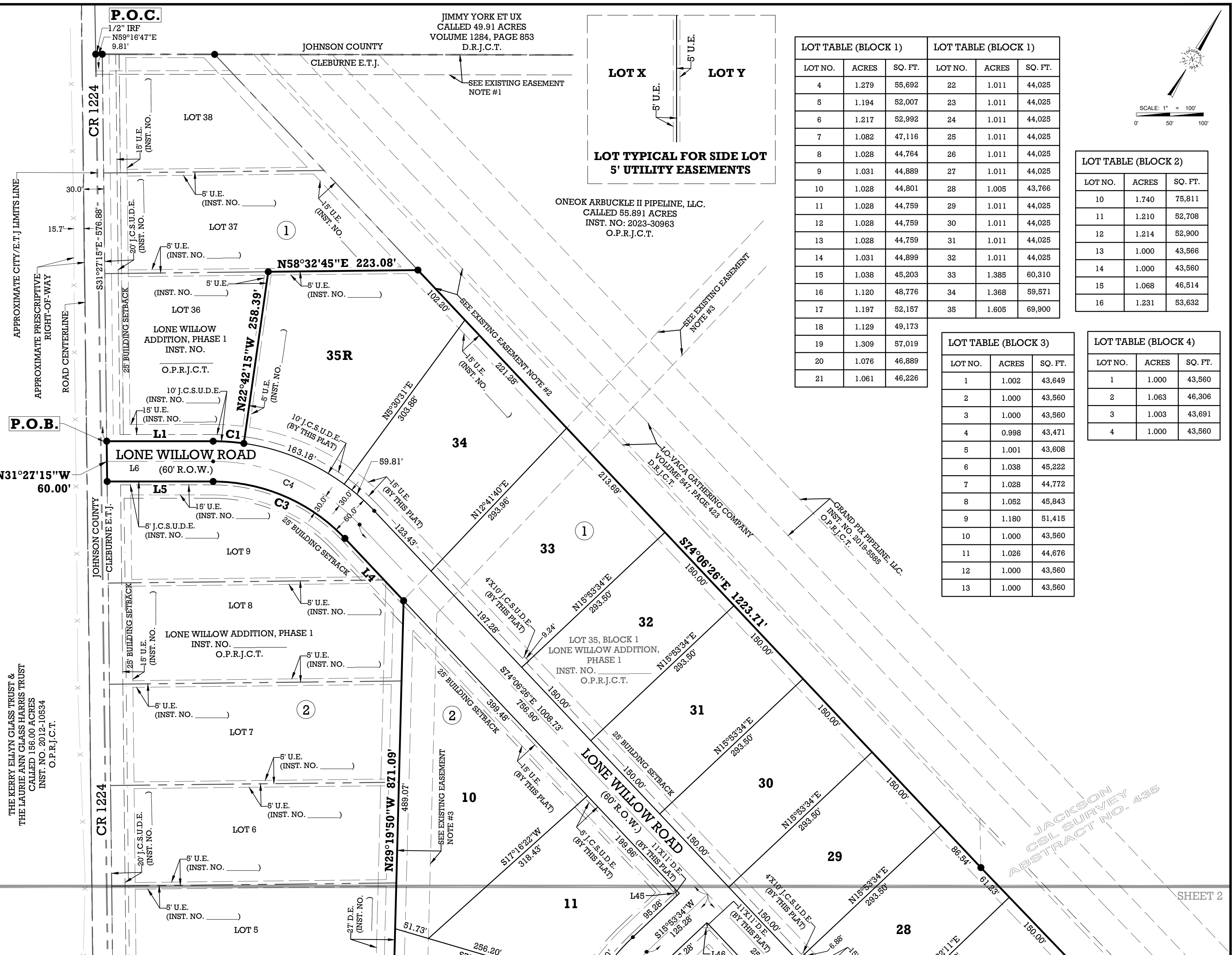


VICINITY MAP
N.T.S.

- GENERAL NOTES:**
- ORIGINAL DOCUMENT SIZE: 18" X 24"
 - ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 - 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.
 - ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 - ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0300J, REVISED DECEMBER 12, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X.
 - BUILDING SETBACKS ARE TO BE OBTAINED FROM JOHNSON COUNTY PUBLIC WORKS.
 - WATER SERVICE TO BE SUPPLIED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.
 - 1/2" IRON RODS WITH A CAPS STAMPED "TOPOGRAPHIC" WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
 - THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE ETJ OF CLEBURNE.
 - ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF THE FINAL PLAT APPROVAL.
 - ONEOK ARBUCKLE II PIPELINE, L.L.C. OPERATES AND MAINTAINS A 50-FOOT-WIDE RIGHT-OF-WAY, CONTAINING ONE PIPELINE, AS SHOWN ON THE FACE OF THE PLAT, AND REFERENCED INST. NO: 2019-18983. NO LAKE, POND, BUILDING OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

- EXISTING EASEMENTS:**
- EASEMENT GRANTED TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., L.L.C. AS RECORDED IN INSTRUMENT NO: 2020-15883 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
 - EASEMENT GRANTED TO ONEOK ARBUCKLE PIPELINE, L.L.C. AS RECORDED IN VOLUME 4446, PAGE 763 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
 - EASEMENT GRANTED TO TEXAS EXPRESS PIPELINE, L.L.C. AS RECORDED IN INSTRUMENT NO: 201200017887 O.P.R.J.C.T. IS LOCATED AS SHOWN HEREON.
 - EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2667, PAGE 381 D.R.J.C.T. IS LOCATED AS SHOWN HEREON.

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



LOT TABLE (BLOCK 1)			LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
4	1.279	55,692	22	1.011	44,025
5	1.194	52,007	23	1.011	44,025
6	1.217	52,992	24	1.011	44,025
7	1.082	47,116	25	1.011	44,025
8	1.028	44,764	26	1.011	44,025
9	1.031	44,889	27	1.011	44,025
10	1.028	44,801	28	1.005	43,766
11	1.028	44,759	29	1.011	44,025
12	1.028	44,759	30	1.011	44,025
13	1.028	44,759	31	1.011	44,025
14	1.031	44,899	32	1.011	44,025
15	1.038	45,203	33	1.385	60,310
16	1.120	48,776	34	1.368	59,571
17	1.197	52,157	35	1.605	69,900
18	1.129	49,173			
19	1.309	57,019			
20	1.076	46,889			
21	1.061	46,226			

LOT TABLE (BLOCK 2)

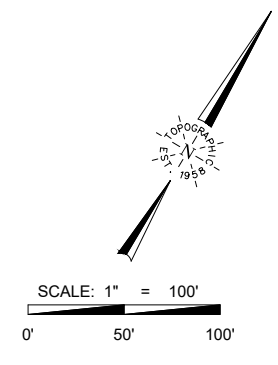
LOT NO.	ACRES	SQ. FT.
10	1.740	75,811
11	1.210	52,708
12	1.214	52,900
13	1.000	43,566
14	1.000	43,560
15	1.068	46,514
16	1.231	53,632

LOT TABLE (BLOCK 3)

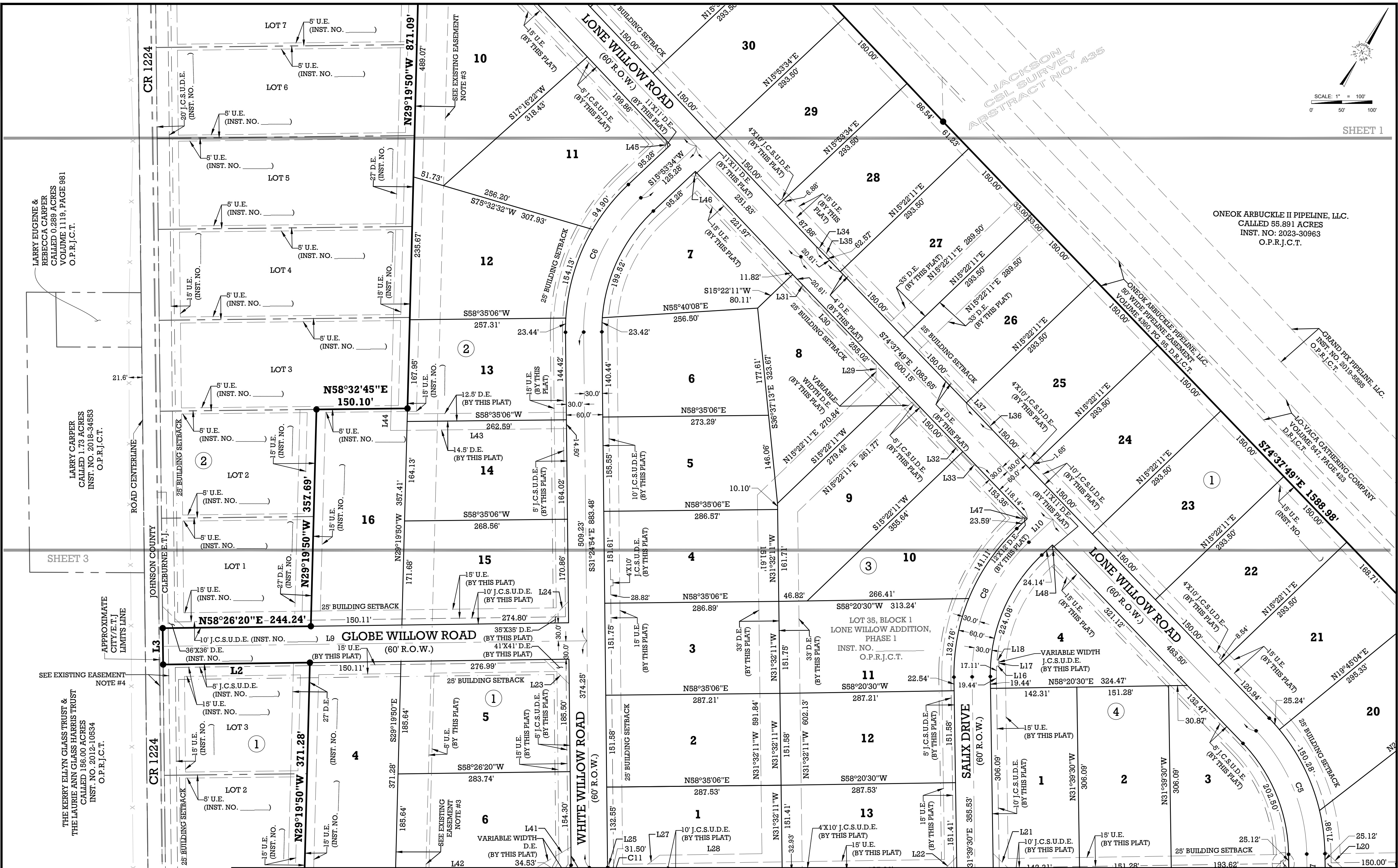
LOT NO.	ACRES	SQ. FT.
1	1.002	43,649
2	1.000	43,560
3	1.000	43,560
4	0.998	43,471
5	1.001	43,608
6	1.038	45,222
7	1.028	44,772
8	1.052	45,843
9	1.180	51,415
10	1.000	43,560
11	1.026	44,676
12	1.000	43,560
13	1.000	43,560

LOT TABLE (BLOCK 4)

LOT NO.	ACRES	SQ. FT.
1	1.000	43,560
2	1.063	46,306
3	1.003	43,691
4	1.000	43,560



LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>- - - ROAD CENTERLINE</p> <p>— MATCH LINE</p>	<p>● 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)</p> <p>⊙ FENCE POST</p> <p>⊗ BLOCK NUMBER</p>	<p>MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KOPPERL, TEXAS 76652</p> <p>MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033</p>	<p>LOTS 4-35, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2</p> <p>BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435</p> <p>70.953 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>P.O.C. = PLACE OF COMMENCEMENT</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>INST. NO. = INSTRUMENT NUMBER</p> <p>* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.</p> <p>* SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.</p>	<p>ENGINEER/SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSBROTT ROAD, 5th FLOOR, BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>FILE: FP_LONE WILLOW PH 2_20240813</p> <p>DRAFT: GEB</p> <p>SHEET: 1 OF 5</p>
			<p>CHECK: SED</p> <p>DATE: 09/10/2024</p> <p>REVISION</p> <p>0</p>



ONEOK ARBUCKLE II PIPELINE, LLC.
CALLED 55.891 ACRES
INST. NO. 2023-30963
O.P.R.J.C.T.

GRAND PEX PIPELINE, LLC.
INST. NO. 2019-5585
O.P.R.J.C.T.

JO VACA GATHERING COMPANY
VOLUME 947, PAGE 423
D.R.J.C.T.

LARRY EUGENE &
REBECCA CARPER
CALLED 0.289 ACRES
VOLUME 1119, PAGE 981
O.P.R.J.C.T.

LARRY CARPER
CALLED 1.73 ACRES
INST. NO. 2018-34553
O.P.R.J.C.T.

THE KERRY ELLYN GLASS TRUST &
THE LAURE ANN GLASS HARRIS TRUST
CALLED 156.00 ACRES
INST. NO. 2012-10634
O.P.R.J.C.T.

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

LEGEND	ABBREVIATIONS	OWNERS	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>— ADJOINER LINE</p> <p>— EASEMENT</p> <p>— ROAD CENTERLINE</p> <p>— MATCH LINE</p> <p>● 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)</p> <p>⊙ FENCE POST</p> <p>⊗ BLOCK NUMBER</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>P.O.C. = PLACE OF COMMENCEMENT</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>INST. NO. = INSTRUMENT NUMBER</p> <p>* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.</p> <p>* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.</p> <p>* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.</p> <p>* SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.</p>	<p>MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KOPPERL, TEXAS 76652</p> <p>MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033</p> <p>ENGINEER/SURVEYOR</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSOFT ROAD, SUITE 200 - BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 4-35, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2</p> <p>BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES</p> <p>FILE: FP_LONE WILLOW PH 2_20240813</p> <p>DRAFT: GEB SHEET: 2 OF 5</p> <p>CHECK: SED DATE: 09/10/2024</p> <p>REVISION 0</p>

LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°12'29"E	158.70'
L2	S58°26'20"W	242.01'
L3	N31°27'15"W	60.00'
L4	N74°06'26"W	127.55'
L5	S59°12'29"W	158.00'
L6	N59°12'29"E	158.35'
L7	S31°39'30"E	55.12'
L8	S31°39'30"E	50.00'
L9	N58°26'20"E	699.13'
L10	S15°42'21"W	54.84'

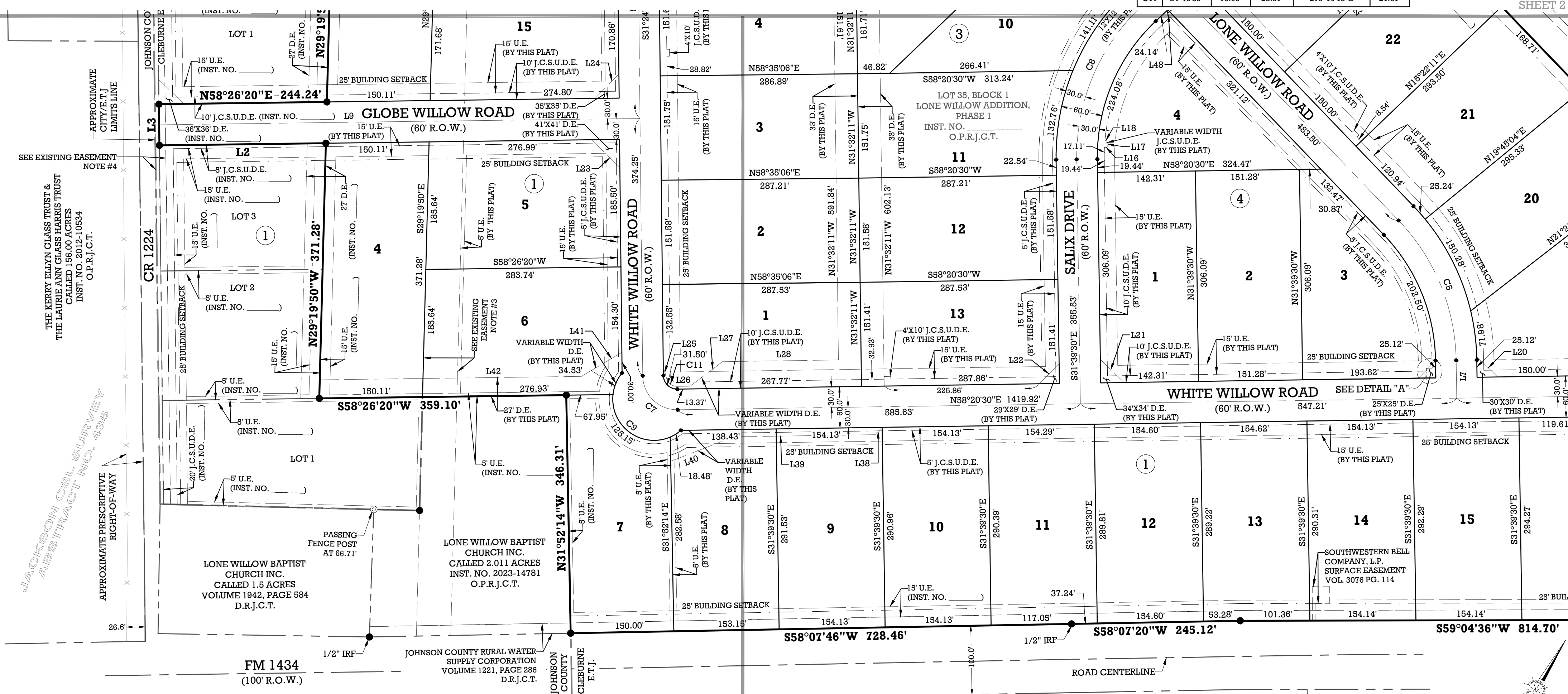
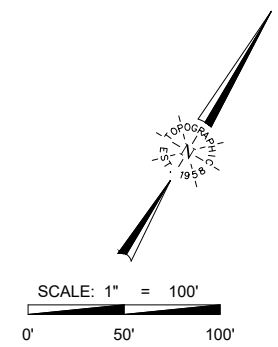
LINE TABLE (J.C.S.U.D.E. EASEMENTS)		
NO.	BEARING	LENGTH
L11	N82°00'19"E	6.17'
L12	S07°59'41"E	15.00'
L13	S82°00'19"W	6.50'
L14	N31°39'30"W	4.23'
L15	N58°20'30"E	8.10'
L16	N58°15'49"E	4.00'
L17	N32°08'28"W	10.00'
L18	S58°15'49"W	3.06'

LINE TABLE (DRAINAGE EASEMENTS)		
NO.	BEARING	LENGTH
L19	N13°20'30"E	35.36'
L20	S76°39'30"E	42.48'
L21	N76°39'30"W	48.08'
L22	N13°20'30"E	41.01'
L23	N76°33'40"W	57.84'
L24	S13°26'20"W	49.62'
L25	S47°10'34"E	14.99'
L26	N58°20'30"E	18.78'
L27	N21°53'33"E	58.91'
L28	N58°20'30"E	168.68'

LINE TABLE (DRAINAGE EASEMENTS)		
NO.	BEARING	LENGTH
L29	N29°37'49"W	26.73'
L30	N74°37'49"W	173.51'
L31	N50°39'51"W	9.85'
L32	S74°37'49"E	141.37'
L33	N88°17'10"E	11.34'
L34	N81°24'13"E	9.85'
L35	S74°37'49"E	165.26'
L36	N87°32'48"W	13.62'
L37	N74°37'49"W	166.34'
L38	S13°29'09"W	14.89'

LINE TABLE (DRAINAGE EASEMENTS)		
NO.	BEARING	LENGTH
L39	S58°20'30"W	205.58'
L40	S37°55'28"W	98.24'
L41	S28°26'20"W	68.41'
L42	S58°26'20"W	231.40'
L43	S58°35'06"W	290.13'
L44	N29°19'50"W	36.09'
L45	S29°06'26"E	15.56'
L46	S60°53'34"W	15.56'
L47	S29°22'07"E	16.89'
L48	S60°38'25"W	15.62'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°58'07"	330.00'	45.90'	N63°11'33"E	45.86'
C2	22°53'54"	193.97'	77.52'	S21°22'54"E	77.01'
C3	46°41'02"	270.00'	220.00'	S82°33'02"W	213.96'
C4	46°41'05"	300.00'	244.44'	N82°33'02"E	237.74'
C5	42°58'19"	300.00'	225.00'	S53°08'40"E	219.76'
C6	47°18'28"	300.00'	247.70'	S07°45'40"E	240.73'
C7	90°14'37"	50.00'	78.75'	S76°32'12"E	70.86'
C8	47°21'51"	300.00'	248.00'	S76°58'35"E	241.00'
C9	170°07'57"	60.00'	178.16'	N76°32'12"W	119.56'
C10	284°28'39"	80.00'	397.21'	S20°34'49"W	97.98'
C11	84°46'35"	16.00'	23.67'	S79°16'13"E	21.57'



THE KERRY ELYNN GLASS TRUST & THE LAURIE ANN GLASS HARRIS TRUST CALLED 166.00 ACRES INST. NO. 2012-10534 O.P.R.J.C.T.
 JACKSON CSL SURVEY ABSTRACT NO. 435
 APPROXIMATE PRESCRIPTIVE RIGHT-OF-WAY

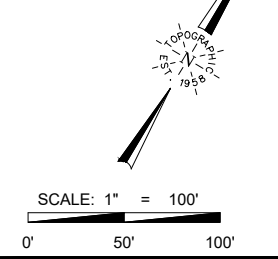
PLAT RECORDED IN _____ YEAR _____
 INSTRUMENT # _____
 DRAWER _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

FM 1434
 (100' R.O.W.)

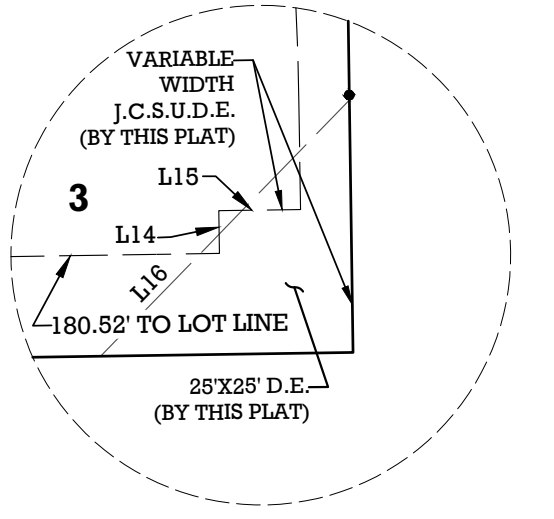
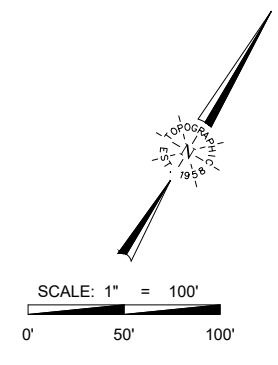
JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION VOLUME 1221, PAGE 288 D.R.J.C.T.

JOHNSON COUNTY CLEBURNE E.T.J.

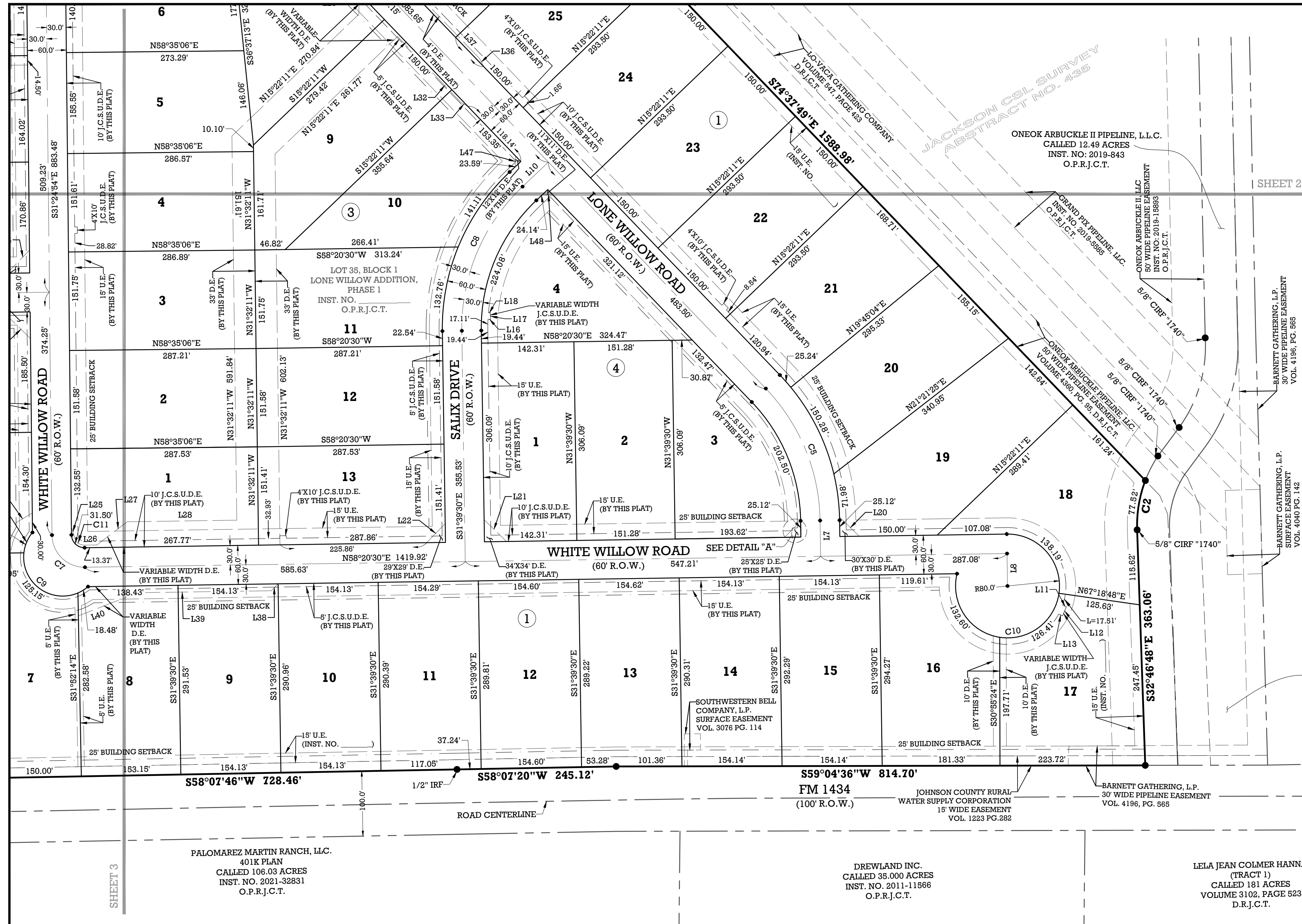
PALOMAREZ MARTIN RANCH, LLC.
 401K PLAN
 CALLED 106.03 ACRES
 INST. NO. 2021-32831
 O.P.R.J.C.T.



LEGEND		ABBREVIATIONS		OWNERS	FINAL PLAT
	SUBJECT PROPERTY LINE		1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)	MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KOPPERL, TEXAS 76652 MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033	LOTS 4-35, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2 BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES
	ADJOINER LINE		FENCE POST		
	EASEMENT		BLOCK NUMBER	ENGINEER/SURVEYOR	FILE: FP_LONE WILLOW PH 2_20240813
	ROAD CENTERLINE			 LOYALTY INNOVATION LEGACY 481 WINSKOTT ROAD, SUITE 200 - BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	DRAFT: GEB
	MATCH LINE				CHECK: SED
					DATE: 09/10/2024
					REVISION
					0



DETAIL "A"
(NOT TO SCALE)



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

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER LINE
	EASEMENT
	ROAD CENTERLINE
	MATCH LINE
	1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)
	FENCE POST
	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
P.O.C. = PLACE OF COMMENCEMENT
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
INST. NO. = INSTRUMENT NUMBER
* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.
* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.
* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.
* SEE SHEET 5 OF 5 FOR PROPERTY DESCRIPTION.

OWNERS
MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850 KOPPERL, TEXAS 76652
MORGAN ACRES, LLC 3010 SH 174, SUITE A CLEBURNE, TEXAS 76033

ENGINEER/SURVEYOR
 LOYALTY INNOVATION LEGACY 481 WINSBROTT ROAD, SUITE 200 - BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042204 WWW.TOPOGRAPHIC.COM

FINAL PLAT	
LOTS 4-35, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2	
BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES	
FILE: FP_LONE WILLOW PH 2_20240813	REVISION
DRAFT: GEB	CHECK: SED
SHEET: 4 OF 5	DATE: 09/10/2024
	0

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.

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 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 PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, 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.

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 UPGRADED BY THE OWNER AT THE OWNER'S 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 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.

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, IMPUTE 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 INST. NO. _____ 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 PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT 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 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 SUBDIVISION'S 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 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.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0300], REVISED DECEMBER 12, 2012. THE SUBJECT PROPERTY APPEARS TO LIE 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 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 TRAVERSING 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 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 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.

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 35, BLOCK 1 OF LONE WILLOW ADDITION, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 35, BLOCK 1 AND THE SOUTHWEST CORNER OF LOT 36 OF SAID BLOCK 1 ;

THENCE DEPARTING THE EAST LINE OF COUNTY ROAD NO. 1224, WITH THE SOUTH LINE OF SAID LOT 36, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 AS FOLLOWS:

N 59° 12' 29" E, A DISTANCE OF 158.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 45.90 FEET AND A CHORD BEARING AND DISTANCE OF N 63° 11' 33" E, 45.86 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID LOT 36, BLOCK 1;

THENCE N 29° 22' 15" W, WITH THE EAST LINE OF SAID LOT 36, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 258.39 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 36, BLOCK 1 AND BEING IN THE SOUTH LINE OF LOT 37 OF SAID BLOCK 1;

THENCE N 58° 32' 45" E, WITH THE SOUTH LINE OF SAID LOT 37, BLOCK 1 AND A NORTHWEST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 223.08 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST CORNER OF SAID LOT 37, BLOCK 1, THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 35, BLOCK 1 AND BEING IN THE SOUTHWEST LINE OF A CALLED 55.891 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-30963, O.P.R.J.C.T.;

THENCE WITH THE NORTHEAST LINE OF SAID LOT 35, BLOCK 1 AND THE SOUTHWEST LINE OF SAID 55.891 ACRE TRACT AS FOLLOWS:

S 74° 06' 26" E, A DISTANCE OF 1223.71 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR AN ANGLE POINT;

S 74° 37' 49" E, A DISTANCE OF 1588.98 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 55.891 ACRE TRACT AND BEING IN THE SOUTHWESTERLY LINE OF A CALLED 12.49 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2019-843, O.P.R.J.C.T. AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE EASTERLY LINE OF SAID LOT 35, BLOCK 1 AND THE SOUTHWESTERLY LINE OF SAID 12.49 ACRE TRACT AS FOLLOWS:

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 193.97 FEET, AN ARC LENGTH OF 77.52 FEET AND A CHORD BEARING AND DISTANCE OF S 21° 22' 54" E, 77.01 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "1740";

S 32° 46' 48" E, A DISTANCE OF 363.06 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 35, BLOCK 1, THE SOUTHERNMOST CORNER OF SAID CALLED 12.49 ACRE TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434;

THENCE WITH THE SOUTHEAST LINE OF SAID LOT 35, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434 AS FOLLOWS:

S 59° 04' 36" W, A DISTANCE OF 814.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR AN ANGLE POINT;

S 58° 07' 20" W, A DISTANCE OF 245.12 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

S 58° 07' 46" W, A DISTANCE OF 728.46 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHERNMOST CORNER OF SAID LOT 35, BLOCK 1 AND THE EAST CORNER OF A CALLED 2.011 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2023-14781, O.P.R.J.C.T.;

THENCE N 31° 52' 14" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1434, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE NORTHEAST LINE OF SAID 2.011 ACRE TRACT FOR A DISTANCE OF 346.31 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTH CORNER OF SAID 2.011 ACRE TRACT;

THENCE S 58° 26' 20" W, WITH THE NORTHWEST LINE OF SAID 2.011 ACRE TRACT, A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THEN THE NORTHERLY LINE OF LOT 1 OF SAID BLOCK 1 FOR A DISTANCE OF 359.10 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 1;

THENCE N 29° 19' 50" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE EAST LINES OF SAID LOT 2, BLOCK 1 AND LOT 3 OF SAID BLOCK 1 FOR A DISTANCE OF 371.28 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1;

THENCE S 58° 26' 20" W, WITH THE NORTHWEST LINE OF SAID LOT 3, BLOCK 1 AND A SOUTHEAST LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 242.01 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 AND BEING IN THE EAST LINE OF COUNTY ROAD NO. 1224;

THENCE N 31° 27' 15" W, WITH A SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE EAST LINE OF COUNTY ROAD NO. 1224 FOR A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID LONE WILLOW ADDITION, PHASE 1;

THENCE N 58° 26' 20" E, DEPARTING THE EAST LINE OF COUNTY ROAD NO. 1224, WITH THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 2 FOR A DISTANCE OF 244.24 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2;

THENCE N 29° 19' 50" W, WITH THE NORTHEAST LINES OF SAID LOT 1, BLOCK 2 AND LOT 2 OF SAID BLOCK 2 FOR A DISTANCE OF 357.69 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2 AND BEING IN THE SOUTHEAST LINE OF LOT 3 OF SAID BLOCK 2;

THENCE N 58° 32' 45" E, WITH THE SOUTHEAST LINE OF SAID LOT 3, BLOCK 2 FOR A DISTANCE OF 150.10 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 2;

THENCE N 29° 19' 50" W, WITH THE NORTHEAST LINES OF LOTS 3-8 OF SAID BLOCK 2 AND THE SOUTHWESTERLY LINE OF SAID LOT 35, BLOCK 1 FOR A DISTANCE OF 871.09 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 8, BLOCK 2;

THENCE WITH THE NORTHERLY LINES OF SAID LOT 8, BLOCK 2 AND LOT 9 OF SAID BLOCK 2 AND A SOUTHWESTERLY LINE OF SAID LOT 35, BLOCK 1 AS FOLLOWS:

N 74° 06' 26" W, A DISTANCE OF 127.55 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF S 82° 33' 02" W, 213.96 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC";

S 59° 12' 29" W, A DISTANCE OF 158.00 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2 AND BEING IN THE EAST LINE OF COUNTY ROAD NO. 1224 ;

THENCE N 31° 27' 15" W, WITH THE WESTERNMOST SOUTHWEST LINE OF SAID LOT 35, BLOCK 1 AND THE EAST LINE OF COUNTY ROAD NO. 1224 FOR A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 70.953 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MORGAN ACRES, LLC ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MKP UNLIMITED INVESTMENTS, LLC ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LONE WILLOW ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN HERON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WATER:
JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-556-4000

RIGHT OF WAY DEDICATION
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
40' ROW FROM CENTER OF ROAD ON FARM TO MARKET AND STATE HIGHWAYS

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

BUILDING LINES:
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)
50' FROM LOT LINE (FARM TO MARKET & STATE HIGHWAY)

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 11, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.L.S. NO. 5371

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2024.

COUNTY JUDGE _____

PLAT RECORDED IN _____


INSTRUMENT # _____ YEAR _____

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

LEGEND		ABBREVIATIONS		OWNERS	FINAL PLAT		
—————	SUBJECT PROPERTY LINE	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS		MKP UNLIMITED INVESTMENTS, LLC 1300 C.R. 2850	LOTS 4-35, BLOCK 1, LOTS 10-16, BLOCK 2, LOTS 1-13, BLOCK 3 AND LOTS 1-4, BLOCK 4 LONE WILLOW ADDITION, PHASE 2 BEING A REPLAT OF LOT 35, BLOCK 1, LONE WILLOW ADDITION, PHASE 1 AN ADDITION TO THE E.T.J. OF CLEBURNE, JOHNSON COUNTY, TEXAS IN THE JACKSON CSL SURVEY, ABSTRACT NO. 435 70.953 ACRES		
-----	ADJOINER LINE	D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS		KOPPERL, TEXAS 76652			
-----	EASEMENT	P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS		MORGAN ACRES, LLC 3010 SH 174, SUITE A			
-----	ROAD CENTERLINE	(XXXX) = DEED CALLS		CLEBURNE, TEXAS 76033			
—————	MATCH LINE	P.O.B. = PLACE OF BEGINNING					
●		P.O.C. = PLACE OF COMMENCEMENT					
⊙		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					
		INST. NO. = INSTRUMENT NUMBER					
		* SEE SHEET 1 OF 5 FOR LOT AREA TABLES.					
		* SEE SHEET 1 OF 5 FOR GENERAL NOTES AND EXISTING EASEMENT NOTES.					
		* SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.					
				ENGINEER/SURVEYOR			
					FILE: FP_LONE WILLOW PH 2_20240813	REVISION	
					DRAFT: GEB	CHECK: SED	0
					SHEET: 5 OF 5	DATE: 09/10/2024	