

Filed For Record 3:09 p

AUG 14 2023

April Long
County Clerk, Johnson County Texas

BY [Signature] DEPUTY



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 2023-67

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Martin Creek Addition, Phase II**, Lots 1 & 2, Block 5, in Precinct 1 and clarify that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 14th day of August 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Martin Creek Addition, Phase II**, Lots 1 & 2, Block 5, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 14TH DAY OF AUGUST 2023.



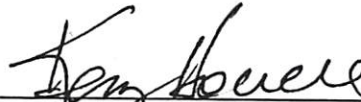
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



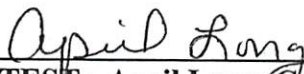
Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained



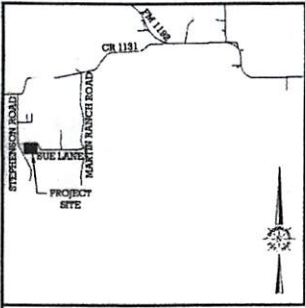
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained



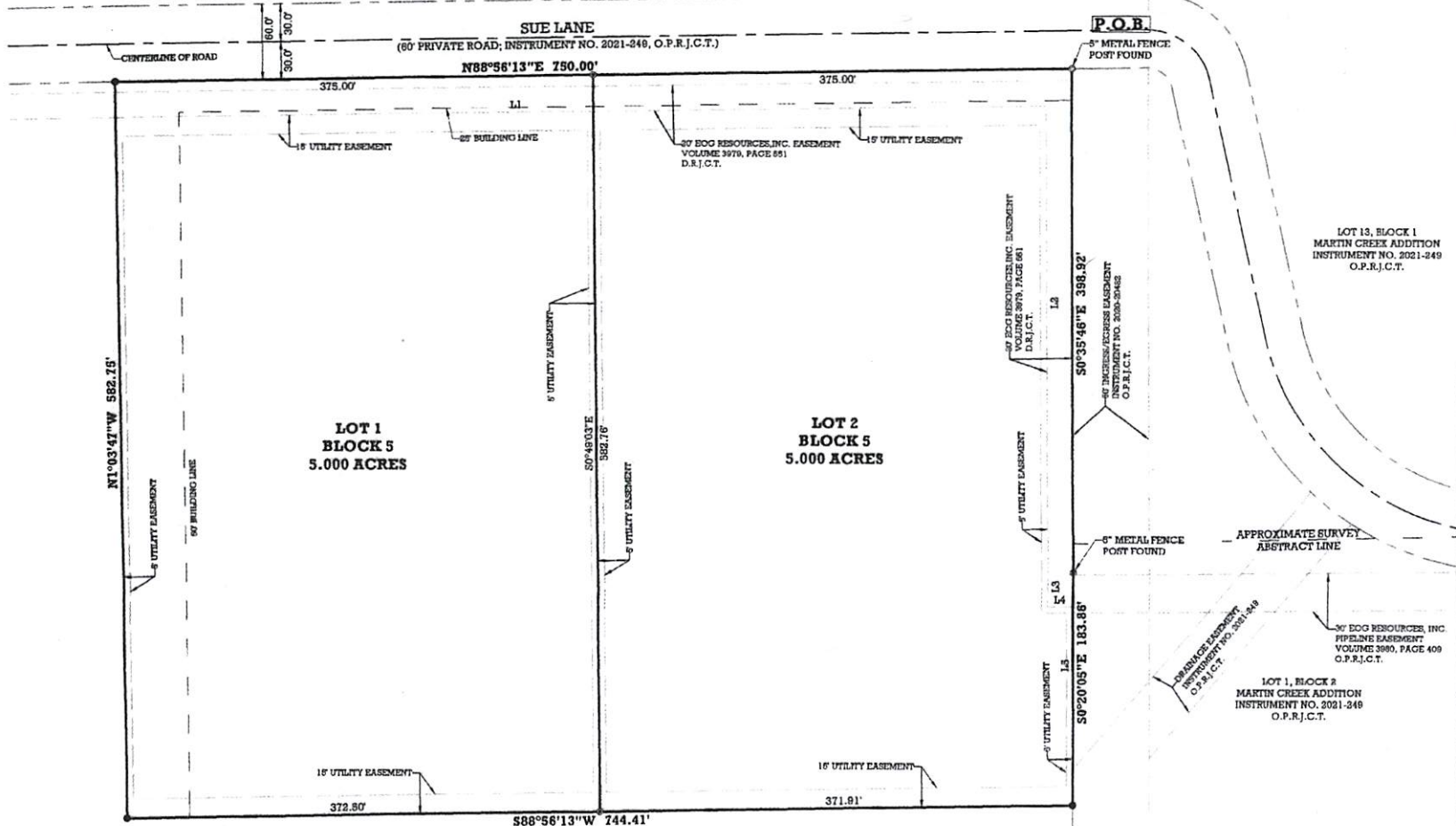
ATTEST: April Long, County Clerk





VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°01'29"E	729.76'
L2	S00°38'46"E	389.31'
L3	S00°20'09"E	27.14'
L4	N88°07'21"E	20.00'
L5	S00°20'08"E	185.90'



PLAT RECORDED IN: _____
 INSTRUMENT NO. _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

JON R. LEWIS AND MYRA W. LEWIS
 CALLED 71.037 ACRES
 VOLUME 3191, PAGE 416
 D.R.J.C.T.
 CORRECTION DEED
 INSTRUMENT NO. 2013-25959
 O.P.R.J.C.T.

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

LEGEND		ABBREVIATIONS		FINAL PLAT	
	SUBJECT PROPERTY LINE	●	1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"	LOTS 1 & 2, BLOCK 5 MARTIN CREEK ADDITION, PHASE II AN ADDITION TO JOHNSON COUNTY, TEXAS 10.000 ACRES C.R. TISDALE SURVEY, ABSTRACT NO. 850	
	ADJOINER LINE	⊙	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"		
	EASEMENT	⊙	FENCE POST 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 (XXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING	FILE: RP_10AC_20230803 REVISION	
		OWNER/DEVELOPER	SURVEYOR	DRAFT: BWM	CHECK: FCN
		MARTIN CREEK PARTNERS, LLC 4916 CAMP BOWIE BOULEVARD FORT WORTH, TX 76107 (817)659-3172		SHEET: 1 OF 2	DATE: 08/03/2023
					0



GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" 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, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.0012. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
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 48251C0189, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

DUTIES OF DEVELOPER/PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. 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, IMPUR 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 ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF ALL INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. 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 IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATE 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.

FILING A PLAT

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 SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS 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 PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS 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.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

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 GROUNDS, 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 INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLDING, 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.

WATER:
PRIVATE WATER WELL SYSTEM

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-782-0316

RIGHT OF WAY DEDICATION
47' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
ALL STREETS TO BE PRIVATELY MAINTAINED AND GATED.

UTILITY EASEMENT:
15' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
8' FROM LOT LINE ALONG SIDE LOT LINES
(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:
50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)

DEVELOPER NOTE:
BUILDING SETBACK IS 50' ON THE WESTERN BOUNDARY OF LOT 1

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 THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48261C0189, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE TRIF. 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 IMPROPER 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 TRIF.
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 THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED 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 FROGSON.
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 INCLUDING BUT NOT LIMITED TO TREES, PLANTS, LIGHT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

PRIVATE SEWAGE FACILITY

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR 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 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 _____, 2023.

COUNTY JUDGE _____

PLAT RECORDED IN:

INSTRUMENT NO. _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING A TRACT OF LAND SITUATED IN THE C.R. TISDALE SURVEY, ABSTRACT NO. 850, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 10,000 ACRE TRACT DESCRIBED IN A DEED TO MARTIN CREEK PARTNERS, LLC, AS RECORDED IN INSTRUMENT NO. 2024-10958 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) (C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6" METAL FENCE POST FOUND FOR THE NORTHEAST CORNER OF SAID 10,000 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-249, O.P.R.) (C.T.) AND BEING ON THE SOUTH LINE OF SIDE LANE, A 60' PRIVATE ROAD, AS SHOWN ON SAID MARTIN CREEK ADDITION;

THENCE WITH THE EAST LINE OF SAID 10,000 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, THE FOLLOWING:

SOUTH 0°38'46" EAST, A DISTANCE OF 398.88 FEET TO A 6" METAL FENCE POST FOUND;
SOUTH 0°20'08" EAST, A DISTANCE OF 182.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID MARTIN CREEK ADDITION, BEARS SOUTH 0°20'08" EAST, A DISTANCE OF 2522.22 FEET.

THENCE SOUTH 88°56'13" WEST, WITH THE SOUTH LINE OF SAID 10,000 ACRE TRACT, A DISTANCE OF 744.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND;

THENCE NORTH 1°03'41" WEST, WITH THE WEST LINE OF SAID 10,000 ACRE TRACT, A DISTANCE OF 682.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID 10,000 ACRE TRACT.

THENCE NORTH 88°56'13" EAST, WITH THE NORTH LINE OF SAID 10,000 ACRE TRACT AND SAID NORTH LINE OF SIDE LANE, A DISTANCE OF 780.00 FEET TO A PLACE OF BEGINNING AND CONTAINING 10,000 ACRES OF LAND.

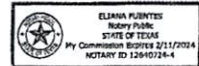
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT MARTIN CREEK PARTNERS, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1 AND LOT 2, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA AREAS SHOWN HEREON.

BY: *[Signature]* DATE: 8/7/2023
NAME: Darrell Scogins
TITLE: Vice President

SWORN AND SUBSCRIBED BEFORE ME BY *[Signature]*
THIS THE 7 DAY OF August, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 2-11-2024
[Signature]
Eliana Puente



CERTIFICATION:
THAT I, FOREST 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 30, 2022.

[Signature] 8/4/2023
FOREST C. NANCE, R.F.L.S. NO. 6809

LEGEND		ABBREVIATIONS		FINAL PLAT	
	SUBJECT PROPERTY LINE	●	IRON ROD FOUND (IF AS NOTED)	LOT 1 & 2, BLOCK 5 MARTIN CREEK ADDITION, PHASE II AN ADDITION TO JOHNSON COUNTY, TEXAS 10,000 ACRES C.R. TISDALE SURVEY, ABSTRACT NO. 850	
	ADJOINER LINE	●	1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"		
	EASEMENT	●			
		O.P.R.) (C.T.) = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.) (C.T.) = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.) (C.T.) = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING			
OWNER/DEVELOPER		SURVEYOR			
MARTIN CREEK PARTNERS, LLC 4916 CAMP BOWIE BOULEVARD FORT WORTH, TX 76107 (817) 689-3172		 TOPOGRAPHIC SURVEYING 6809		FILE: RP_10AC_20230803 DRAFT: BWM SHEET: 2 OF 2	
				CHECK: FCN DATE: 08/03/2023 REVISION: 0	