



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 2024-58

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Martin Creek Addition, Phase III**, Lot 3, 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.

Filed For Record 4:00pm

MAY 28 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 28TH DAY OF MAY 2024.

Chris 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



GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE 18" X 24"
2. ALL BEARING SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM...
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY...
4. ADVISOR INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT...
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 46210C0100, REVISED DECEMBER 4, 2015, 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 CITY 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 CITY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OF IMPROVEMENTS 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 PORTAINTED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTAINTED BY THIS PLAN...
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 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 THESE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, TRUNK 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 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 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 BOTH BY THIS ACT AND CONFINEMENT FOR A PERSON WHO SURRENDERS 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 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 CONJOINT ON APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT OVEN 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, PERKS, TREES, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF THE 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 INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE AND ADVICE TO OR REMOVING ALL OR PART OF THE 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 817-742-4316

RIGHT OF WAY DEDICATION
40 ROW FROM CENTER OF ROAD ON F.M. OR STATE
25 ROW FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION
ALL STRIPES TO BE PERMANENTLY MAINTAINED AND GATED

UTILITY EASEMENT:
15' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
5' FROM LOT LINE ALONG SIDE LOT LINES

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

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNERS 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 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. 46210C0100, EFFECTIVE DATE DECEMBER 4, 2015, 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE 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 CONSTRUCTION OF THE FLOODWAY 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 COULDES ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAY 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.

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 13 DAY OF May 2024

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT NO. 51402

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CO REPLY REFERENCE TO A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 05, 2024.

Signature of Forrest C. Nance, dated 5/13/2024. FORREST C. NANCE, P.L.S. NO. 6809

STATE OF TEXAS 6
COUNTY OF JOHNSON 5

BEING A TRACT OF LAND SITUATED IN THE C.R. TISDALE SURVEY, ABSTRACT NO. 860, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 71.037 ACRE TRACT DESCRIBED IN A DEED TO JON R. LEWIS AND MYRA W. LEWIS, AS RECORDED IN VOLUME 3131, PAGE 415 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AND BEING FURTHER DESCRIBED IN CORRECTION DEED, AS RECORDED IN INSTRUMENT NO. 2024-3984 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "831" FOUND FOR THE NORTHWEST CORNER OF SAID 71.037 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 115.298 ACRE TRACT DESCRIBED IN A DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 2023-49638, O.P.R.C.T. AND BEING ON THE SOUTH LINE OF SUB LANE, A PRIVATE ROAD:

THENCE NORTH 89°56'13" EAST, WITH THE NORTH LINE OF SAID 71.037 ACRE TRACT AND SAID SOUTH LINE OF SUB LANE, A DISTANCE OF 466.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF MARTIN CREEK ADDITION, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2023-105, O.P.R.C.T.:

THENCE SOUTH 1°03'41" EAST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 322.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1:

THENCE NORTH 89°55'15" EAST, WITH THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 144.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID BLOCK 3 AND BEING ON THE EAST LINE OF SAID 71.037 ACRE TRACT AND THE WEST LINE OF LOT 1R, BLOCK 2 OF MARTIN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2024 58, O.P.R.C.T.:

THENCE SOUTH 0°30'06" EAST, WITH SAID EAST LINE OF 71.037 ACRE TRACT AND THE WEST LINE OF SAID LOT 1R, TO AND WITH THE WEST LINE OF BACK RIVER BEND, A DISTANCE OF 701.02 FEET TO A 6" STEEL PIERCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 71.037 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.811 ACRE TRACT DESCRIBED IN A DEED TO MARTIN CREEK PARTNERS, L.L.C. AS RECORDED IN INSTRUMENT NO. 2024-3203, O.P.R.C.T.:

THENCE SOUTH 84°52'17" WEST, WITH THE SOUTH LINE OF SAID 71.037 ACRE TRACT AND THE NORTH LINE OF SAID 0.211 ACRE TRACT, A DISTANCE OF 1101.85 FEET TO A CONCRETE MONUMENT WITH BRASS DISK STAMPED "PLS 314" FOUND FOR THE SOUTHWEST CORNER OF SAID 71.037 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 115.298 ACRE TRACT AND THE WEST CORNER OF SAID 0.211 ACRE TRACT AND BEING ON THE NORTH LINE OF A CALLED 140.000 ACRE TRACT DESCRIBED IN A DEED TO MARTIN CREEK PARTNERS, L.L.C. AS RECORDED IN INSTRUMENT NO. 2021-37331, O.P.R.C.T.:

THENCE NORTH 0°53'51" EAST, WITH THE WEST LINE OF SAID 71.037 ACRE TRACT AND THE EAST LINE OF SAID 115.298 ACRE TRACT TO AND WITH THE EAST LINE OF A CALLED 10.66 ACRE TRACT DESCRIBED IN A DEED TO HARRY JOHNSON, TRUSTEE OF THE CALLAWAY FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 2020-3984, O.P.R.C.T., A DISTANCE OF 174.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PLS 314" FOUND FOR AN ANGLE POINT ON THE WEST LINE OF SAID 71.037 ACRE TRACT AND THE EAST LINE OF SAID 10.66 ACRE TRACT:

THENCE NORTH 32°26'38" WEST, WITH SAID WEST LINE OF 71.037 ACRE TRACT AND SAID EAST LINE OF 10.66 ACRE TRACT, A DISTANCE OF 280.71 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 71.037 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10.66 ACRE TRACT AND BEING A SOUTHWEST CORNER OF SAID 115.298 ACRE TRACT:

THENCE NORTH 0°47'00" WEST, WITH SAID WEST LINE OF 71.037 ACRE TRACT AND THE EAST LINE OF SAID 115.298 ACRE TRACT, A DISTANCE OF 1808.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.137 ACRES OF LAND.

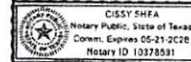
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT JON R. LEWIS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE III, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA, WITHOUT RESERVATION, THE STRIPS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER MARTIN CREEK HOA AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

Signature of Jon R. Lewis, dated 5/13/24. NAME: Jon R. Lewis, TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY Myra Lewis
THIS THE 13 DAY OF May 2024

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/21/2028



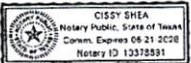
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT MYRA W. LEWIS, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3, BLOCK 5 OF MARTIN CREEK ADDITION, PHASE III, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE MARTIN CREEK HOA, WITHOUT RESERVATION, THE STRIPS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER MARTIN CREEK HOA AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

Signature of Myra Lewis, dated 5/13/24. NAME: Myra Lewis, TITLE: Owner

SWORN AND SUBSCRIBED BEFORE ME BY Myra Lewis
THIS THE 13 DAY OF May 2024

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/21/2028



LEGEND

- SUBJECT PROPERTY LINE
ADJACENT LINE
EASEMENT
MONUMENT FOUND (AS NOTED)

ABBREVIATIONS

- O.P.R.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

FINAL PLAT

LOT 3, BLOCK 5
MARTIN CREEK ADDITION, PHASE III
AN ADDITION TO JOHNSON COUNTY, TEXAS
61.137 ACRES
C.R. TISDALE SURVEY, ABSTRACT NO. 850

OWNER/DEVELOPER
JON R. LEWIS AND MYRA W. LEWIS
12861 SUE LANE
GODLEY, TX 76044
(817) 913-8330

SURVEYOR
TOPOGRAPHIC
LEVEL 1 SURVEYING LEGACY
411 UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76104
TEL: 817-339-2224 FAX: 817-339-2225
WWW.TOPOGRAPHIC.COM

FILE: FP_MARTIN CREEK PHASE III_20240509
REVISION 0
DRAFT: FCN CHECK: SED
SHEET: 2 OF 2 DATE: 05/09/2024