



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

§
§
§

COUNTY OF JOHNSON

ORDER 2024-86

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 **Lone Willow Addition, Phase 1**, Lots 1-3, & 35-38, Block 1, Lots 1-9, Block 2 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 2:23 PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 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

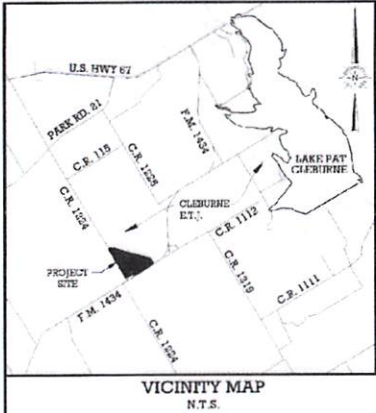
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk





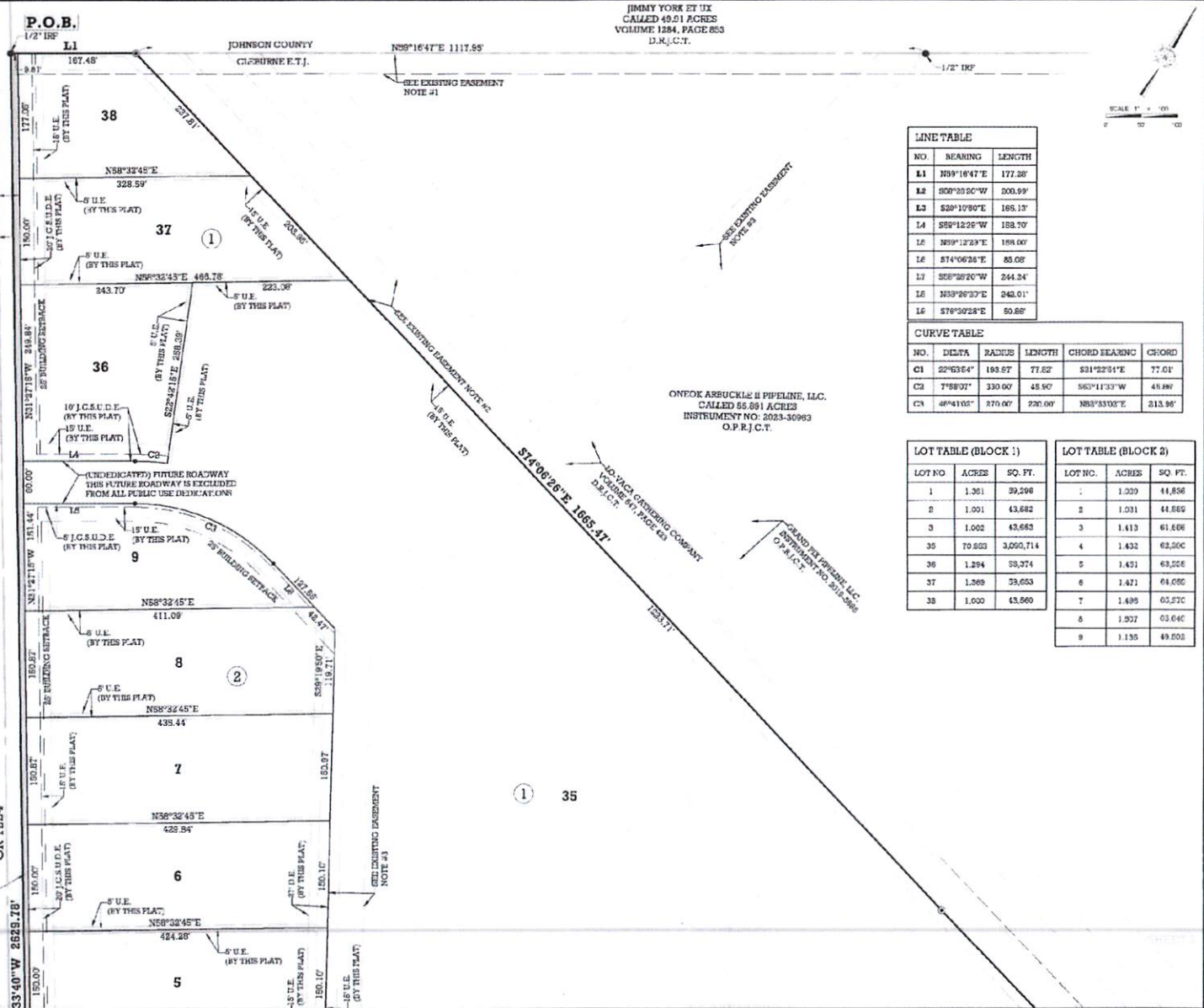
- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 10" X 14"
 2. ALL BEARING, DISTANCE, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE CRIB BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, NORTH AMERICAN DATUM 1983.
 3. UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREIN 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 AFFAIRS DISTRICT, ONLINE INFORMATION.
 5. ACCORDING TO THE FEMA FIRM MAP NUMBER 484510000E, REVISED DECEMBER 1, 2011, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X.
 6. BUILDING SETBACKS ARE TO BE OBTAINED FROM JOHNSON COUNTY PUBLIC WORKS.
 7. WATER SERVICE TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
 8. 1/2" IRON RODS WITH A CAPS STAMPED "TOPOGRAPHIC" WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
 9. THIS SURVEYOR OR SOME PART THEREOF IS LOCATED WITHIN THE LOT OF RECORD.
 10. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE.
 11. THE OWNER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A FIVE-YEAR PERIOD WITHIN (12) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.

R.O.W. DEDICATION
0.444 OF AN ACRE
19,334 SQ. FT.

THE KERRY ELIYU GLASS TRUST &
 THE LAUREN ANS CLASS HAYNER TRUST
 CALLED 883.456 ACRES
 INSTRUMENT NO. 2012-10634
 O.P.R.J.C.T.

THE KERRY ELIYU GLASS TRUST &
 THE LAUREN ANS CLASS HAYNER TRUST
 CALLED 883.456 ACRES
 INSTRUMENT NO. 2012-10634
 O.P.R.J.C.T.

APPROXIMATE PREScriptive
 RIGHT-OF-WAY
 ROAD CENTERLINE



JIMMY YORK ET UX
 CALLED 49.51 ACRES
 VOLUME 1284, PAGE 853
 D.R.J.C.T.

ONFOR ASBUCKLE II PIPELINE, LLC.
 CALLED 65.891 ACRES
 INSTRUMENT NO. 2023-30993
 O.P.R.J.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°19'47"E	177.28'
L2	S09°20'50"W	200.99'
L3	S29°10'90"E	166.13'
L4	S59°12'28"W	158.70'
L5	N59°12'23"E	159.00'
L6	S74°06'24"E	85.08'
L7	S58°09'20"W	244.24'
L8	N59°26'37"E	242.01'
L9	S78°50'22"E	50.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°43'6"	193.67'	77.62'	S31°23'31"E	77.01'
C2	7°58'07"	330.00'	45.50'	S63°11'33"W	49.88'
C3	48°41'05"	270.00'	220.00'	N59°33'05"E	213.98'

LOT TABLE (BLOCK 1)

LOT NO.	ACRES	SQ. FT.
1	1.061	39,298
2	1.001	43,682
3	1.002	43,663
35	70.853	3,050,714
36	1.294	58,274
37	1.369	59,653
38	1.000	43,560

LOT TABLE (BLOCK 2)

LOT NO.	ACRES	SQ. FT.
1	1.009	44,858
2	1.031	44,559
3	1.413	61,608
4	1.432	62,000
5	1.431	63,228
6	1.421	64,080
7	1.495	63,570
8	1.007	43,640
9	1.135	49,003

PLAT RECORDS IN
 INSTRUMENT # _____ YEAR _____
 DRAWER _____, SLIDE _____
 DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

LEGEND

	SUBJECT PROPERTY LINE		IRON ROD FOUND (REF) (AS NOTED)
	ADJOINER'S LINE		1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	EASEMENT		CALCULATED CORNER
	ROAD CENTERLINE		FENCE POST
	AREA TO BE DEDICATED FOR R.O.W.		
	MATCHLINE		
	BLOCK NUMBER		

ABBREVIATIONS

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
 R.O.W. = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

* SEE SHEET 5 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.

OWNERS

MRP UNLIMITED INVESTMENTS, LLC
 1300 C.R. 2853
 KOPPEL, TEXAS 78663
 MORGAN ACRES, LLC
 9010 SH 174, SUITE A
 CLEBURNE, TEXAS 79333

ENGINEER/SURVEYOR

TOPOGRAPHIC
 (BY A.T. BRUNNEN) LEGAL
 401 UNIVERSITY ROAD, SUITE 200-BIRMINGHAM, TEXAS 35203
 TEL: 205-988-2222 FAX: 205-988-2222
 TEXAS PROFESSIONAL REG. NO. 100824
 WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2
LONE WILLOW ADDITION, PHASE 1
 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN
 THE JACKSON C.S.L. SURVEY, ABSTRACT NO. 438
 80.393 ACRES

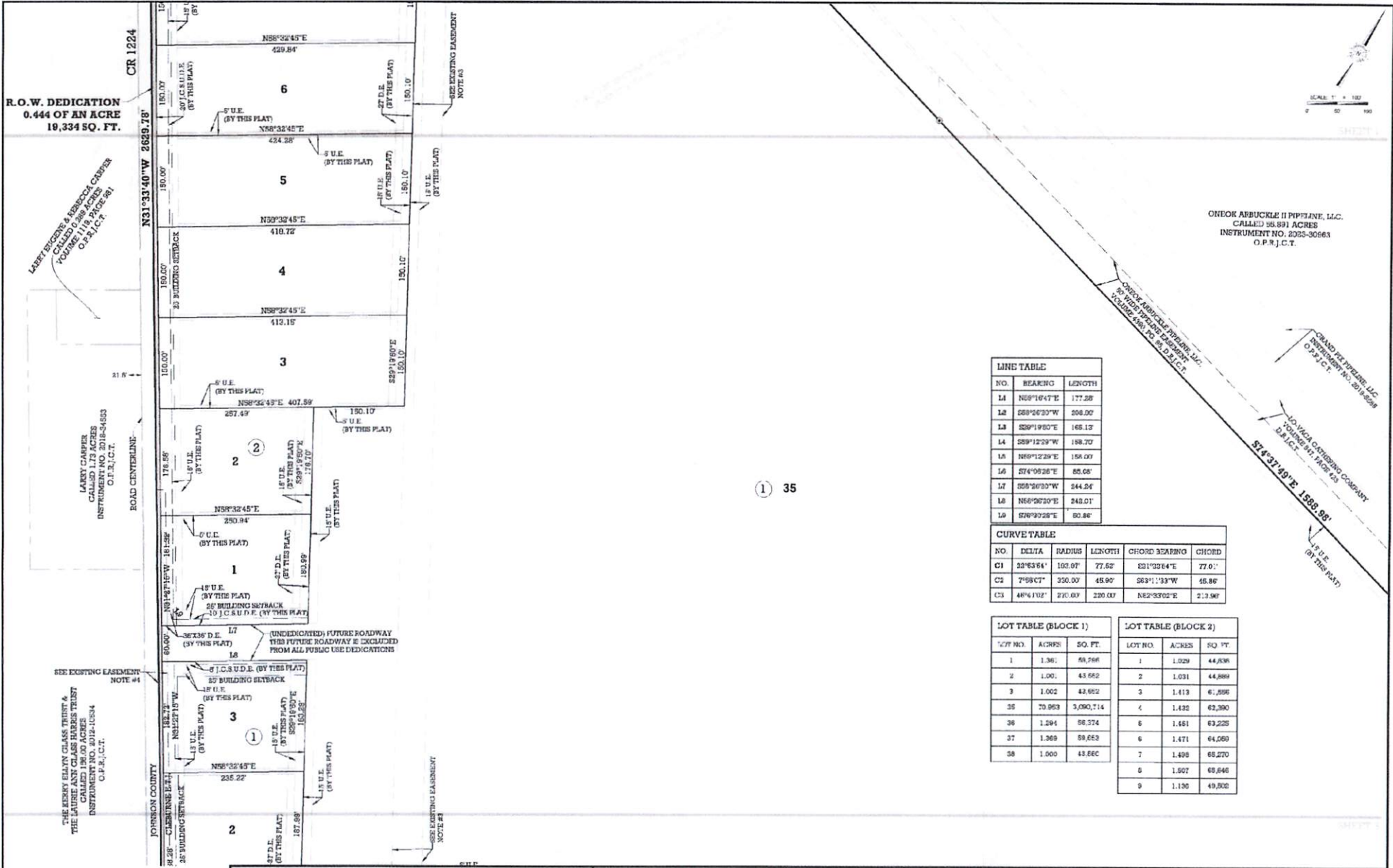
FILE: FP_LONE WILLOW PH 1_20240702

DRAFT: BWM CHECK: SED

SHEET: 1 OF 5 DATE: 07/29/2024

REVISION

0



ONEOK ARBUCKLE PIPELINE, L.L.C.
 CALLED 86.891 ACRES
 INSTRUMENT NO. 2023-30663
 O.P.R.J.C.T.

GRAND FERTILISERS, L.L.C.
 CALLED 10.151 ACRES
 INSTRUMENT NO. 2017-0294
 O.P.R.J.C.T.

10-MILE ENERGY COMPANY
 CALLED 1.34 ACRES
 INSTRUMENT NO. 2013-081
 D.E. L.L.C.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N68°10'47"E	177.28
L2	S89°04'30"W	206.00
L3	S89°19'50"E	168.10
L4	S89°12'39"W	188.70
L5	N69°12'29"E	158.00
L6	S74°00'28"E	65.00
L7	S65°26'30"W	244.24
L8	N56°26'30"E	248.01
L9	S70°30'28"E	80.86

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°43'54"	182.07	77.52	S21°22'54"E	77.01
C2	7°58'07"	350.00	45.90	S63°11'33"W	45.86
C3	48°41'02"	270.00	220.00	N62°33'02"E	213.90

LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
1	1.361	58,766
2	1.001	43,662
3	1.002	44,952
35	70.953	3,090,714
36	1.294	56,374
37	1.269	55,653
38	1.000	43,662

LOT TABLE (BLOCK 2)		
LOT NO.	ACRES	SQ. FT.
1	1.029	44,836
2	1.031	44,889
3	1.113	47,896
4	1.435	62,390
5	1.461	63,225
6	1.471	64,050
7	1.495	65,270
8	1.507	65,646
9	1.136	49,302

① 35

R.O.W. DEDICATION
 0.444 OF AN ACRE
 19,334 SQ. FT.

LARRY GARNER & KENSUCKA
 CALLED 0.38 ACRES
 INSTRUMENT NO. 2019-088
 O.P.R.J.C.T.

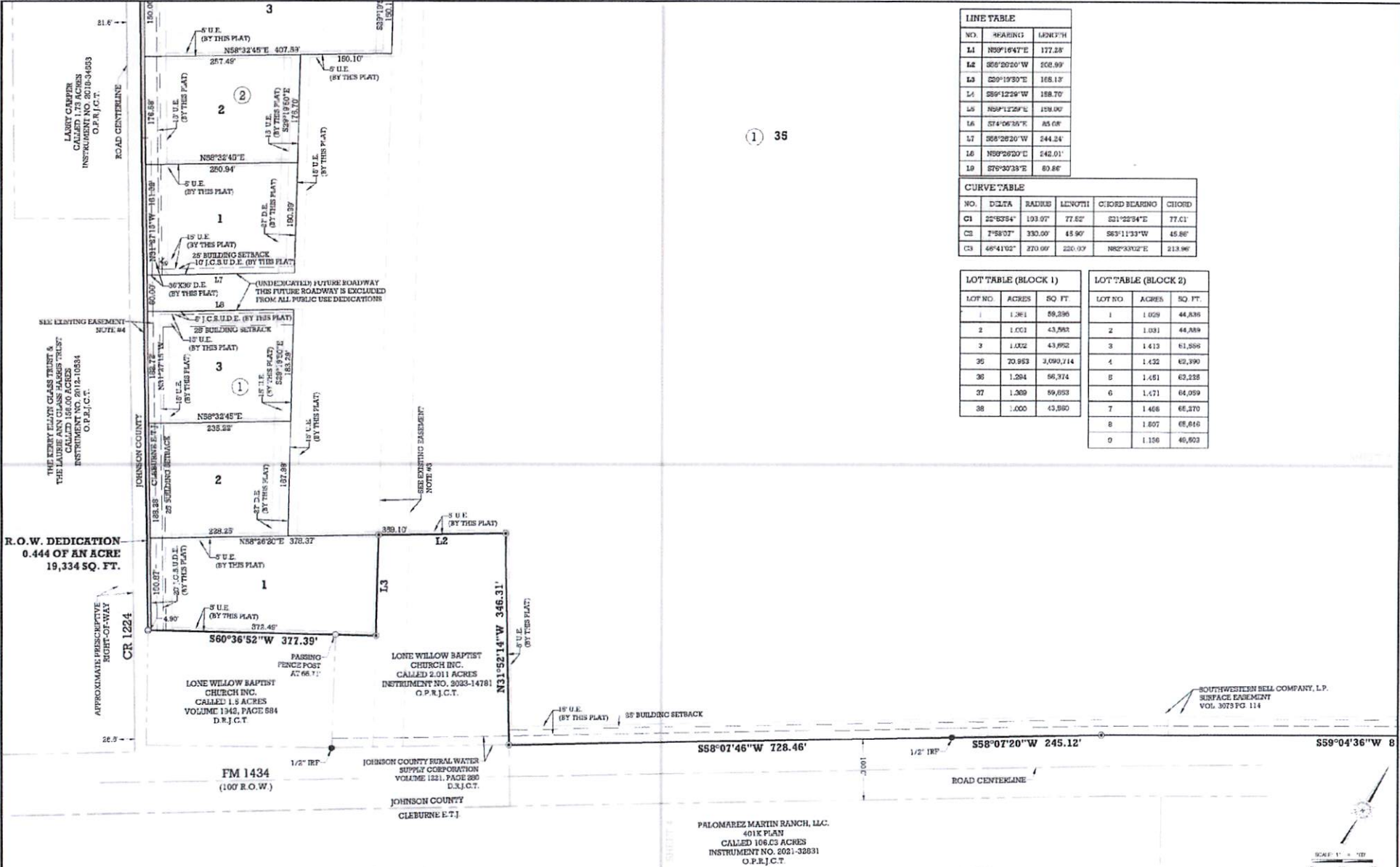
LARRY GARNER
 CALLED 1.12 ACRES
 INSTRUMENT NO. 2018-04853
 O.P.R.J.C.T.

THE KERRY ELLYN GLASS TRUST &
 THE LAURIE ANN GLASS HUBBS TRUST
 CALLED 0.57 ACRES
 INSTRUMENT NO. 2012-14524
 O.P.R.J.C.T.

LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
————— SUBJECT PROPERTY LINE - - - - - ADJOINER LINE - - - - - EASEMENT - - - - - ROAD CENTERLINE - - - - - AREA TO BE DEDICATED FOR R.O.W. - - - - - MATCH LINE (X) BLOCK NUMBER	● IRON ROD FOUND (RT) (AS NOTED) ⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" ⊙ CALCULATED CORNER ⊙ FENCE POST	MKP UNLIMITED INVESTMENTS, L.L.C. 1300 C.R. 3860 KOPPERI, TEXAS 76652 MORGAN ACRES, L.L.C. 5010 SH 174, SUITE A CLEBURNE, TEXAS 76033 ENGINEER/SURVEYOR TOPOGRAPHIC <small>LOYALTY · INTEGRATION · LEGACY</small>	LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2 LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSI SURVEY, ABSTRACT NO. 436 80.363 ACRES FILE: FP_LONE WILLOW PH 1_20240702 DRAFT: BWM SHEET: 2 OF 5
	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 R.O.W. = RIGHT-OF-WAY U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT	REVISION 0	

* SEE SHEET 3 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.

PLAT RECORDED IN _____ YEAR _____
 INSTRUMENT # _____ YEAR _____
 DRAWN BY _____ S/DJR _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°16'47\"E	177.28'
L2	S85°20'20\"W	508.99'
L3	S29°15'30\"E	168.13'
L4	S89°12'29\"W	158.70'
L5	N59°12'29\"E	108.00'
L6	S74°06'35\"E	85.68'
L7	S85°28'20\"W	244.24'
L8	N59°26'20\"E	148.01'
L9	S76°30'33\"E	80.86'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°53'54\"	193.97'	77.52'	S21°22'34\"E	77.61'
C2	7°58'07\"	330.00'	45.90'	S63°11'33\"W	45.86'
C3	68°41'02\"	270.00'	220.00'	N82°03'02\"E	213.96'

LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
1	1.381	59,296
2	1.001	43,592
3	1.002	43,592
35	20.853	3,090,114
36	1.294	56,374
37	1.309	56,953
38	1.000	43,580

LOT TABLE (BLOCK 2)		
LOT NO.	ACRES	SQ. FT.
1	1.029	44,838
2	1.031	44,889
3	1.413	61,586
4	1.432	62,390
5	1.451	63,228
6	1.471	64,059
7	1.466	63,870
8	1.607	69,646
9	1.156	49,803

PLAT RECORDED IN _____ YEAR _____
 INSTRUMENT # _____
 DRAWN BY _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

LEGEND	ABBREVIATIONS
— SUBJECT PROPERTY LINE	● IRON ROD FOUND (RF) (AS NOTED)
- - - ADJONER LINE	⊕ 1/4" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- - - EASEMENT	○ CALCULATED CORNER
- - - ROAD CENTERLINE	○ FENCE POST
- - - AREA TO BE DEDICATED FOR R.O.W.	
- - - MATCH LINE	
X BLOCK NUMBER	

OWNERS
MEP UNLIMITED INVESTMENTS, LLC 1000 C.R. 2890 KOPPERL, TEXAS 76652
MORGAN ACRES, LLC 2010 SH 174, SETITE A GLEBURNE, TEXAS 76633
PALOMAREZ MARTIN RANCH, LLC. 401K PLAN CALLED 106.63 ACRES INSTRUMENT NO. 2021-38931 O.P.R.J.C.T.

ENGINEER/SURVEYOR

TOPOGRAPHIC
LOWE'S REGISTRATION LEGACY
 4117 W. BOULDER BLVD. SUITE 200 - DENVER, CO 80202
 TELEPHONE: 303.755.8888 FAX: 303.755.8889
 TEXAS REGISTRATION NO. 100854
 WWW.TOPOGRAPHIC.COM

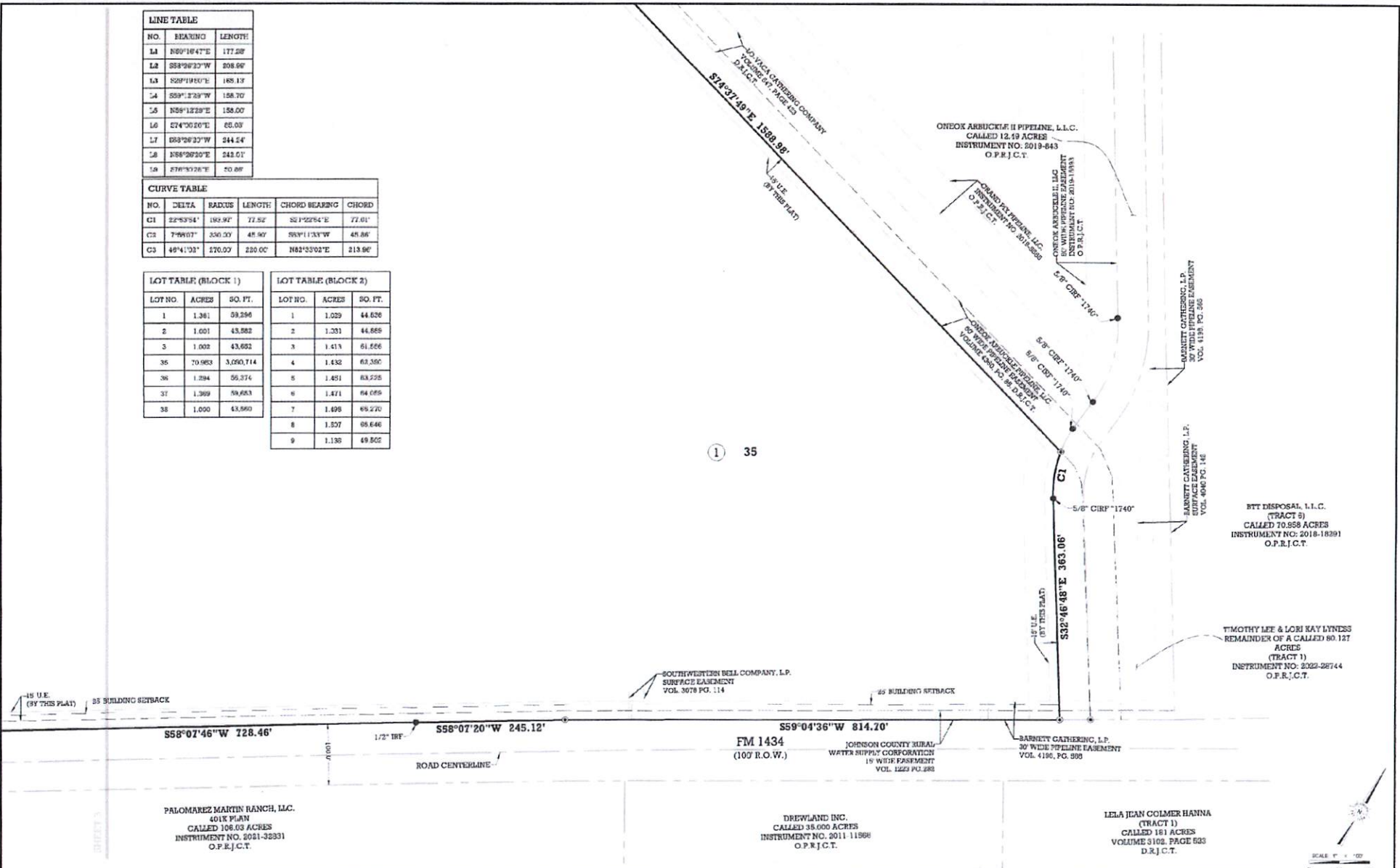
FINAL PLAT		REVISION
LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2 LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF GLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON C&L SURVEY, ABSTRACT NO. 455 90.393 ACRES		
FILE: FP_LONE WILLOW PH 1_20240702	CHECK: SED	0
DRAFT: BWM	DATE: 07/29/2024	
SHEET: 3 OF 5		

* SEE SHEET 5 OF 5 FOR NOTES AND PROPERTY DESCRIPTION

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°18'47"E	177.28
L2	S83°28'23"W	208.99
L3	S28°19'07"E	189.13
L4	S89°12'29"W	158.70
L5	N59°12'29"E	158.00
L6	S74°20'20"E	25.03
L7	S83°28'23"W	244.54
L8	N88°09'20"E	243.01
L9	S76°53'26"E	70.88

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°53'54"	182.92'	71.52'	S2°22'04"E	77.01'
C2	7°00'07"	330.00'	48.90'	S93°11'33"W	45.86'
C3	49°41'32"	170.00'	220.00'	N63°25'02"E	218.96'

LOT TABLE (BLOCK 1)			LOT TABLE (BLOCK 2)		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	1.361	59,296	1	1.029	44,626
2	1.001	43,582	2	1.231	44,666
3	1.002	43,652	3	1.411	61,656
36	70.983	3,090,714	4	1.432	63,280
36	1.294	56,374	5	1.451	63,225
37	1.269	55,693	6	1.471	64,055
38	1.000	43,560	7	1.498	65,270
			8	1.527	66,646
			9	1.135	49,802



PALOMAREZ MARTIN RANCH, LLC.
4018 P.L. 31
CALLED 106.03 ACRES
INSTRUMENT NO. 2021-32831
O.P.R.J.C.T.

DREWLAND INC.
CALLED 38.000 ACRES
INSTRUMENT NO. 2011-11598
O.P.R.J.C.T.

LELA JEAN COLMER HANNA
(TRACT 1)
CALLED 161 ACRES
VOLUME 3102, PAGE 533
D.R.J.C.T.

BTI DISPOSAL, L.L.C.
(TRACT 2)
CALLED 70.558 ACRES
(TRACT 3)
INSTRUMENT NO. 2022-26744
O.P.R.J.C.T.

TIMOTHY LEE & LORI KAY LYNES
REMAINDER OF A CALLED 80.127
ACRES
(TRACT 1)
INSTRUMENT NO. 2022-26744
O.P.R.J.C.T.

PLAT RECORDED IN _____ YEAR _____
INSTRUMENT # _____
DRAWN BY _____, SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
<p>SUBJECT PROPERTY LINE</p> <p>ADJACENT LINE</p> <p>EASEMENT</p> <p>ROAD CENTERLINE</p> <p>AREA TO BE DEDICATED FOR R.O.W.</p> <p>MATCH LINE</p> <p>BLOCK NUMBER</p>	<p>● IRON ROD FOUND (RF) (AS NOTED)</p> <p>⊕ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>○ CALCULATED CORNER</p> <p>○ CALCULATED CORNER</p> <p>○ FENCE POST</p>	<p>NEP UNLIMITED INVESTMENTS, LLC 1900 C.R. 2850 KOPPELH, TEXAS 76952</p> <p>MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033</p>	<p>LOTS 1-3, & 35-38, BLOCK 1, LOTS 1-9, BLOCK 2 LONE WILLOW ADDITION, PHASE 1</p> <p>AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON C.S.L. SURVEY, ABSTRACT NO. 435 90.393 ACRES</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>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>R.O.W. = RIGHT-OF-WAY</p> <p>U.E. = UTILITY EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p>	<p>ENGINEER/SURVEYOR</p>	<p>FILE: FP_LONE WILLOW PH 1_20240702</p> <p>DRAFT: BWM</p> <p>SHEET: 4 OF 5</p>
	<p>* SEE SHEET 5 OF 5 FOR NOTES AND PROPERTY DESCRIPTION.</p>	<p>TOPOGRAPHIC LOYALTY · INNOVATION · LEGACY</p> <p>411 HERSCOTT BLVD. SUITE 200 · WINTERKILK, TEXAS 76798 TELEPHONE (817) 771-7611 FAX (817) 774-7611 10005 P.O. BOX 100000 · DALLAS, TEXAS 75210</p>	<p>CHECK: SED</p> <p>DATE: 07/29/2024</p> <p>REVISION 0</p>

