



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 2025-21

ORDER ADOPTING CANYON RIDGE ADDITION, PHASE 2, PHASE 3, AND PHASE 4 (GRASSLAND DRIVE, SAGEBRUSH LANE, GRAIN COURT, WINDING WAY, WHEATLAND COURT, WINDRIDGE DRIVE, AND HILLVIEW DRIVE) LOCATED IN GODLEY, JOHNSON COUNTY, TEXAS, IN PRECINCT 1 INTO THE COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE

WHEREAS, Johnson County maintains county roads that the Johnson County Commissioners Court has approved to be included in the county road system for county maintenance; and

WHEREAS, a public road is not a part of the county road system for county maintenance until adopted into the county road system for county maintenance by the Johnson County Commissioners Court; and

WHEREAS, an existing public road may be adopted into the county road system for county maintenance if the road meets or exceeds county road standards, the adoption of the public road into the county road system for county maintenance would serve a public purpose, and the Commissioners Court desires to add the roads into the county road system for county maintenance.

NOW THEREFORE BE IT ORDERED, that Johnson County hereby adopts Canyon Ridge Addition, Phase 2, Phase 3, and Phase 4 (Grassland Drive, Sagebrush Lane, Grain Court, Winding Way, Wheatland Court, Windridge Drive, and Hillview Drive) Located in Godley, Johnson County, Texas, in Precinct 1 into the Johnson County Road System for County Maintenance.

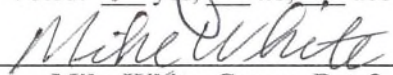
WITNESS OUR HAND THIS THE 10TH DAY OF MARCH, 2025.


Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained


Rick Bailey, Comm. Pct. 1

Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

Voted: ☐ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

Voted: ☐ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk

Filed For Record 1:33PM

MAR 10 2025

April Long
County Clerk, Johnson County Texas

BY  DEPUTY



JOHNSON COUNTY, TEXAS NOTICE

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED MAP FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL SEWER AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

UTILITY PROVISIONS

SEWER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT, PHONE: 817-790-4200
ELECTRIC SERVICE IS TO BE PROVIDED BY GREATER COOPERATIVE SERVICES, PHONE: 817-686-4000.
SEWER IS PROVIDED BY PRIVATE INDIVIDUAL SEWER SYSTEMS.

FLOOD ESTATEMENT

ADDITIONS TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FLOOD NO. 480000000-1, EFFECTIVE DATE DECEMBER 04, 2001, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE FLOOD PLAINS).
THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL ETC. WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL. COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS, THERE MAY BE OTHER STREAMS, CREEKS, LAKE, RAINFALL, DRAINAGE SYSTEMS OR OTHER SURFACES OR TERRAIN CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "FIRM".

FLOOD NOTICE

REGARDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE DRAINAGE IS PROHIBITED.
THE EXISTING CHAINS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE DAYS OR FOR THE CONTROL OF FLOODING.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD EVIDENCE NOTED.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER THIS PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, GRASS, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, WELLS, OTHER STRUCTURES OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF ANY UTILITY OF ITS RESPECTIVE SYSTEM IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF WORKS AND CONDUITS TO AND FROM LANDS ADJACENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS AND WORKING TO OR REPAIRING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF INTERRUPTING THE POSSESSION OF ANYONE.

UTILITY EASEMENTS

15' FROM LOT LINE ON FRONT AND BACK UNLESS OTHERWISE NOTED.
15' FROM LOT LINE ON THE SIDE.
15' FROM CENTER OF ROAD OR FAL OR STATE.
30' FROM CENTER OF COUNTY ROAD OR ROAD IN A SUBDIVISION.

BUILDING LINES

30' FROM LOT LINE (ALONG ALL SUBDIVISION ROADS)
15' FROM LOT LINE ON REAR
15' FROM LOT LINE ON SIDE

PLAT A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$500.00, OR IMPRISONMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND IMPRISONMENT FOR A PERSON WHO KNOWINGLY USES THE SURVEYOR'S DESCRIPTION IN A DEED OR CONTRACT, A CONTRACT FOR SALE OR A CONTRACT OF SALE OR OTHER DOCUMENT TO CONVEY THAT IS BELIEVED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK, HANCOCK, AND RECORDED BUT BE USED IF THE COVENANTS IS ESPECIALLY CHARGED ON APPROVAL, A RECORD OF THE FINAL PLAT AND THE PURCHASER IS NOT SUCH USE OR OCCUPANCY OF THE REAL PROPERTY GRANTED BEFORE THE RECORDING OF THE PLAT.

PRIVATE SEWAGE FACILITY

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.
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, MAY BE DAMAGED BY THE OWNER AT HIS OWNERS RISK OR BY OTHERS. COVENANTS OF THE FACILITY RESULTS IN UNDESIRABLE RESULTS, OF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHICH DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY OWNED AND CONTROLLED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE PROHIBIT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CORRELATED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

NOTICE OF NON-APPROVAL/REJECTION

THE APPROVAL AND PLAT OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER BY 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 PLAT 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 NON-ADJACENT PROPERTY OWNER OR INFRINGE, VIOLATE OR VIOLATE ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE SUBDIVISION, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, CREEKS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, SERVICES, OR FEATURES PORTRAYED HEREIN ARE ACTUALLY EXISTING ON THE PROPERTY POSSESSED BY THIS PLAT OR 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 HEREIN TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

DISCLAIMER

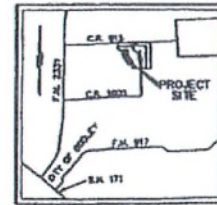
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES INCLUDING BUT NOT LIMITED TO ANY CLAIMS FOR JOHNSON COUNTY'S ATTORNEYS, OR PLANS OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

CLAIMS A PLAT SUBJECT ACCEPTANCE OF RIGHTS FOR JOHNSON COUNTY

THE APPROVAL AND PLAT OF A PLAT WHICH RELOCATES ROADS AND EASEMENTS DOES NOT WAIVE THE RIGHTS AND STREET CLOSURE RIGHTS SUBJECT TO JOHNSON COUNTY, SO ROAD, STREET OR EASEMENT BY AGREEMENT IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS BY THE AGREEMENT OF AN EXPRESS ORDER OF THE COMMISSIONERS THAT EXTENDED BY RECORD IN THE OFFICES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS UNLESS SPECIFICALLY EXCEPTED BY ANY SUCH ROAD, STREET OR EASEMENT AND SPECIFICALLY ACCEPTED BY SUCH ROAD, STREET OR EASEMENT FOR JOHNSON COUNTY.

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

CANYON RIDGE ADDITION PHASE THREE 9 RESIDENTIAL LOTS



VICINITY MAP
(NOT TO SCALE)

NOW THEREFORE SHOWN TO ALL MEN BY THESE PRESENTS:

THAT DON ALLEN, SECRETARY OF LAGLAND CALHOUN, LTD, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN DESCRIBED PROPERTY AS LOTS 3-11, BLOCK 6, CANYON RIDGE ADDITION, PHASE 3, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT REDEMPTION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

IN WITNESS WHEREOF THIS DEDICATION WAS EXECUTED THIS 11 DAY OF JULY, 2018.

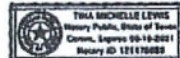
LAGLAND CALHOUN, LTD
A TEXAS LIMITED PARTNERSHIP
BY: CALHOUN LP, LLC
ITS GENERAL PARTNER
[Signature]
BY DON ALLEN, SECRETARY

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DON ALLEN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF July, 2018.

[Signature]
NOTARY PUBLIC



SURVEYOR'S NOTICE

1. ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (NAD2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A CERTIFICATE OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
DAY OF _____, 2018.
COUNTY JUDGE

PLAT RECORDED IN
VOLUME _____ PAGE _____ BLOCK _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

FINAL PLAT SHOWING

CANYON RIDGE ADDITION PHASE THREE LOTS 3-11, BLOCK 6, AN ADDITION TO JOHNSON COUNTY, TEXAS.

BEING 10.111 ACRES OF LAND LOCATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 457, JOHNSON COUNTY, TEXAS.

OWNER

LAGLAND CALHOUN, LTD
3015 LAGLAND ROAD
FORT WORTH, TEXAS 76116
PHONE: (817) 602-2330
CONTACT: DON ALLEN

SHEET ONE OF TWO			
		401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-686-3440 FAX: 817-686-3545	
Scale: 1"=100'	Date: 07/09/18	Order: 20140129-FINAL PLAT-PHASE3	
Drawn: LQP	Checked: RLY	Job: 20140129	

AGENDA PLACEMENT FORM

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

Date: 03/03/25

Meeting Date: 03/10/25

Submitted By: Rick Bailey

Department: Precinct 1-Road and Bridge

Signature of Elected Official/Department Head:

Rick Bailey

Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration for approval to take in the Canyon Ridge Addition Phase 2, Phase 3 and Phase 4 for county maintenance; located in the Canyon Ridge Subdivision in Godley, Johnson County, TX - Precinct 1. The streets included in these phases are: Grassland Dr, Sagebrush Ln, Grain Ct, Winding Way, Wheatland Ct Windridge Dr, and Hillview Dr.

(May attach additional sheets if necessary)

Person to Present: Rick Bailey

(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: 3 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**

Approved in CC on 9/11/2023