

JOHNSON COUNTY

FEB 1 0 2025

April Long County Clerk, Johnson County Texas

COMMISSIONERS COURT

Stopher Boedeker
County Judge
Rick Bailey
Commissioner
Precinct 1

Kenny Howell Commissioner Precinct 2 Mike White Commissioner Precinct 3 Commissioner Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

888

ORDER 2025-09

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 **Thompson Nickell Estates**, Lots 1 and 2, Block 1, 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.

WITNESS OUR HAND THIS, THE 10TH DAY OF FEBRUARY 2025.

Christopher Boedeker, Johnson County Judge

Voted: _____yes, ____no, ____abstained

Rick Bailey, Comm. Pct. 1

Voted: _____yes, ____no, ____abstained

Wike White, Comm. Pct. 3

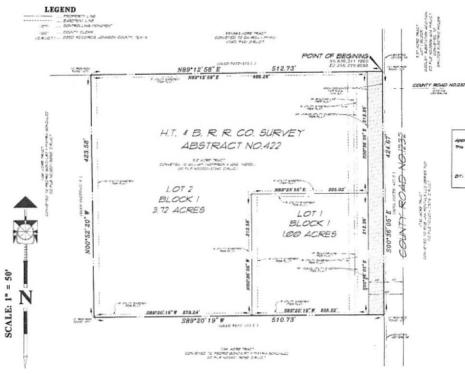
Voted: _____yes, ____no, ____abstained

Wike White, Comm. Pct. 3

Voted: _____yes, ____no, ____abstained

ATTEST: April Long, County Clerk

ATTEST: April Long, County Clerk



Utility Essement

ratio Citurio natas un recommentarior tras era crama atrazra colore praega atrazia comercia prime dispringita establistica provintes en faesurale provinciazioni franzon are udulunto accidingi prime programa, provinciazione di prime alla seguna consiste tran establica are commente del pri an plane trasio della commente disfinizione della coloriazione del

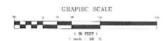
il burndon hay his use or driving property coloridad in a dia, or recrial in a additional unit stam the se the risk in tiles for recrite with the vowey cleans arrive

Filing a Plat Is Not Acceptance of Roads for County Maintenance

Right of Way Dedication

AS KONTROT DEVISE OF ROLD ON FIT OF STATE HAT ME ROLFROT DEVISE OF COATT MAKES ON ROLDS A LI SURDINADA.

Approved by Johnson County Commissioner's Court This the _____day of ____ DOWN'T ABOUT





Owner's Certificate

Whereas William Thompson and June Nickell are the eventors of a tract or pured of intel shound in the H. T. and B. R. R. Co. Servey, Abstract No. 622, Johnson Cantery, Texas, Joing de saver 5.6 now used of land conveyed to William Thompson and June Nickell by deed recorded under County Carrier File No. 2022-23154, Dand Records, Johnson County, Texas, Joing more particularly described as follows:

No. 2023-23145, Their Research, International Contest, Trans, Tong 1988 processory consumes accurate a 2014-250 sizes used of law Contest, and Employing at a 15 Theory and found for control in the Control and LTD22, being the analysis cause of a 2014-250 sizes to see of law Control and LTD22 and LTD22 and LTD22, being the accurate control of a 2014-250 size to see of law Control and LTD22 and

HOW THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS

stress for uses at announcement series on the 2 to buy at JUS, seen artier frompani

a ver DERRY LINE ME SELL OF LANCE MY NO. 31 MY OF TENENT SICE.

my common entra trafes / 2015



Pate of News African
Change of Service African
Change
Chan

EVEN VIDER TO AND AND AND OF DIVIDE THE THE THE PARTY TOTAL

Morelet for Transmission topperfores



Twe _____ semeger *__ DATE Course Clark Johnson Course Taxas Departy Clark

State of Taxas County of Johnson

(, Domie L. Tucker, do hareby certify that I prepared the plat from an actual survey on the lend and that the corner comments about thereon sere properly placed under sy personal supervision in according with the debriation Rules and Regulations of Johnson County, Texas,

Due Domie L. Tusker, RPLS 5144

1/21/25



FINAL PLAT Lots I and 2. Block I

Thompson Nickell Estates An Addition To Johnson County Taxes BENS S.O. ACRES OF LAND SITUATED IN THE H. T. & B. B. R. Co. Survey, Abstract No.422 JOHNSON COUNTY, TEXAS

Dutt Service 1014 80-08 to 60

EXAS OWN MARKE IN LINES Surveyors

FIRM NO.11194218 P.O. Box 1895
Burlesen, Texas 76897
Office: 817-295-2999
Fax: 827-295-3311
FOR NO.511619886

CHARGES COUNTS HAS THE ROW BUT AS DUTY TO BUTTER DATO RECEIVED AND OUR HER COUNTS OF THE BUTTER WAS OUR BUTTER OF THE BUTTER OF Private Sewage Facility

General Notes

Flood Statement

ON FIRE BELLED FACE, TO PREPARENCE CARROT BE GALLENGED BYEN THOORS ALL PROVIDES OF THE RUES. ON JOHNSON COURT TRIVIS FOR PRIVACE BELLED FACE THE APP COPER NO. 1/14. INTERPORT AND THE CONTROL OF A PARKET BROWN THE TO BE THE CONTROL OF THE PARKET OF THE

NETT THE PROPERTY APPEARS FOR A PROPERTY OF METERS OF ME

ACTION, I Bedween and Definitions and in minimize that MICHAEL I Bedween and all MICHAEL I Bedween and all MICHAEL I BEDWEEN AND ACTIONS AND ACTION AND ACTION AND ACTION AND ACTION ACTION AND ACTION ACTION

THE DOME STREET, THE ALL PLANTS SHAPPING HAVE BEEN ALL PLANTSCHOOL THE WEST TOOLS FOR CONTRACT THE SEAL ALL PLANTSCHOOL THE SEAL PLANTSCHOOL THE SEAL ALL PLANTSCHOOL THE S

SCOOKING THE PLACE OF LIMITED ON CONSTRUCTING PHYSICIPENTS IN THE CHESTIANS PLACETONS AND PLACE ON DESIRABLE ON THE RECOGNING OF PROPERTIES.

JOANON COUNTY WILL NOT BE REPORTED AND THE MINIMPRIMENT AND CEDENTISMS OF SHIP DEVINED WITE OR FOR THE CONTROL OF EROSION. JOHADO COUNTY SEL NEY BU RESPONDE E FOR JOY EVENUE FORBOOKL BUSH ON LOSS OF UPE ON PROPERTY OCCURRONS BY LUMBING ON SUDO COLUMNOS



AGENDA PLACEMENT FORM

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

Date: January 30 2025	Court Decision: This section to be completed by County Judge's Office
Meeting Date: February 10, 2025	
Submitted By: Julie Edmiston	
Department: Public Works	Johnson County
Signature of Elected Official/Department Head:	* APPROVED * 2-10-25
Description:	and the Final Plat of Thomason
Consideration of Order 2025-09, Order Approving the Final Plat of Thompson Nickell Estates, Lots 1 and 2, Block 1 in Precinct 1.	
Nicken Estates, Lots 1 and 2, Block 1 in Freemet 1.	
(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	rks
Other Department/Official (list)	

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