



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 2024-60

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 **Coppenger Place, Phase II**, Lots 9-16, Block 1, Lots 13-21, Block 2, Lots 1-6, 7X, 8-23, Block 3, Lots 1-16, Block 4, Lots 1-16, 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 11:28 AM

JUN 10 2024

April Long
County Clerk, Johnson County Texas

BY *April Long* DEPUTY

WITNESS OUR HAND THIS, THE 10TH DAY OF JUNE 2024.

Christopher 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

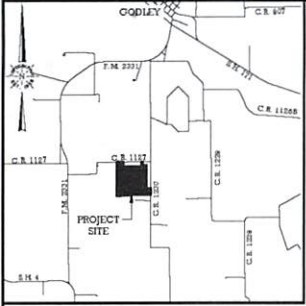
Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

April Long

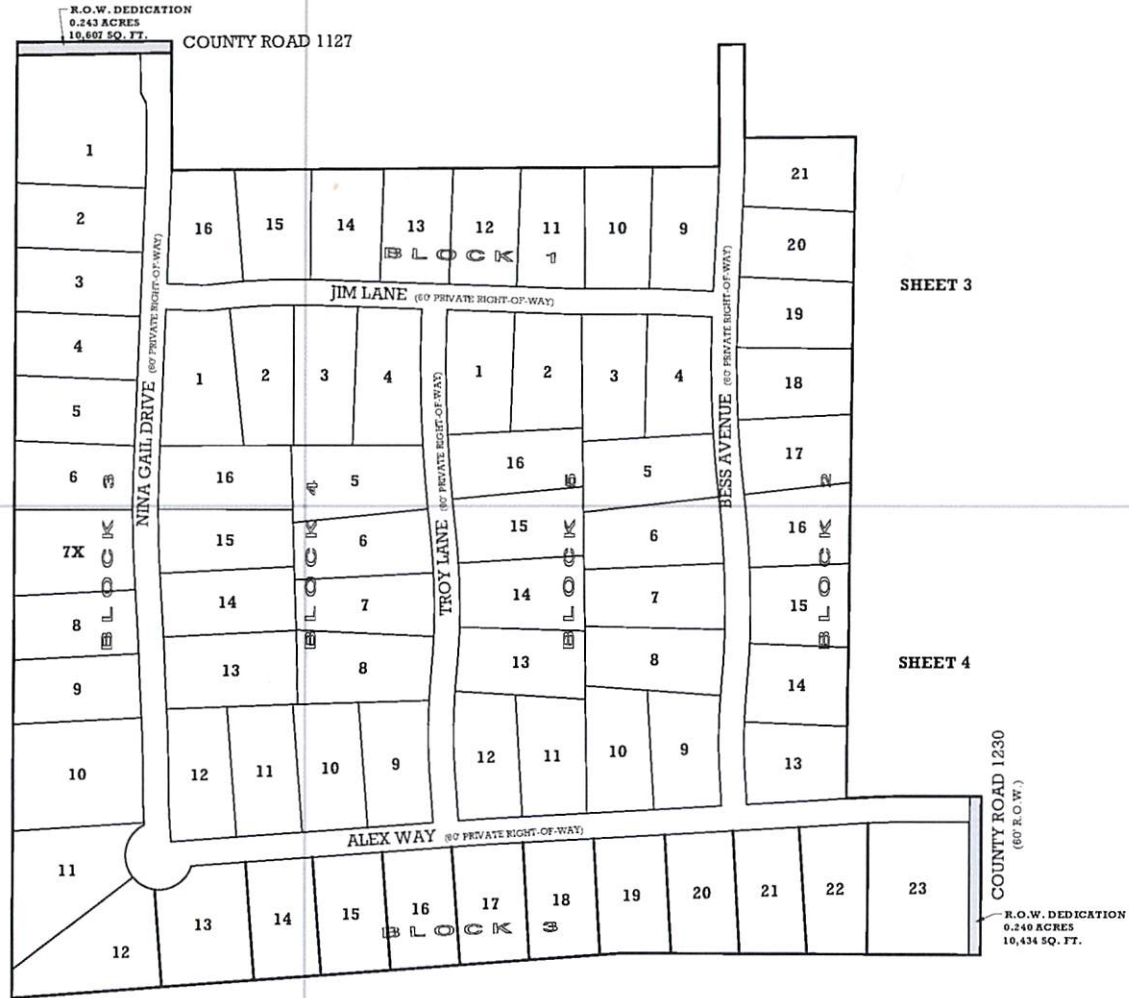
ATTEST: April Long, County Clerk





VICINITY MAP
N.T.S.

KEY MAP



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

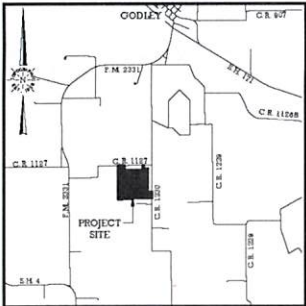
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

NOTES:
PAGES 2-5: PLAT EXHIBIT
PAGE 6: DEDICATION, CERTIFICATIONS, AND NOTES

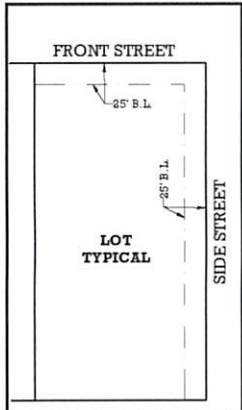


LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> — SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT ● IRON ROD FOUND (IRF) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ⊙ CALCULATED CORNER 	<p>O.P.R.J.C.T. = 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 J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY #X = OPEN SPACE LOT N.T.S. = NOT TO SCALE</p>	<p>MAAK ENTERPRISES LP 10502 C.R. 913 GODLEY, TX 76044 (817) 659-3172</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 411 WINDYBOLT ROAD, SUITE 200 - IRVING, TEXAS 75038 TELEPHONE: (972) 244-7323 - FAX: (972) 244-7384 TEXAS PROFESSIONAL REGISTRATION NO. 106284 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5</p> <p>COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS</p>
			<p>FILE: FP_COPPENGER_PHI&III_20240603-MYLAR</p> <p>DRAFT: BWM CHECK: FCN</p> <p>SHEET: 1 OF 6 DATE: 06/03/2024</p>
			<p>REVISION</p> <p style="text-align: center; font-size: 2em;">0</p>



VICINITY MAP
N.T.S.

TYPICAL LOT DETAIL
BUILDING LINES
(UNLESS SHOWN OTHERWISE HEREON)
(N.T.S.)



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



NICOLE RENE VASQUEZ AND
CHRISTIAN PATRICK VASQUEZ
INSTRUMENT NO. 2019-267
O.P.R.J.C.T.

R.O.W. DEDICATION
0.243 ACRES
10,607 SQ. FT.

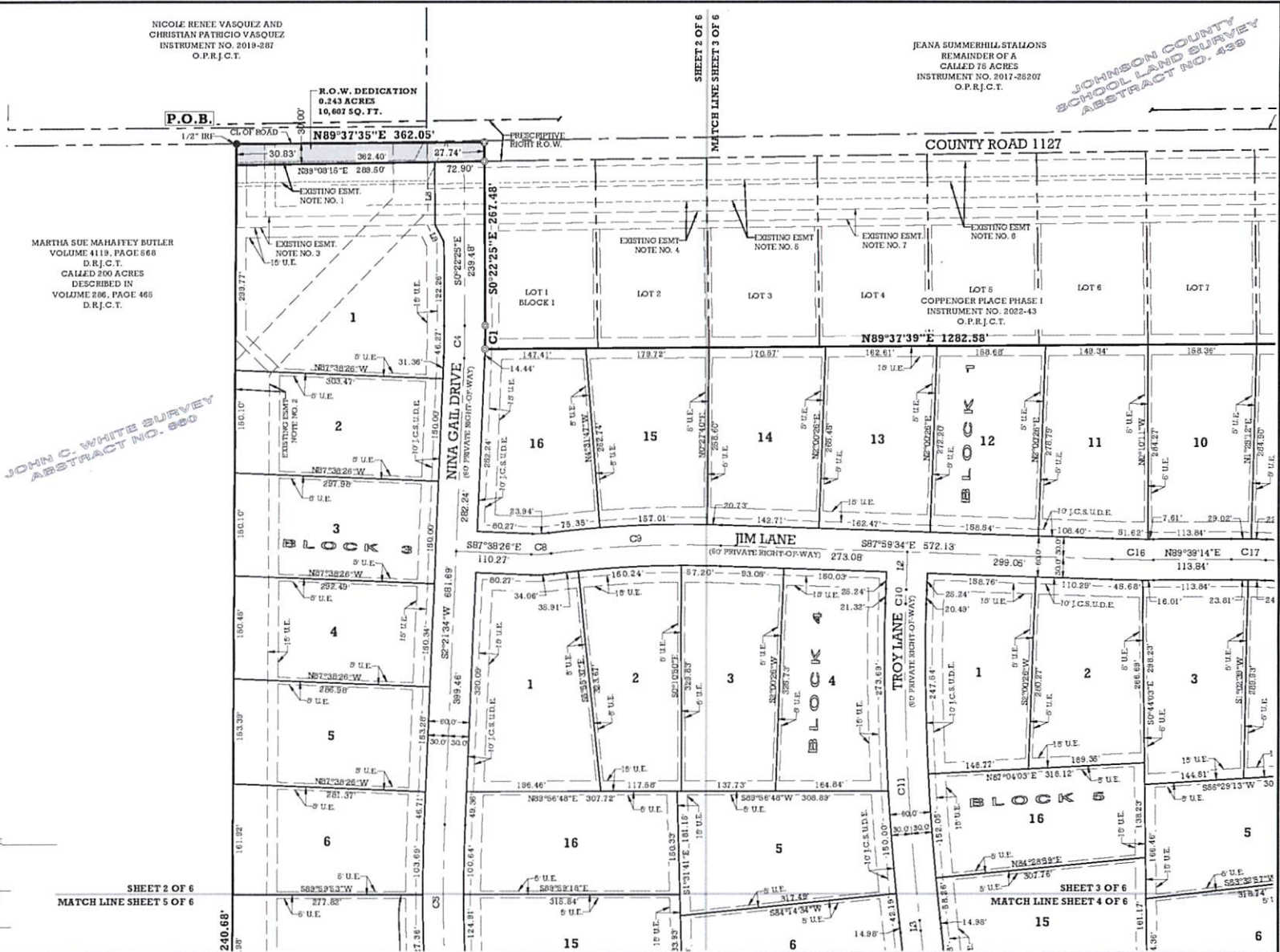
P.O.B.

MARTHA SUE MAHAFFEY BUTLER
VOLUME 4119, PAGE 868
D.R.J.C.T.
CALLED 200 ACRES
DESCRIBED IN
VOLUME 206, PAGE 465
D.R.J.C.T.

JOHN C. WHITE SURVEY
ABSTRACT NO. 860

JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 76 ACRES
INSTRUMENT NO. 2017-28207
O.P.R.J.C.T.

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439



SHEET 2 OF 6
MATCH LINE SHEET 5 OF 6

SHEET 3 OF 6
MATCH LINE SHEET 4 OF 6

LEGEND		ABBREVIATIONS	OWNER	FINAL PLAT	
	SUBJECT PROPERTY LINE	● IRON ROD FOUND (IRF) (AS NOTED)	MAAK ENTERPRISES LP 10502 C.R. 913 GODLEY, TX 76044 (817) 659-3172	LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS	
	ADJOINER LINE	⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"			
	EASEMENT	⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"	SURVEYOR <small>LOYALTY INNOVATION LEGACY 411 UNIVERSITY BLVD. SUITE 200 - WENHOEK, TEXAS 75174 TELEPHONE (817) 744-7121 - FAX (817) 744-7124 TEXAS PROFESSIONAL SURVEYOR NO. 105426 WWW.TOPOGRAPHIC.COM</small>	FILE: FP_COPPENGER_PHI1&II_20240603-MYLAR	REVISION
		⊙ CALCULATED CORNER		DRAFT: BWM	CHECK: FCN
		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 J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY #X = OPEN SPACE LOT N.T.S. = NOT TO SCALE		SHEET: 2 OF 6	DATE: 06/03/2024

JOHNSON COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 439

JEANA SUMMERHILL STALLONS
REMAINDER OF A
CALLED 78 ACRES
INSTRUMENT NO. 2017-28207
O.P.R.J.C.T.

JEANA SUMMERHILL STALLONS
CALLED 37.341 ACRES
SAVE AND EXCEPT OF A CALLED 78.00
ACRES RECORDED IN
VOLUME 1386, PAGE 174
D.R.J.C.T.

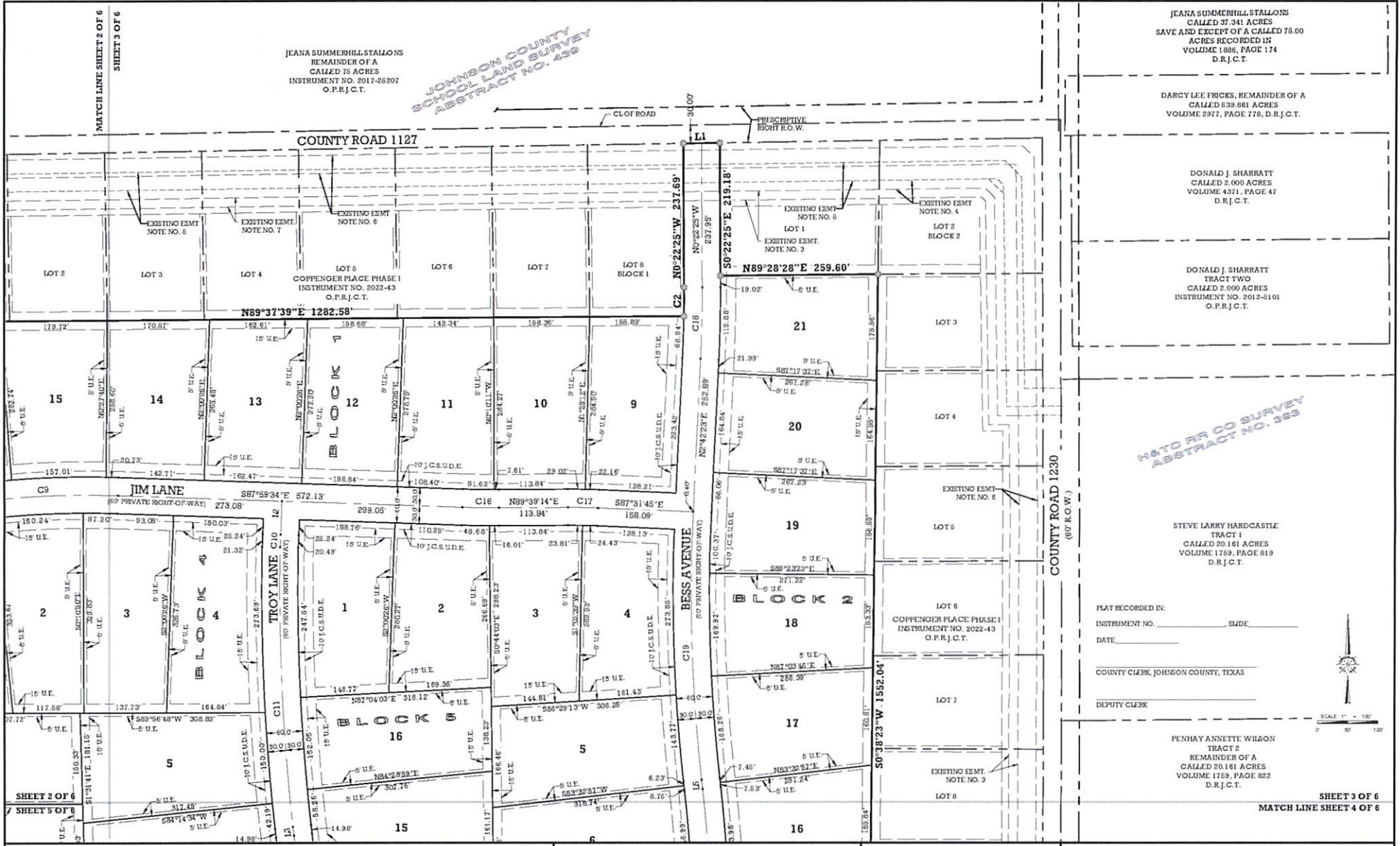
DARCY LEE FRICES, REMAINDER OF A
CALLED 838.861 ACRES
VOLUME 2877, PAGE 778, D.R.J.C.T.

DONALD J. SHARRATT
CALLED 2.000 ACRES
VOLUME 4371, PAGE 47
D.R.J.C.T.

DONALD J. SHARRATT
TRACT TWO
CALLED 2.000 ACRES
INSTRUMENT NO. 2012-8101
O.P.R.J.C.T.

STEVE LARRY HARDCASTLE
TRACT I
CALLED 20.161 ACRES
VOLUME 1769, PAGE 819
D.R.J.C.T.

PENHAY ANNETTE WILSON
TRACT 2
REMAINDER OF A
CALLED 20.161 ACRES
VOLUME 1769, PAGE 822
D.R.J.C.T.



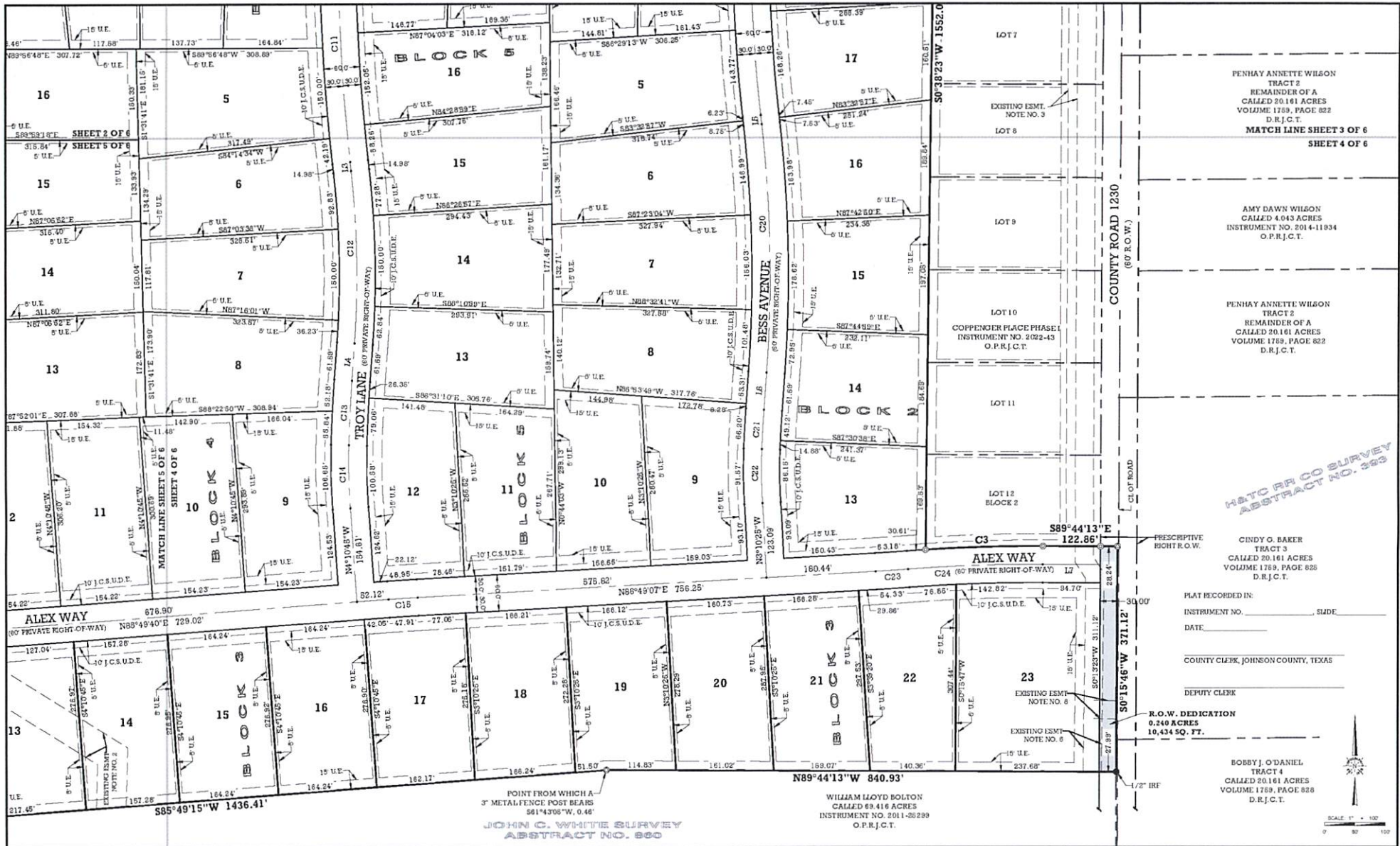
H&TC RR CO SURVEY
ABSTRACT NO. 393

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



SHEET 3 OF 6
MATCH LINE SHEET 4 OF 6

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT	
<ul style="list-style-type: none"> — SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT ● IRON ROD FOUND (RR) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ⊙ CALCULATED CORNER 	<p>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 J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT. U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY #X = OPEN SPACE LOT N.T.S. = NOT TO SCALE</p>	<p>MAAK ENTERPRISES LP 10502 C.R. 913 GODLEY, TX 76044 (817) 659-3172</p>	<p>LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 860 JOHNSON COUNTY, TEXAS</p>	
<p align="center">SURVEYOR</p>			<p>FILE: FP_COPPENGER_PHI1&II_20240603-MYLAR</p>	<p>REVISION</p>
<p align="center">TOPOGRAPHIC LOYALTY · INNOVATION · LEGACY 81 WINDCOT ROAD, SUITE 100, NEWPORT NEWS, VA 23602 TELEPHONE: (813) 747-7322 / FAX: (813) 747-7328 TEXAS REGISTRATION NO. 1050876 WWW.TOPOGRAPHIC.COM</p>			<p>DRAFT: BWM SHEET: 3 OF 6</p>	<p>CHECK: FCN DATE: 06/03/2024 0</p>



H&TC PR CO SURVEY
ABSTRACT NO. 323

CINDY O. BAKER
TRACT 3
CALLED 20.161 ACRES
VOLUME 1789, PAGE 826
D.R.J.C.T.

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

R.O.W. DEDICATION
0.240 ACRES
10,434 SQ. FT.

BOBBY J. O'DANIEL
TRACT 4
CALLED 20.161 ACRES
VOLUME 1789, PAGE 826
D.R.J.C.T.



BLOCK 1 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
9	1.017	44,287
10	1.008	43,909
11	1.001	43,668
12	1.003	43,677
13	1.003	43,677
14	1.004	43,738
15	1.001	43,620
16	1.003	43,679

BLOCK 4 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.287	56,178
2	1.007	43,863
3	1.064	47,241
4	1.148	50,008
5	1.167	51,693
6	1.062	46,833
7	1.002	43,640
8	1.174	51,123
9	1.044	46,456
10	1.063	46,867
11	1.074	46,798
12	1.058	46,862
13	1.214	52,681
14	1.060	47,040
15	1.031	44,886
16	1.076	46,866

BLOCK 2 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
13	1.000	43,670
14	1.000	43,660
15	1.000	43,660
16	1.000	43,660
17	1.000	43,660
18	1.000	43,660
19	1.000	43,660
20	1.000	43,660
21	1.002	43,648

BLOCK 5 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.019	44,370
2	1.019	44,379
3	1.007	43,861
4	1.001	43,690
5	1.131	49,264
6	1.078	46,966
7	1.069	47,429
8	1.093	47,633
9	1.004	43,716
10	1.000	43,690
11	1.003	43,676
12	1.011	44,069
13	1.098	48,442
14	1.100	47,828
15	1.074	46,793
16	1.040	45,306

BLOCK 3 LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	2.120	92,339
2	1.036	45,108
3	1.017	44,285
4	1.000	43,690
5	1.000	43,690
6	1.000	43,690
7X	1.255	54,853
8	1.000	43,690
9	1.035	44,656
10	1.741	76,856
11	1.444	62,904
12	1.396	60,804
13	1.303	56,742
14	1.000	43,690
15	1.044	46,494
16	1.044	46,481
17	1.044	46,488
18	1.044	46,497
19	1.048	46,602
20	1.045	46,608
21	1.069	46,108
22	1.048	46,638
23	1.860	73,736

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°58'48"	1030.00	34.69	S00°36'29"W	34.69
C2	1°18'36"	2170.00	47.71	N00°16'02"E	47.71
C3	3°56'30"	2630.00	193.89	N88°18'02"E	193.63
C4	2°43'59"	1000.00	47.70	S00°59'34"W	47.69
C5	8°18'41"	2486.12	228.30	S00°19'17"E	228.23
C6	3°17'30"	2613.66	144.42	S01°16'23"E	144.40
C7	4°34'07"	1488.12	116.50	S01°53'42"E	116.47
C8	9°30'28"	173.00	29.00	N87°51'48"E	28.98
C9	9°16'28"	1828.00	248.22	N87°21'12"E	247.85
C10	0°47'58"	1600.00	20.90	N01°30'28"E	20.90
C11	4°28'59"	3458.00	271.34	N01°03'28"W	271.27
C12	10°33'14"	1846.00	284.69	N01°10'28"E	284.19
C13	2°29'28"	2456.00	106.72	N02°12'02"E	106.71
C14	5°47'30"	1038.00	103.61	N01°11'00"W	103.67
C15	0°59'28"	2800.00	48.43	N89°19'29"E	48.43
C16	2°21'12"	1472.00	60.46	S88°10'10"E	60.46
C17	2°49'01"	1011.00	49.71	S88°58'18"E	49.70
C18	9°04'48"	3200.00	118.27	S01°09'59"W	118.28
C19	9°03'28"	2774.00	443.36	S01°53'20"E	442.68
C20	10°33'14"	2238.00	410.03	S01°10'26"E	409.46
C21	2°09'10"	1774.00	66.10	S03°03'07"W	66.10
C22	8°10'27"	984.00	88.88	S00°36'12"E	88.83
C23	1°09'00"	2800.00	53.75	N88°16'07"E	53.75
C24	4°32'37"	2800.00	222.04	N87°59'28"E	221.99

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°08'18"E	60.00
L2	N02°00'28"E	66.24
L3	N00°27'03"W	14.98
L4	N04°09'11"E	81.89
L5	S00°27'03"E	14.98
L6	S04°09'11"W	81.89
L7	S88°44'18"E	94.68
L8	S00°28'26"E	91.96
L9	S27°44'59"E	26.06

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L20	N00°19'40"E	44.26
L21	N81°28'09"E	77.64
L22	N5°52'12"E	34.38
L23	N07°59'22"E	84.74
L24	N87°06'53"E	103.14
L25	S00°16'48"W	108.42

ROAD LINEAR FOOTAGE TABLE	
ROAD NAME	LINEAR FOOTAGE
NINA GAIL DRIVE	1,863
ALEX WAY	1,804
BESS AVENUE	1,680
TROY LANE	1,284
JIM LANE	1,342

MATCH LINE SHEET 2 OF 6
SHEET 5 OF 6

SCALE 1" = 100'

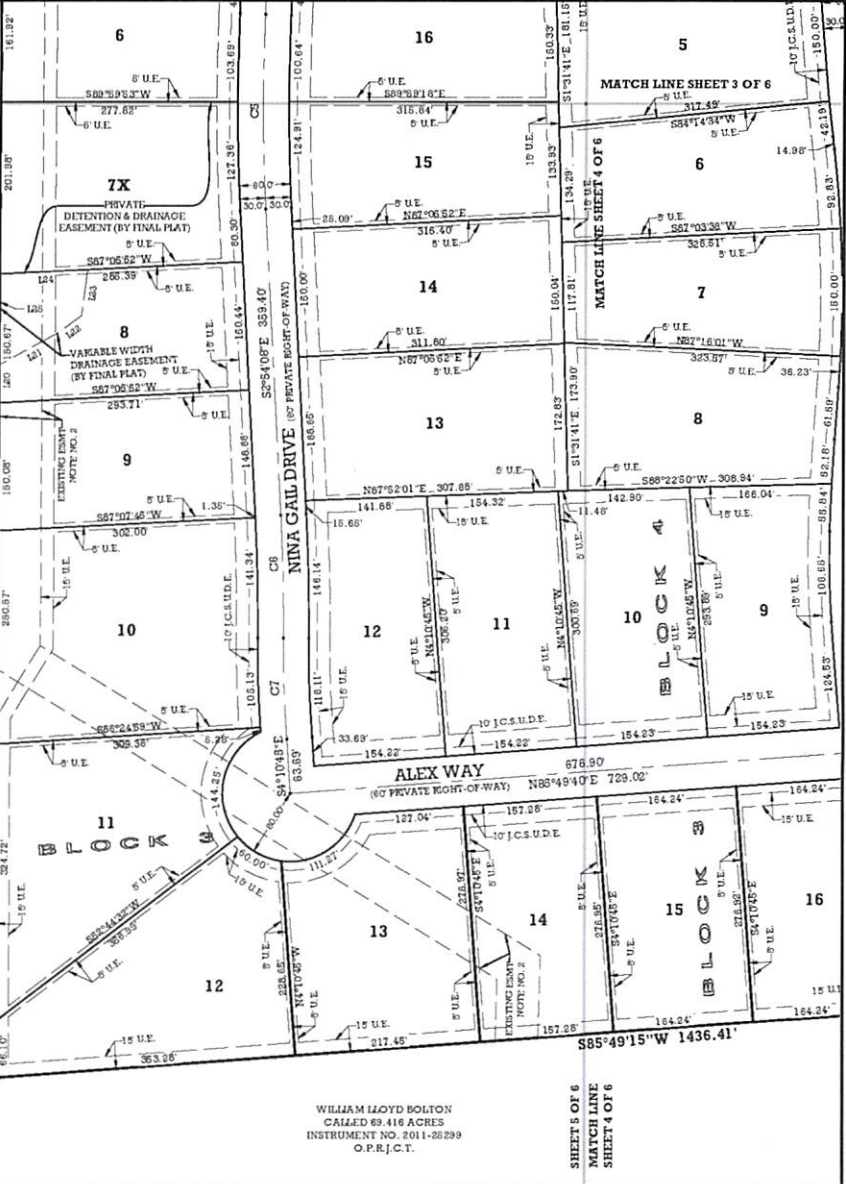
PLAT RECORDED IN _____ SLIDE _____

INSTRUMENT NO. _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY CLERK _____



<p>LEGEND</p> <p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>--- EASEMENT</p> <p>● IRON ROD FOUND (IF) (AS NOTED)</p> <p>⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ CALCULATED CORNER</p>	<p>ABBREVIATIONS</p> <p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>F.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>R.O.W. = RIGHT OF WAY</p> <p>#X = OPEN SPACE LOT</p> <p>N.T.S. = NOT TO SCALE</p>	<p>OWNER</p> <p>MAAK ENTERPRISES LP 10502 C.R. 913 GODLEY, TX 76044 (817) 659-3172</p> <p>SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINDYBOLT ROAD, SUITE 200, WINDYBOLT, TEXAS 75178 TELEPHONE: (817) 774-7671 FAX: (817) 747-7678 TEXAS PROFESSIONAL SURVEYOR LICENSE NO. 35443 WWW.TOPOGRAPHIC.COM</p>	<p>FINAL PLAT</p> <p>LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, 7X, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5</p> <p>COPPENGER PLACE, PHASE II</p> <p>JOHN C. WHITE SURVEY, ABSTRACT NO. 860</p> <p>JOHNSON COUNTY, TEXAS</p> <table border="1" style="width: 100%;"> <tr> <td>FILE: FP_COPPENGER_PHII&III_20240603-MYLAR</td> <td>REVISION</td> </tr> <tr> <td>DRAFT: BWM</td> <td>CHECK: FCN</td> </tr> <tr> <td>SHEET: 5 OF 6</td> <td>DATE: 06/03/2024</td> </tr> </table>	FILE: FP_COPPENGER_PHII&III_20240603-MYLAR	REVISION	DRAFT: BWM	CHECK: FCN	SHEET: 5 OF 6	DATE: 06/03/2024
FILE: FP_COPPENGER_PHII&III_20240603-MYLAR	REVISION								
DRAFT: BWM	CHECK: FCN								
SHEET: 5 OF 6	DATE: 06/03/2024								

PROPERTY DESCRIPTION:
 BEING A TRACT OF LAND IN THE JOHN C. WHITE SURVEY, ABSTRACT NO. 890, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 90.666 ACRES TRACT, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-0764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.) AS CORRECTED IN INSTRUMENT NO. 2024-1838, O.P.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED RECORDED IN VOLUME 4118, PAGE 964, DEED RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.), SAME BEING IN COUNTY ROAD 1127.
 THENCE NORTH 89°37'39" EAST, WITH THE NORTH LINE OF SAID 90.666 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD 1127 A DISTANCE OF 117.1 FEET TO A POINT FOR THE WESTERMOST NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND BEING THE NORTHEAST CORNER OF COPPENGER PLACE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-43, RACE 8-54, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.C.T.).
 THENCE SOUTH 0°22'25" EAST, WITH THE WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND WITH THE WEST LINE OF SAID COPPENGER PLACE, PHASE I PASSING AT A DISTANCE OF 71.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID COPPENGER PLACE, PHASE I AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127 AND CONTINUING WITH SAID WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 162.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET.
 THENCE WITH SAID WESTERMOST EAST LINE OF SAID 90.666 ACRE TRACT AND SAID WEST LINE OF LOT 1 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 34.69 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 0°33'25" WEST, 34.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1.
 THENCE NORTH 89°37'39" EAST, WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 126.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 1 AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2170.00 FEET.
 THENCE WITH THE EASTERNMOST EAST LINE OF SAID 90.666 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND.
 THENCE NORTH 89°22'55" WEST, WITH SAID EASTERNMOST WEST LINE OF SAID 90.666 ACRE TRACT AND WITH SAID EAST LINE OF LOT 1 A DISTANCE OF 137.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHWEST CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 8 AND BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 1127.
 THENCE NORTH 89°08'18" EAST, WITH SAID EAST LINE OF SAID RIGHT-OF-WAY LINE OF COUNTY ROAD 1127, A DISTANCE OF 60.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF SAID COPPENGER PLACE, PHASE I.
 THENCE SOUTH 0°22'25" EAST, WITH AN EAST LINE OF SAID 90.666 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 219.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2).
 THENCE NORTH 89°28'20" EAST, WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 1 (BLOCK 2), A DISTANCE OF 289.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR A NORTHEAST CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1 (BLOCK 2) AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2, SAME BEING THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 2.
 THENCE SOUTH 0°28'23" WEST, WITH AN EAST LINE OF SAID 90.666 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 182.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN E.A. CORNER OF SAID 90.666 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2.

BLOCK 8 AND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2830.00 FEET.
 THENCE WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 15 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 183.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 88°38'05" EAST, 184.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND.
 THENCE SOUTH 89°44'15" EAST, WITH A NORTH LINE OF SAID 90.666 ACRE TRACT AND WITH SAID SOUTH LINE OF LOT 12, PASSING AT A DISTANCE OF 94.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 1126 AND CONTINUING FOR A TOTAL DISTANCE OF 125.86 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID COPPENGER PLACE, PHASE I AND A NORTHEAST CORNER OF SAID 90.666 ACRE TRACT, SAME BEING IN COUNTY ROAD 1126.
 THENCE SOUTH 0°19'46" WEST, WITH THE EASTERNMOST EAST LINE OF SAID 90.666 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1126, A DISTANCE OF 871.14 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 90.666 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 68.416 ACRE TRACT, AS DESCRIBED IN A DEED TO WILLIAM LLOYD BOUTON, AS RECORDED IN INSTRUMENT NO. 2011-29209, O.P.R.C.T.;
 THENCE WITH THE SOUTH LINE OF SAID 90.666 AND THE NORTH LINE OF SAID 68.416 ACRE TRACT THE FOLLOWING:
 NORTH 89°44'15" WEST, A DISTANCE OF 840.93 FEET TO A POINT FROM WHICH A 3" METAL FENCE POST BEARS, SOUTH 61°43'06" WEST, A DISTANCE OF 0.46 FEET;
 SOUTH 82°49'10" WEST, A DISTANCE OF 1436.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 68.416 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 68.416 ACRE TRACT AND BEING ON THE EAST LINE OF SAID 200 ACRE TRACT.
 THENCE NORTH 0°19'46" EAST, WITH THE WEST LINE OF SAID 90.666 ACRE TRACT AND SAID EAST LINE OF 200 ACRE TRACT, A DISTANCE OF 2843.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 90.666 ACRES OF LAND.


HOW THESEOR KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT I, FOREST C. NANCE, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOTS 1-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, TX, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 OF COPPENGER PLACE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE EASEMENTS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREIN, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND, THIS 4 DAY OF June, 2024.
 BY: *Winf Carroll*
 NAME/TITLE: *Winf Carroll / Partner*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED: *Winf Carroll*, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 4 DAY OF June, 2024.

STATE OF TEXAS
 COUNTY OF JOHNSON
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-9-2027
 Notary ID 132205317

STATE OF TEXAS
 COUNTY OF JOHNSON
 FOREST C. NANCE, R.P.L.S. NO. 6809

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
SUBJECT PROPERTY LINE ADJACENT LINE EASEMENT ● IRON ROD FOUND (RIP) (AS NOTED) ⊙ 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" □ CALCULATED CORNER	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 (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT U.E. = UTILITY EASEMENT R.O.W. = RIGHT OF WAY HX = OPEN SPACE LOT N.T.S. = NOT TO SCALE	MAAK ENTERPRISES LP 10802 C. R. 913 CODLEY, TX 76044 (817) 698-3172	LOTS 9-16, BLOCK 1, LOTS 13-21, BLOCK 2, LOTS 1-6, TX, 8-23, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-16, BLOCK 5 COPPENGER PLACE, PHASE II JOHN C. WHITE SURVEY, ABSTRACT NO. 890 JOHNSON COUNTY, TEXAS
		SURVEYOR  LLOYD L. WATSON, SURVEYOR LICENSE NO. 10114 EXPIRES 08/31/2028 www.topographic.com	FILE: FP_COPPENGER_PH1&II_20240603-MYLAR DRAFT: BWM SHEET: 6 OF 6 CHECK: FCN DATE: 06/03/2024 REVISION: 0