



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 2025-33

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.

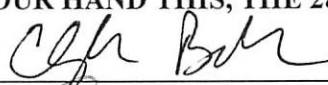
NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Johnson Junction**, Lot 1, 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 28TH DAY OF APRIL 2025.

Filed For Record 3:29PM

APR 28 2025


Christopher Boedeker, Johnson County Judge

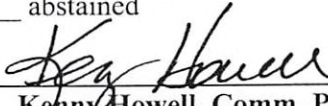
Voted: ☒ yes, ☐ no, ☐ abstained

April Long
County Clerk, Johnson County Texas

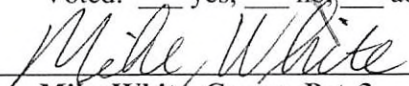
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

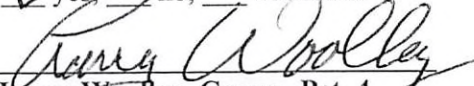
Voted: ☐ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

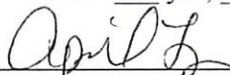
Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

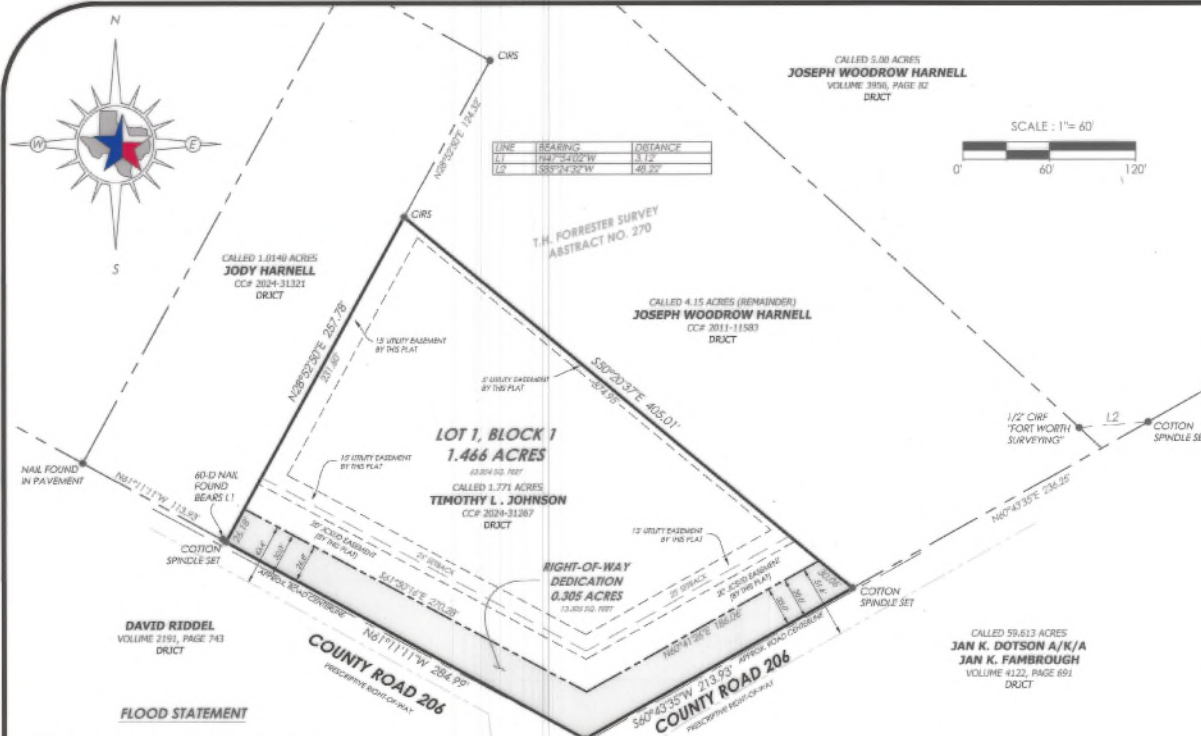
Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk





ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4801(C050), EFFECTIVE DATE DECEMBER 4, 2012, THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 30-YEAR FLOOD PLAIN.

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NIP" IF DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY BEVERE 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 SHOWN OR ADDRESSED AS PART OF THE "NIP".

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

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 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 CONTROL.

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

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM 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 4TH DAY OF APRIL, 2025.

Marshall Miller

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



FILING BLOCK

PLAT RECORDED IN

INSTRUMENT # _____ YEAR _____

SIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

APPROVED: JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

COUNTY JUDGE _____

CURSE OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND PLACING 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 PLACING 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, IMPART 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.

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS TIMOTHY L. JOHNSON, OWNER OF A 1.771 ACRE TRACT OF LAND SITUATED IN THE T.H. FORRESTER SURVEY, ABSTRACT NUMBER 270, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.771 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY L. JOHNSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-31267, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 1.771 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A PRESCRIPTIVE RIGHT-OF-WAY AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 106A, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 41 DEGREES 11 MINUTES 11 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 1.771 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A DISTANCE OF 384.88 FEET TO A COTTON SPINDLE SET AT THE WESTERNMOST CORNER OF SAID CALLED 1.771 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.0140 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOEY HARNELL, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-31301, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A JOEY HARNELL FOUND FOR REFERENCE BEARS NORTH 47 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 3.12 FEET, AND FROM WHICH A HALE FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 1.0140 ACRE TRACT OF LAND BEARS NORTH 41 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 113.93 FEET;

THENCE NORTH 38 DEGREES 52 MINUTES 30 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 1.771 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.0140 ACRE TRACT, A DISTANCE OF 257.78 FEET TO A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID CALLED 1.771 ACRE TRACT, FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" BEARS FOR REFERENCE NORTH 20 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 184.35 FEET;

THENCE SOUTH 30 DEGREES 30 MINUTES 37 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 1.771 ACRE TRACT, A DISTANCE OF 455.61 FEET TO A COTTON SPINDLE SET AT THE EASTERNMOST CORNER OF SAID CALLED 1.771 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" BEARS FOR REFERENCE NORTH 54 DEGREES 43 MINUTES 08 SECONDS EAST, A DISTANCE OF 193.48 FEET;

THENCE SOUTH 40 DEGREES 43 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 1.771 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 213.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.771 ACRES OR 77.158 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT TIMOTHY L. JOHNSON, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS FINAL PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, JOHNSON JUNCTION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNES MY HAND AND SEAL, THIS 4th DAY OF April, 2025

TIMOTHY L. JOHNSON

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Timothy L. Johnson, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE ENTERED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF April, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-15-26



OWNER(S):
TIMOTHY JOHNSON
338 OAKHURST SCENIC DR. #2245
FORT WORTH, TX 76111
tjmothy123@gmail.com

LEGEND

DEED = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLAT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CCF = COUNTY CLERK'S INSTRUMENT NUMBER
BFS = BORN ROD FOUND
CRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"

FINAL PLAT
LOT 1, BLOCK 1
JOHNSON JUNCTION
BEING 1.771 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 78058

817-935-7801

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 241327

DATE: APRIL 4, 2025

REVISION DATE:

REVISION NOTES:

SHEET 1 OF 1

AGENDA PLACEMENT FORM

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

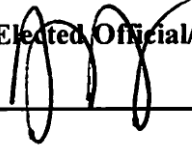
Date: April 17, 2025

Meeting Date: April 25, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:

This section to be completed by County Judge's Office



4-28-25

Description:

Consideration of Order 2025-33, Order Approving the Final Plat of Johnson Junction, Lot 1, 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**

Approved in CC on 9/11/2023