



# 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 2024-36

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; and

**WHEREAS**, a motion was made by Commissioner Howell, Pct. 2 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Hidden Oaks Ranch Estates**, Lot 2, Block 1, in Precinct 3 and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 22<sup>nd</sup> day of April 2024.

Filed For Record 4:17PM

APR 22 2024

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Hidden Oaks Ranch Estates**, Lot 2, Block 1, in Precinct 3 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.

**WITNESS OUR HAND THIS, THE 22<sup>ND</sup> DAY OF APRIL 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**



OWNER'S DEDICATION

WHEREAS BRADLEY EUGENE FRANKLIN & CRYSTAL LYNN FRANKLIN, are the sole owner of a 5.000 acre tract of land situated in the JOHN ELLIS SURVEY, ABSTRACT NO. 258, in Johnson County, Texas, being that certain tract of land described in a deed to Bradley Eugene Franklin & Crystal Lynn Franklin, recorded in Document Number 2022-28358, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for the common corner of said Franklin tract, and a tract of land described in a deed to Van Allen Johnson and Cecily Johnson, being in the west line of a tract of land described in a deed to Harshap Pabley and Mema Pabley, et al, recorded in Document Number 2021-18925, Deed Records, Johnson County, Texas, said point being in centerline of Hidden Oaks Ranch Drive;

THENCE N 60°02'52" E, along the common line of said Franklin tract, and said Johnson tract, passing a 1/2 inch iron rod with cap stamped "BARTON CHAPA" found online at a distance of 30.00 feet, passing a 1/2 inch iron rod with cap stamped "HAYNA SURVEY PLS 6847" found online at a distance of 505.69 feet, passing a 1/2 inch iron rod with cap stamped "BARTON CHAPA" found online at a distance of 600.57 feet, and continuing a total distance 615.70 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Franklin tract, and said Johnson tract, being in the centerline of Oak Country Lane, more or less;

THENCE S 28°46'29" E, along the east line of said Franklin tract, and along the centerline of said Oak Country Lane, more or less, a distance of 149.96 feet to a 1/2 inch iron rod with cap stamped "B&D SURVEYING" found for corner;

THENCE S 32°39'12" E, along the east line of said Franklin tract, and along the centerline of said Oak Country Lane, more or less, a distance of 144.71 feet to a 1/2 inch iron rod with cap stamped "B&D SURVEYING" found for corner;

THENCE S 30°40'45" E, along the east line of said Franklin tract, and along the centerline of said Oak Country Lane, more or less, a distance of 29.55 feet to a 1/2 inch iron rod with cap stamped "BARTON CHAPA" found for the common corner of said Franklin tract, and a tract of land described in a deed to Shelby Fanning, recorded in Document Number 2022-34653, Deed Records, Johnson County, Texas;

THENCE S 60°02'34" W, along the common line of said Franklin tract, and said Fanning tract, passing a 1/2 inch iron rod with cap stamped "BLUESTAR SURVEYING" set online at a distance of 29.52 feet, and passing a 1/2 inch iron rod with cap stamped "BARTON CHAPA" found online at a distance of 554.94 feet, and continuing a total distance 555.01 feet to a mag nail found for the common corner of said Franklin tract, and said Fanning tract, and being in the east line of a tract of land described in a deed to Joseph Chad Brown, recorded in Document Number 2020-33203, Deed Records, Johnson County, Texas, said point being in the centerline of said Hidden Oaks Ranch Drive, said point being in a curve to the left having a radius of 1151.15 feet, a delta angle of 07°33'45";

THENCE, along the common line of said Franklin tract, said Brown tract, and along the centerline of said Hidden Oaks Ranch Drive, more or less, and along said curve to the left, passing the common corner of said Brown tract, and said Pabley tract, and continuing a total distance of 153.60 feet, a chord bearing and distance of N 37°45'00" W, 153.45 feet to a mag nail found for corner, said point being the beginning of a curve to the right having a radius of 682.61 feet, a delta angle of 11°27'30";

THENCE, along the common line of said Franklin tract, said Pabley tract, and along the centerline of said Hidden Oaks Ranch Drive, more or less, and along said curve to the right, an arc distance of 135.14 feet, a chord bearing and distance of N 35°52'06" W, 134.92 feet to a mag nail found for corner;

THENCE N 30°15'08" W, along the common line of said Franklin tract, said Pabley tract, and along the centerline of said Hidden Oaks Ranch Drive, more or less, a distance 75.06 feet to the POINT OF BEGINNING and continuing 217,777 square feet or 5.000 acres of land more or less.

OWNER'S DEDICATION

That Bradley Eugene Franklin & Crystal Lynn Franklin, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as HIDDEN OAKS RANCH ESTATES, LOT 2, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this 19th day of April, 2024

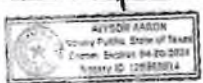
By: Bradley Eugene Franklin

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Bradley Eugene Franklin, 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 owner.

OPEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of April, 2024.

Notary Public in and for The State of Texas My Commission expires: 4/20/24



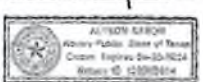
By: Crystal Lynn Franklin

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Crystal Lynn Franklin, 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 owner.

OPEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of April, 2024.

Notary Public in and for The State of Texas My Commission expires: 4/20/24



GENERAL NOTES:

Public Right-of-Way to be privately maintained by property owner.

This subdivision or any part thereof is not located within the ETJ of any City or Town.

The designation of the proposed usage of the area shown on plat is 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 final plat approval.

Water: Bethesda Water Supply Corporation 617-295-2131
Electricity: United Co-Op 617-698-4000
Septic: Private Individual Septic Systems.

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Facilities County, Texas for Private Sewage Facilities are complied with.

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 approved 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.

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.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0000K, effective date September 21, 2023, this property is located in zone "X" (Areas determined to be out of the flood plain).

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 stated or addressed as part of the "NFIP".

Flooding the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.

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.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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.

Duties of Developer/Property Owner

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 comply with all local, state or federal law of the jurisdictions in which the property is located.

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.

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 by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

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.

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 relating to 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 efficiency 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 to dig and expose to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, establishing and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both the 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 escrow contract to convey that is delivered to a purchaser unless the plat or map 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.

A purchaser may not own or occupy property described in a plat or map of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (GCR56).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
5. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE JOCSUD EASEMENT IN VOLUME 2367, PAGE 225, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.

NOTES:

Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement: 15' from lot line in front and back 5' from lot line on the sides
Building Lines: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded In

Instrument # \_\_\_\_\_

Slide, \_\_\_\_\_

Date \_\_\_\_\_

County Clerk, Johnson County, Texas

Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE

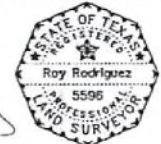
DAY OF \_\_\_\_\_, 2024

County JUDGE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, January 25, 2024. The subdivision boundary corners are marked with iron pins as noted.



Signature: Roy Rodriguez
Date: 04/19/2024

FINAL PLAT
HIDDEN OAKS RANCH ESTATES
LOT 2, BLOCK 1
BEING
5.000 ACRES
SITUATED IN THE
JOHN ELLIS, SURVEY, ABSTRACT NO. 256
JOHNSON COUNTY, TEXAS
MARCH 18, 2024

OWNER:
Brad Franklin & Crystal Franklin
10400 Reels Estates Drive
Mansfield, Texas 76063
Email address: Crystalfranklin33@gmail.com
Phone Number: 405-714-1385

NOTICE: The books of bearings for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4302), North American Datum 1983.
(1) NONE - Containing no errors.
(2) Under observation, unless previously indicated by any and all other sheets, easements and other notices that are shown on or as part of the recorded plat and/or as part of the file associated with this project.

BLUESTAR SURVEYING logo and contact information: FIRM NUMBER 10147300, 1616 W. STATE ST. SUITE 100, MANSFIELD, TEXAS 76063, WWW.BLUESTARSURVEYING.COM, PHONE NUMBER 817-659-9316, FAX NUMBER 817-659-9316

LOT 7, BLOCK 2  
HIDDEN OAKS ESTATES  
VOL. 11, PG. 396  
P.R.J.C.T.

LOT 8, BLOCK 2  
HIDDEN OAKS ESTATES  
VOL. 11, PG. 396  
P.R.J.C.T.

REMAINDER OF  
CATHY BARTOLOTTI'S  
VOL. 2480, PG. 120  
D.R.J.C.T.

LOT 1, BLOCK 1  
HIDDEN OAKS ESTATES  
VOL. 11, PG. 859  
P.R.J.C.T.

LOT 2, BLOCK 1  
HIDDEN OAKS ESTATES  
VOL. 11, PG. 859  
P.R.J.C.T.

LOT 3, BLOCK 1  
HIDDEN OAKS ESTATES  
VOL. 11, PG. 859  
P.R.J.C.T.



(CALLED 5.000 ACRES)  
VAN ALLAN JOHNSON & CECILY JOHNSON  
DOC. NO. 2021-23671  
D.R.J.C.T.

HARDEEP PABLEY & MEERA PABLEY, ETUX  
DOC. NO. 2021-18925  
D.R.J.C.T.

STATE PLANE NAD83  
N=6853721.1804  
E=23657852.3521

(REMINDER)  
THOMAS EUGENE LONG & WIFE, SHIRLEY ANN LONG  
VOL. 525, PG. 233  
O.P.R.J.C.T.

(DEED CALL S 60°02'00" W 615.78'  
N 60°02'52" E 615.78'  
(DEED CALL N 60°02'00" E 615.78')

(DEED CALL S 30°39'52" E 37.28'  
S 30°20'05" E 37.24'

LOT 2, BLOCK 1  
196,886 SQ. FT. OR  
4.519 ACRES  
BRADLEY EUGENE FRANKLIN & CRYSTAL LYNN FRANKLIN, ETUX  
DOC. NO. 2020-26388  
D.R.J.C.T.

JOHN ELLIS SURVEY  
ABSTRACT NO. 256

OAK COUNTRY LANE  
(APPARENT BY WIDE PREDSCRIPTIVE RIGHT-OF-WAY)

LOT 1  
BASTIAN ESTATES  
VOL. 11, PG. 748  
P.R.J.C.T.

LOT 2  
BASTIAN ESTATES  
VOL. 11, PG. 748  
P.R.J.C.T.

FINAL PLAT  
HIDDEN OAKS RANCH ESTATES  
LOT 2, BLOCK 1  
BEING  
5.000 ACRES  
SITUATED IN THE  
JOHN ELLIS, SURVEY, ABSTRACT NO. 256  
JOHNSON COUNTY, TEXAS  
MARCH 18, 2024



(Deed Call)  
Δ=11°27'48"  
R=682.61'  
L=135.18'  
CB=NGS°55'14"W CB=N35°52'06"W  
LC=134.98'

Δ=11°20'36"  
R=682.61'  
L=135.14'  
CB=N35°52'06"W  
LC=134.92'

A=11°20'36"  
R=682.61'  
L=129.20'  
CB=N35°52'06"W  
LC=128.59'

30' RIGHT-OF-WAY DEDICATION  
18,814 SQ. FT. OR  
0.231 ACRES

A=7°33'35"  
R=1164.15'  
L=153.60'  
CB=N37°45'53"W CB=N37°45'06"W  
LC=153.49'

(Deed Call)  
Δ=7°33'30"  
R=1164.15'  
L=153.57'  
CB=N37°45'53"W CB=N37°45'06"W  
LC=153.48'

(DEED CALL S 60°02'00" W 584.86'  
S 60°02'34" W 585.01'  
(DEED CALL S 60°02'00" W 584.86')  
SHELBY FANNING  
DOC. NO. 2022-34659  
D.R.J.C.T.

STATE PLANE NAD83  
N=6883717.7850  
E=2369570.0400

Plat Recorded In \_\_\_\_\_  
Instrument # \_\_\_\_\_  
Slide, \_\_\_\_\_  
Date \_\_\_\_\_

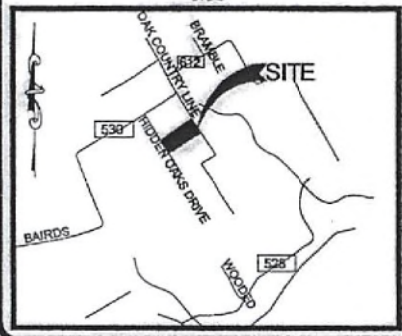
County Clerk, Johnson County, Texas  
"Deputy Clerk"

OWNER:  
Brad Franklin & Crystal Franklin  
10400 Fleets Estates Drive  
Mansfield, Texas 78063  
Email address: CrystalFranklin03@twn.com  
Phone Number: 405-714-1365

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PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER  
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
REGISTERED OFFICE OF THIS SURVEYOR WITHIN THE ORIGINAL  
SIGNATURE AND NOT YIELD.

(1) NOTES: The books of land for this survey in the Texas State Plane  
Coordinate System GRS 83, North Central Zone (NAD83, North American Datum  
1983).  
(2) CMAA - Consulting Mapmaker.  
(3) Unless otherwise noted, all work is to be done in accordance with the  
Texas Surveying and Mapping Act and other laws that are shown on or as part of the  
recorded plat and as part of the fee contract provided.

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147000  
1010 STEPHENSON AVENUE, SUITE 100  
DALLAS, TEXAS 75241  
WWW.BLUESTARSURVEYING.COM  
JN 24-123 SHEET 2 OF 2 DATE: 3/18/24



**AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 12, 2024

Meeting Date: April 22, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan

Description:

Consideration of Order 2024-36, Order Approving the Final Plat of Hidden Oaks Ranch Estates, Lot 2, Block 1 in Precinct 3.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one)     PUBLIC     CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

Check All Departments That Have Been Notified:

County Attorney     IT     Purchasing     Auditor  
 Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**

**Court Decision:**  
This section to be completed by County Judge's Office



April 22, 2024