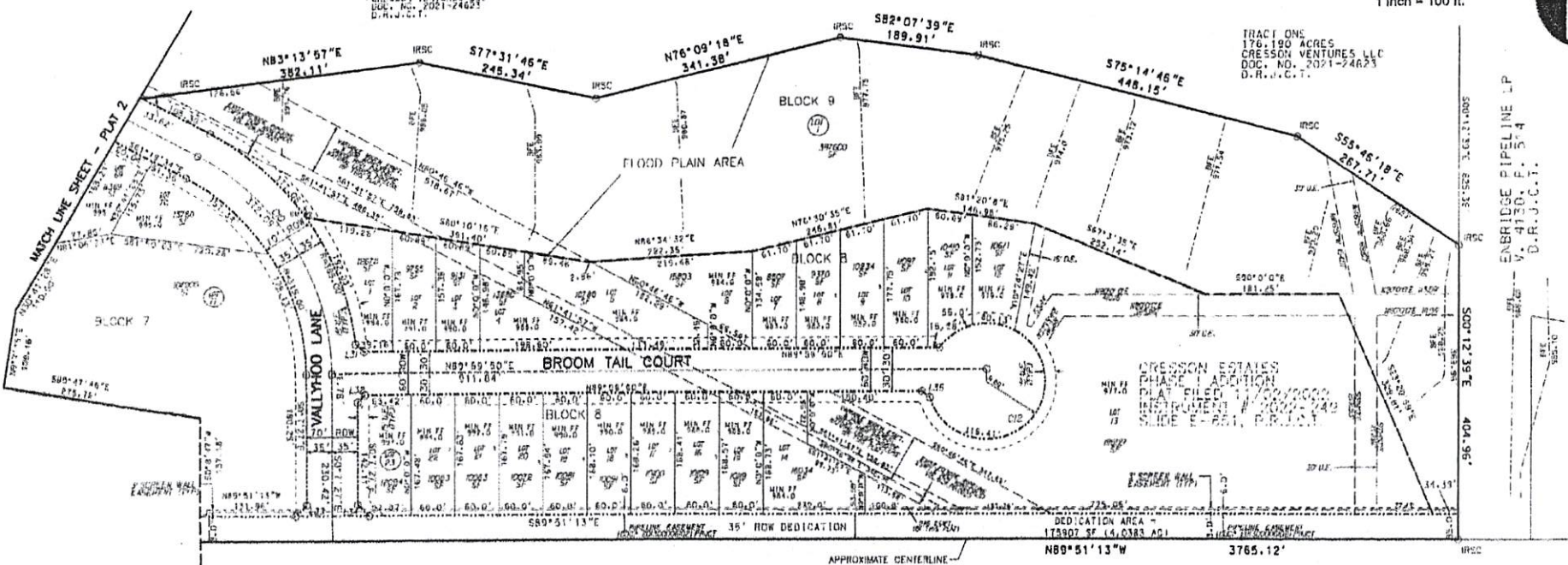
PLAT-2



IRACI 0/0
176.190 ACRES
CRESSION VENTURES, L.L.C.
D.C. No. 2021-24623
D.R.J.C.T.

FUTURE PHASE IV

TRACI 0/0
176.190 ACRES
CRESSION VENTURES, L.L.C.
D.C. No. 2021-24623
D.R.J.C.T.



NOTES:

- This subdivision as any part thereof is located within the ETJ of the City of Cleburne.
- The dedication of the proposed usage of the area shown on this plat are for 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.
- Utility Providers should be able on the plat including company name and phone number. Many utilities lots to be serviced by a private water well. Well is a minimum of 2' deep.
- Water: Cleburne MUD No. 2, Phase No. 2 (214) 745-5555
- Sewer: Cleburne MUD No. 2, Phase No. 2 (214) 745-5555
- Flood Statement:**
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Flood No. 4529100020, dated December 4, 2015, by general plotting outlines of this property are located in the Special Flood Hazard Area (SFHA) Zone X1 - Area determined to be subject to flooding by the Atlantic Ocean.
- The above referenced FEMA flood insurance rate map is for use in compliance with the NFIP. It does not necessarily show all areas subject to flooding, particularly from non-point sources of rainfall, which could be caused by severe, concentrated rainfall caused by inadequate pool 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 shown or addressed as part of the NFIP.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing across or across this addition will remain as now shown and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses shown 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 the right but not a duty to enter onto property and cause any obstruction including but not limited to trees, plants, bill, or building, which obstruct the flow of water through drainage easements.
- Duty 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 laws of the jurisdiction 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 abutting property owner or employee, owner or tenant, 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, features or features mentioned herein are accurate, reliable or as depicted by this plat and will not be the standard of reference for an incorporated city, Johnson County, the State of Texas, or the United States.
- Johnson County is relying upon the surveyor whose name is affixed herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity:
The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of the plat do hereby agree to 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 approval or filing of this plat or construction documents associated therewith.

Public Utilities:
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 growths, or improvements what in any way obstruct 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 of all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, overhauling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Filing the Plat:
-It is a criminal offense punishable by a fine of up to \$1000.00, imprisonment 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 (or a deed, or a contract of sale or other executor contract) in which the subdivision is approved and filed for record with the Johnson County Clerk, however, said description may be used if the conveyance is exactly continued or approved and recording of the final plat and the purchaser is not given title or occupancy of the real property conveyed before the recording of the plat.

-A purchaser may not use or occupy property located in a plat or replat of a subdivision until such time as the plat is filed for record with the Johnson County Clerk's office.

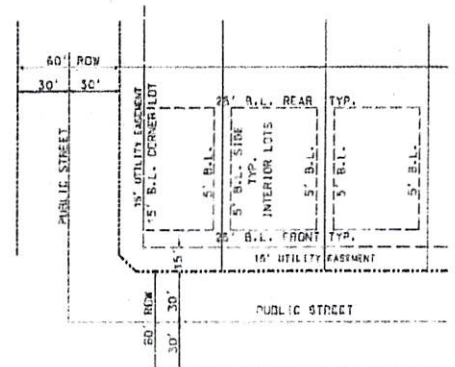
-Filing a Plat in Not Acceptance of Bonds for County Maintenance
The approval and filing of a plat which designates roads and streets does not make the roads and streets county roads subject to County maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County. 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 accepting such road, street or passageway for county maintenance.

FLOOD PLAIN NOTE:
-The Flood Plain Cross Section Elevations shown on this plat are from the report filed: CRESSION 374 ACRE DEVELOPMENT FLOOD PLAIN STUDY, JOHNSON COUNTY, TEXAS 12/27/15, prepared by: Elevation Consulting, LLC, Firm No. 13382. According to the report, (2013) Elevation Method (EM) data was obtained from the Texas Natural Resources Information System (TRIMS) website. The vertical datum is NAVD83 (North American Vertical Datum of 1988).

-The Minimum Finished Floor Elevations shown on this plat are set to be minimum 1' less than the freeboard Flood Plain Elevation, according to the County requirements.

ROADS:
-The roads within this addition will be privately maintained by Cresson MUD No. 2.

APPROXIMATE CENTERLINE
COUNTY ROAD 1000
Core Laboratories, Inc.
Tract I
v. 2622, P. 726



TYPICAL LOT LAYOUT

ROW, EASEMENT, AND BOUNDING LINE NOTES:

- Utility Easements: 15' from lot line on all public street frontages.
- Right of Way Dedication: 60' ROW from center of road on F.M. or State, 30' ROW from center of County road or roads in subdivision.
- Building Lines EXTERNAL: 60' from lot line on any State Hwy. or F.M. Road.
- Building Lines INTERNAL to subdivision: 15' from lot line on all public street frontages, 30' from lot line on Center lot - 15', 30' from lot line, Interior lot - 15'

OWNER:
176.190 Acres
CRESSION VENTURES, L.L.C.
D.C. No. 2021-24623
D.R.J.C.T.

DMC HENRY LLC
Texas Engineering Firm Number F-21874
1644 Westway Park Road, Suite 101
Cleburne, TX 76031

MORPE ENGINEERING, INC.
1012 Northway Park Road, Suite 101
Cleburne, TX 76031
767-314-9111
www.morpe.com

DATE: 06/27/2024
SHEET: 2622 P. 726
PROJECT: MORPE ARKIANA 672-616-2659

COUNTY APPROVAL:
County Judge acting on the behalf of and for the Commissioners Court of Johnson County
Signature: _____ Date: _____

County Clerk Signature: _____
Date: _____ Instrument: _____

**PLAT REVISION
CRESSION ESTATES
PHASE I ADDITION**

97.116 ACRES
Johnson County, Texas
Manoza Survey, Abstract No. 542,
and being all of
CRESSION ESTATES PHASE I ADDITION
recorded in Instrument No. 2022-249
Slide F-651 P.R.J.C.T.