



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 2025-27

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

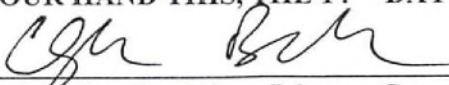
WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

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 **Weeks Addition**, Lots 1, 2, and 3, Block 1, in Precinct 4 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.

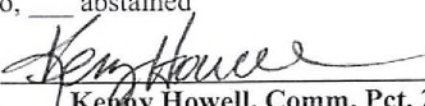
WITNESS OUR HAND THIS, THE 14TH DAY OF APRIL 2025.


Christopher Boedeker, Johnson County Judge

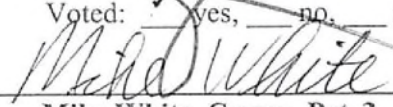
Voted: ☒ yes, ☐ no, ☐ abstained


Rick Bailey, Comm. Pct. 1

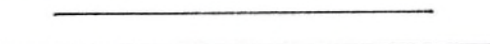
Voted: ☐ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

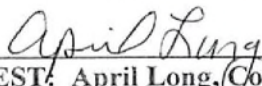
Voted: ☐ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☐ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk



Filed For Record 3:52 PM

APR 14 2025

April Long
County Clerk, Johnson County Texas

BY  DEPUTY

CALLLED 70 ACRES
BRUNER IRREVOCABLE
ASSET TRUST
VOLUME 1670, PAGE 989
DRCT

LINE	BEARING	DISTANCE
L1	N04°11'22"W	117.12
L2	S81°11'11"E	113.93
L3	N61°11'22"W	114.00
L4	N47°28'32"W	126.87

CALLLED 29.54 ACRES
JILL AILEEN LANHAM AND
DARRELL MUSSELWHITE
VOLUME 3481, PAGE 616
DRCT



LOT 3, BLOCK 1
13.947 ACRES
807.244 SQ. FEET

CALLLED 18.156 ACRES
JENNIFER ANN FRANKLIN AND
ROBERT EDWARD FRANKLIN
CC# 2024-30322
DRCT

T.H. FORRESTER SURVEY
ABSTRACT NO. 270

POINT OF
BEGINNING
NAIL FOUND IN 6"
FENCE CORNER
POST

CALLLED 70 ACRES
BRUNER IRREVOCABLE
ASSET TRUST
VOLUME 1670, PAGE 989
DRCT

LOT 3, BLOCK 1
FRANKLIN ADDITION
CC# 2020-27
DRCT

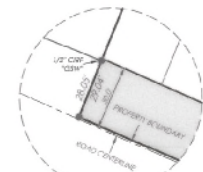
LOT 2,
BLOCK 1
1.000 ACRES
69,671 SQ. FEET

LOT 1, BLOCK 1
1.944 ACRES
134,675 SQ. FEET

CALLLED 5.00 ACRES
JOSEPH WOODROW HARNELL
VOLUME 3896, PAGE 82
DRCT

CALLLED 45.8 ACRES
DAVID RIDDEL
VOLUME 2191, PAGE 743
DRCT

R.O.W. DEDICATION DETAIL
1" = 40'

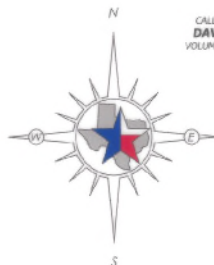


FINAL PLAT LOTS 1, 2 AND 3, BLOCK 1 WEEKS ADDITION

BEING 17.265 ACRES OF LAND SITUATED IN THE
T.H. FORRESTER SURVEY, ABSTRACT NUMBER 270,
JOHNSON COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



SCALE: 1" = 100'
0' 100' 200'

OWNER:

JENNIFER ANN FRANKLIN AND
ROBERT EDWARD FRANKLIN
4301 COUNTY ROAD 206
GRANDVIEW, TX 76020
817-746-7458

LEGEND

DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLAT = PLAT RECORD, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CRS = 5/8" CALLED IRON ROD SET STAMPED "LONESTAR RPLS 6802"
POB = POINT OF BEGINNING

PROJECT NUMBER: 240305 DATE: MARCH 24, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 2

OWNER'S CERTIFICATE**STATE OF TEXAS****COUNTY OF JOHNSON**

WHEREAS, JENNIFER ANN FRANKLIN and ROBERT EDWARD FRANKLIN, OWNERS OF A 17.265 ACRE TRACT OF LAND SITUATED IN THE T.H. FORRESTER SURVEY, ABSTRACT NUMBER 270, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JENNIFER ANN FRANKLIN and ROBERT EDWARD FRANKLIN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-10122, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN A 4" WOOD FENCE CORNER POST FOR THE EASTERNMOST CORNER OF SAID FRANKLIN TRACT, SAME BEING THE NORTHERNMOST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOSEPH WOODROW HARNELL, RECORDED IN VOLUME 3936, PAGE 62; AND BEING ON THE SOUTHWEST LINE OF A CALLED 29.54 ACRE TRACT OF LAND DESCRIBED BY DEED TO JILL ALLEN LANHAM and DANIELL MUSSELSWHITE, RECORDED IN VOLUME 3481, PAGE 416, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 28 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG THE NORTHWEST LINES OF SAID CALLED 5.00 ACRE TRACT, A CALLED 4.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOSEPH WOODROW HARNELL, RECORDED IN VOLUME 3936, PAGE 62, AND A CALLED 1.040 ACRE TRACT OF LAND DESCRIBED BY DEED TO JODY HARNELL, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-31321, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 310.79 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "YOT WORTH SURVEYING" AT THE WESTERNMOST CORNER OF SAID CALLED 5.00 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 4.15 ACRE TRACT, AND CONTINUING IN ALL 811.08 FEET, TO A NAIL FOUND FOR THE SOUTHERNMOST CORNER OF SAID FRANKLIN TRACT, AND BEING AT THE WESTERNMOST CORNER OF SAID CALLED 1.040 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 206, A DESCRIPTIVE RIGHT-OF-WAY FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 61 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 399.80 FEET;

THENCE NORTH 61 DEGREES 11 MINUTES 11 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID FRANKLIN TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 306.58 FEET, TO A MAG NAIL SET;

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID SOUTHWEST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 256.21 FEET, TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF FRANKLIN ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-27, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 20 DEGREES 06 MINUTES 59 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE AND ALONG THE EAST LINE OF SAID FRANKLIN ADDITION, AT A DISTANCE OF 38.05 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "GWSW" AT THE SOUTHWEST CORNER OF LOT 1, SAID FRANKLIN ADDITION, AND CONTINUING IN ALL 179.56 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "GWSW" AT AN ANGLE POINT IN SAID EAST LINE;

THENCE NORTH 24 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 117.12 FEET, TO A 4" WOOD FENCE CORNER POST FOUND;

THENCE NORTH 26 DEGREES 56 MINUTES 47 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 131.37 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "WELSTAR" AT THE NORTHERNMOST CORNER OF SAID LOT 1;

THENCE SOUTH 39 DEGREES 15 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 130.93 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "GWSW" AT THE NORTHERNMOST CORNER OF SAID LOT 1, BEING ON THE SOUTHWEST LINE OF SAID FRANKLIN TRACT, SAME BEING THE SOUTHWEST LINE OF A CALLED 70 ACRE TRACT OF LAND DESCRIBED BY DEED TO BRUNER IRREVOCABLE ASSET TRUST, RECORDED IN VOLUME 1670, PAGE 789, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH AN 18" WOOD FENCE CORNER POST FOUND BEARS SOUTH 30 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 134.82 FEET;

THENCE NORTH 30 DEGREES 09 MINUTES 45 SECONDS WEST, ALONG THE UPPER SOUTHWEST LINE OF SAID FRANKLIN TRACT, BEING COMMON WITH THE LOWER NORTHEAST LINE OF SAID CALLED 70 ACRE TRACT, A DISTANCE OF 257.74 FEET, TO A 4" WOOD FENCE CORNER POST FOUND AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE NORTH 59 DEGREES 18 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 784.67 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID FRANKLIN TRACT, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 70 ACRE TRACT, AND BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID CALLED 29.54 ACRE TRACT;

THENCE SOUTH 47 DEGREES 28 MINUTES 10 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID FRANKLIN TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 29.54 ACRE TRACT, A DISTANCE OF 704.22 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 17.265 ACRES OR 750.089 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT JENNIFER ANN FRANKLIN and ROBERT EDWARD FRANKLIN, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS **LOTS 1, 2 AND 3, BLOCK 1, WEEKS ADDITION** AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE WITHOUT RESERVATION THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND, THIS 21 DAY OF March, 2025.
Jennifer Ann Franklin
 JENNIFER ANN FRANKLIN

**STATE OF TEXAS
COUNTY OF JOHNSON**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JENNIFER ANN FRANKLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 31 DAY OF MARCH, 2025.

Mary Bullock
 NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/6/2027

WITNESS MY HAND, THIS 31 DAY OF MARCH, 2025.
Robert Edward Franklin
 ROBERT EDWARD FRANKLIN

**STATE OF TEXAS
COUNTY OF JOHNSON**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT EDWARD FRANKLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 31 DAY OF MARCH, 2025.

Mary Bullock
 NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/6/2027

PLAT NOTES

- THE BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4022.
- EASEMENTS AND BUILDING SETBACKS:
 UTILITY EASEMENT
 15' FROM LOT LINE IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES
 BUILDING LIMITS
 20' FROM LOT LINE (STATE HIGHWAY & P.V.)
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
 RIGHT-OF-WAY DEDICATION
 40' FROM CENTER OF ROAD ON P.M. OR STATE
 30' FROM CENTER OF COUNTY ROAD OR ACADS IN A SUBDIVISION
- THE SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
 WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-736-5200
 JCCLD HAS 1' EASEMENT ACROSS THE PROPERTY VOL. 344, PG. 214, DRAFT, JCCLD HAS THE RIGHT OF INCREASED EASEMENTS HOWEVER, THE EASEMENTS IS NOT LOCATABLE.
 SEWER: ON SITE SEWAGE FACILITY
 ELECTRIC: UNITED COOPERATIVE SERVICES 817-447-9352

PRIVATE SEWAGE FACILITY

PRIVATE 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, MUST BE UPDATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN DIRECTIONABLE CHANGES IF UNSATISFACTORY CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAINMENT OF THE FACILITY IS REQUIRED TO PREVENT IT FROM BEING OUT OF CONTROL. 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

THE APPROVAL AND PLUNG 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 PLUNG 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 OF IMPOSE, IMPUTE OR TRANSFER ANY 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 OF 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 APPEARED 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 THE 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 PLUNG OF THIS PLAT OF 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 OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PLUNG & PLAT

IF A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY (U) USE THE SUBVERTING DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER DISCLOSURE CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS RECD 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 OF OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS RECD FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

PLUNG & PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND PLUNG 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.

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

APPROVED:
 JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

COUNTY JUDGE _____

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 48251C0350, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 300-YEAR 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 SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND TRILLS OR OBSTRUCTION OF THE HIGHWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED 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.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL M. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MAKE A TRUE AND CORRECT STATEMENT OF AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 28th DAY OF MARCH, 2025.

Marshall Miller

MARSHALL M. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6882

**OWNER:**

JENNIFER ANN FRANKLIN and
 ROBERT EDWARD FRANKLIN,
 4561 COUNTY ROAD 206
 GRANDVIEW, TX 76040
 817-260-7458

FINAL PLAT

LOTS 1, 2 AND 3, BLOCK 1

WEEKS ADDITION

BEING 17.265 ACRES OF LAND SITUATED IN THE
 T.H. FORRESTER SURVEY, ABSTRACT NUMBER 270,
 JOHNSON COUNTY, TEXAS



—LONESTAR—
 LAND SURVEYING, LLC
 TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 240305 DATE: MARCH 24, 2025

REVISED DATE:

REVISION NOTES:

SHEET 2 OF 2

AGENDA PLACEMENT FORM

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

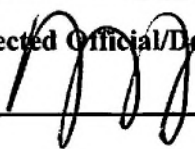
Date: April 3, 2025

Meeting Date: April 14, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
 <div style="position: absolute; bottom: 10px; right: 10px; color: red; font-weight: bold;">4-14-25</div>

Description:

Consideration of Order 2025-27, Order Approving the Final Plat of Weeks
Addition, Lots 1, 2, & 3, Block 1 in Precinct 4.

Water Source is Johnson County Special Utility District.

(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**