



**JOHNSON COUNTY
COMMISSIONERS COURT**

Filed For Record 4:21PM

JAN 22 2024

April Long
County Clerk, Johnson County Texas

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

BY Larry Woolley DEPUTY
Commissioner
Precinct 4

THE STATE OF TEXAS

§

ORDER 2024-09

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 Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **Martin Creek Addition**, Lot 13, Block 1, and Lot 1, Block 2 to create Lot 13R, Block 1, & Lot 1R, Block 2, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 22nd day of January 2024.


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 13, Block 1, and Lot 1, Block 2 to create Lot 13R, Block 1, & Lot 1R, Block 2, in Precinct 1.


WITNESS OUR HAND THIS, THE 22ND DAY OF JANUARY 2024.



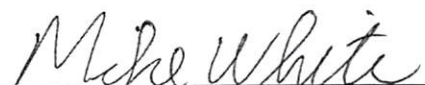
Christopher Boedeker, Johnson County Judge
Voted: yes, no, abstained




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



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, ACRES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE 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 48210C0150, 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 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 LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. THE APPROVAL AND FILING OF THIS PLAN 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 BOARDS, BODIES 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 PORTAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTAYED BY THIS PLAN DO NOT 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 AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.

FILING & 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 PASSAGEWAY SET ASIDE IN THIS PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MERITS 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 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 SURVIVES REAL PROPERTY TO USE THE SUBDIVISION DESCRIBED IN A DEED OF CONVEYANCE, CONTRACT FOR A DEED, A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAN OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINUED ON APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN 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 GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EXTRACT OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO INCREASE AND EXPAND TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND CARRYING TO OR REMOVING ANY 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 617-783-6318

RIGHTS OF WAY DEDICATION 40' ROW FROM CENTER OF ROAD ON P.M. OR STATE 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT: IF UTILITY EASEMENT ALONG FRONT LOT LINE IF UTILITY EASEMENT ALONG BACK LOT LINE IF UTILITY EASEMENT ALONG SIDE LOT LINE (UNLESS OTHERWISE SHOWN HEREON)

- BUILDING LINES: 5' FROM LOT LINE (STATE HWY & P.M.) 25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION) 15' FROM LOT LINE OR REAR (PER DEVELOPER) 10' FROM LOT LINE OR SIDES (PER DEVELOPER)

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THE 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 ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAN NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE DESIGNATION OF 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 PLAN APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48261 C0160, 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 "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL, COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING 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 CONTIGUOUS 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 EROSION.
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, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

ROAD NOTE:

ALL STREETS TO BE PRIVATELY MAINTAINED AND CARED.

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 COMPLYING 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 UNSANITARY 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 MAINTAIN 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 CLERK, JOHNSON COUNTY, TEXAS

STATE OF TEXAS & COUNTY OF JOHNSON

WHEREAS MARTIN CREEK PARTNERS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE D. HORNBUCKLE SURVEY, ABSTRACT NO. 878 AND THE D. THOMAS SURVEY, ABSTRACT NO. 811 IN JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 13, BLOCK 1 AND LOT 1, BLOCK 2 AND A PORTION OF SUE LANE AS SHOWN ON PLAN OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN THEREOF RECORDED IN INSTRUMENT NO. 2021-249, SLIDE E-508 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 13 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SUE LANE; THENCE SOUTH 89°21'32" WEST, WITH THE SOUTH LINE OF SAID LOT 13 AND THE NORTH RIGHT-OF-WAY LINE OF SUE LANE, A DISTANCE OF 605.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; THENCE SOUTH 0°38'31" EAST, DEPARTING SAID SOUTH LINE OF LOT 13, OVER AND ACROSS SAID SUE LANE, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SUE LANE AND THE WEST RIGHT-OF-WAY LINE OF BACKEYER BEND; THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THE RIGHT-OF-WAY LINE OF SAID BACKEYER BEND, THE FOLLOWING: SOUTH 1°38'40" EAST, A DISTANCE OF 1664.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; SOUTH 69°19'11" WEST, A DISTANCE OF 263.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; SOUTH 86°52'50" WEST, A DISTANCE OF 199.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND ON THE EAST LINE OF A CALLED 71.037 ACRE TRACT, DESCRIBED IN A DEED TO JOHN R. LEWIS AND MYRA W. LEWIS, AS RECORDED IN VOLUME 3191, PAGE 416, O.P.R.) C.T. AND BEING FURTHER DESCRIBED IN A CORRECTION DEED RECORDED IN INSTRUMENT NO. 2013-35569, O.P.R.) C.T.; THENCE NORTH 0°20'08" WEST, WITH WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID 71.037 ACRE TRACT, PASSING AT A DISTANCE OF 1678.53 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAN THEREOF RECORDED IN INSTRUMENT NO. 2023-163, SLIDE E-713, O.P.R.) C.T. AND CONTINUING WITH SAID WEST LINE OF LOT 1 AND THE EAST LINE OF SAID LOT 2, BLOCK 5 (MARTIN CREEK ADDITION, PHASE II), FOR A TOTAL DISTANCE OF 1762.10 FEET TO WEST LINE OF SUE LANE; THENCE NORTH 0°25'46" WEST, WITH SAID WEST LINE OF LOT 1 AND SAID EAST LINE OF LOT 2, BLOCK 5 (MARTIN CREEK ADDITION, PHASE II), A DISTANCE OF 366.92 FEET TO A 6" METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 6 (MARTIN CREEK ADDITION, PHASE II) AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUE LANE; THENCE NORTH 89°01'27" EAST, WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF SUE LANE, A DISTANCE OF 1.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND; THENCE NORTH 07°41'32" WEST, DEPARTING SAID NORTH LINE OF LOT 1, OVER AND ACROSS SAID SUE LANE, A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 18 AND THE SOUTHWEST CORNER OF A CALLED 17.962 ACRE TRACT DESCRIBED IN A DEED TO ROBERT MARTIN AND MICHAEL MARTIN, AS RECORDED IN INSTRUMENT NO. 2016-7648, O.P.R.) C.T. AND BEING ON THE SAID NORTH RIGHT-OF-WAY LINE OF SUE LANE; THENCE NORTH 1°13'32" WEST, WITH THE WEST LINE OF SAID LOT 13 AND THE EAST LINE OF SAID 17.962 ACRE TRACT, A DISTANCE OF 187.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF A CALLED 24.606 ACRE TRACT DESCRIBED IN A DEED TO JAMES ROBBELL MATLOCK, AS RECORDED IN VOLUME 1820, PAGE 860, O.P.R.) C.T.; THENCE NORTH 78°30'22" EAST, WITH THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF SAID 24.606 ACRE TRACT, A DISTANCE OF 656.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF SAID 24.606 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 1 AND THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 1; THENCE SOUTH 1°16'18" EAST, WITH THE EAST LINE OF SAID LOT 13 AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 146.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 28.116 ACRES OF LAND.

THENCE NORTH 07°41'32" WEST, DEPARTING SAID NORTH LINE OF LOT 1, OVER AND ACROSS SAID SUE LANE, A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 18 AND THE SOUTHWEST CORNER OF A CALLED 17.962 ACRE TRACT DESCRIBED IN A DEED TO ROBERT MARTIN AND MICHAEL MARTIN, AS RECORDED IN INSTRUMENT NO. 2016-7648, O.P.R.) C.T. AND BEING ON THE SAID NORTH RIGHT-OF-WAY LINE OF SUE LANE; THENCE NORTH 1°13'32" WEST, WITH THE WEST LINE OF SAID LOT 13 AND THE EAST LINE OF SAID 17.962 ACRE TRACT, A DISTANCE OF 187.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF A CALLED 24.606 ACRE TRACT DESCRIBED IN A DEED TO JAMES ROBBELL MATLOCK, AS RECORDED IN VOLUME 1820, PAGE 860, O.P.R.) C.T.; THENCE NORTH 78°30'22" EAST, WITH THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF SAID 24.606 ACRE TRACT, A DISTANCE OF 656.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF SAID 24.606 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 1 AND THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 1; THENCE SOUTH 1°16'18" EAST, WITH THE EAST LINE OF SAID LOT 13 AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 146.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 28.116 ACRES OF LAND.

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NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS

THAT MARTIN CREEK PARTNERS, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THE PLAN DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 13R, BLOCK 1 AND LOT 1R, BLOCK 2 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER MARTIN CREEK HOA AREAS SHOWN HEREON.

BY: [Signature] DATE: 12/27/2023

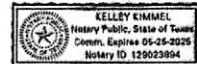
NAME: Darrell Scapins TITLE: President

SWORN AND SUBSCRIBED BEFORE ME BY: Darrell Scapins

THIS THE 27 DAY OF December, 2023

NOTARY PUBLIC, STATE OF TEXAS

[Signature] My Commission Expires: 5/25/2025



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THE CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 14, 2023.

[Signature] FORREST C. NANCE, P.F.L.S. NO. 6809



LEGEND table with symbols for Sunlight Property Line, Adjacent Line, Easement, 1/2" Iron Rod Set with Cap Stamped 'Topographic', Iron Rod Found (as noted), Fence Post Found (as noted), Portion of Sue Lane to be Abandoned by this Plat, Portion of 15' Utility Easement to be Abandoned by this Plat, Portion of Lot 1, Block 2 to be Part of Lot 13R, Block 1 by this Plat.

ABBREVIATIONS table with symbols for O.P.R./C.T., D.R./C.T., P.R./C.T., U.E., B.L.

OWNER: MARTIN CREEK PARTNERS, LLC, 4916 CAMP BOWIE BLVD., FORT WORTH, TX 76107, (817) 659-3172. SURVEYOR: TOPOGRAPHIC.

REPLAT table with title 'LOT 13R, BLOCK 1 & LOT 1R, BLOCK 2 MARTIN CREEK ADDITION BEING A REPLAT OF LOT 13, BLOCK 1 AND LOT 1, BLOCK 2 OF MARTIN CREEK ADDITION INSTRUMENT NO. 2021-249, SLIDE E-508, P.R.J.C.T. JOHNSON COUNTY, TEXAS'. Includes file number, draft, sheet, check, date, and revision.