



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 2025-35

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Naranjo Addition**, Lot 1, 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.

Filed For Record 12:46 pm

WITNESS OUR HAND THIS, THE 12TH DAY OF MAY 2025.

MAY 12 2025

Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ___ no, ___ abstained

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. 2

Voted: ___ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3

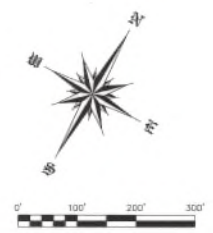
Voted: ___ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk





VICINITY MAP
(NOT TO SCALE)

LEGEND

- O-IRS 5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- CONF CONTROLLING MONUMENT
- D.P.R.A.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
- B.L. BUILDING LINE
- J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT
- M.F.T. MINIMUM FINISHED FLOOR ELEVATION
- B.F.E. BASE FLOOD ELEVATION

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4200, NAD83 INAD83). ALL BEARINGS SHOWN ARE DECI. SCALE FACTOR IS 1.000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF THIS DEPICTION OF THE RESULTS THEREON ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE INFERRED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE ENCUMBRANCES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- () DENOTES RECORD DATA.
- THE EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT AS DESCRIBED IN VOLUME 308, PAGE 383, D.P.R.A.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THE SURVEY CAN NOT ACCURATELY DETECT THE LOCATION OF THE 16' WIDE EASEMENT DESCRIBED THEREIN.
- THE EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 723, PAGE 224, D.P.R.A.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEY CANNOT ACCURATELY DETECT THE LOCATION OF THE 20' WIDE EASEMENT DESCRIBED THEREIN.

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT - PHONE 817-762-5400.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES- PHONE 817-558-4000.
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEWAGE SYSTEMS.
- FLOOD STATEMENT:**
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FLOOD, INC. (HIC-2000-000000000), EFFECTIVE DATE SEPTEMBER 31, 2023, THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE X" ARE NOT IN THE 1% ANNUAL CHANCE FLOODPLAIN). THE 1% ANNUAL CHANCE FLOOD ELEVATION FOR THIS PROPERTY IS 817.00 FEET.

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 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 ON OTHER PARCELS OR SUBPARCELS ADJACENT TO OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "FIRM".

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 CHANNELS ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE CHANNELS 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 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, TREES, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED ALL OR PART OF ANY BEHAVIOR, POWER, LINE, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF ANY OF ITS RESPECTIVE SYSTEMS. THE RIGHT TO MOVE AND KEEP MAINTAINED ALL OR PART OF ANY BEHAVIOR, POWER, LINE, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF ANY OF ITS RESPECTIVE SYSTEMS SHALL HAVE THE RIGHT AT ALL TIMES OF WORKERS AND ACCESS TO AND FROM GAS EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO OR REMOVAL OF OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE.

UTILITY EASEMENTS:

- 15' FROM LOT LINE IN FRONT
- 15' FROM LOT LINE IN BACK
- 5' FROM LOT LINE ON THE SIDES

RIGHT-OF-WAY DESIGNATION:

- 40' FROM CENTER OF ROAD ON F.W. OR STATE
- 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES:

- 30' FROM LOT LINE (STATE HWY. & F.H.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

PLUMBING & PLAT:

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH THE FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS A PLAT, PROPERTY TO USE, THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OF OTHER EQUIPMENT CONTRACT TO CONVEY THAT IS RELAYED TO A PURCHASER UNLESS THE PLAT OR REPLY OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID REPLY OR REPLY MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONVEYED TO AN APPROVED PURCHASER OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN UP OF OCCUPANCY OF THE REAL PROPERTY CONVEYED BY THE RECORDING OF THE PLAT.

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

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

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 IMPROVED BY THE OWNER AT THE OWNER'S EXPENSE. IF IMPROVEMENT OR CREATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH CRIMINAL REGULATIONS, A PROPERTY 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.

NOTES 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 ANY ADJACENT LOT, STATE OR FEDERAL LAW OF THE JURISDICTION 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 LOT, STATE OR FEDERAL LAW OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE SYSTEMS, EXISTING, OR FUTURE, PORTRAITED BY THIS PLAT DO NOT VIOLATE THE STATUTES OF JOHNSON COUNTY, TEXAS, OR THE STATE OF TEXAS, OR THE STATE OF TEXAS, OR THE STATE OF TEXAS.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ATTEST HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH ACCURATE AND TRUTHFUL REPRESENTATIONS ARE MADE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

DEEDS:

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THE PLAT SHALL BE WAIVED BY THE JOHNSON COUNTY CLERK'S OFFICE AND THE JOHNSON COUNTY CLERK'S OFFICE SHALL NOT BE WAIVED BY THE JOHNSON COUNTY CLERK'S OFFICE.

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DEEDS:

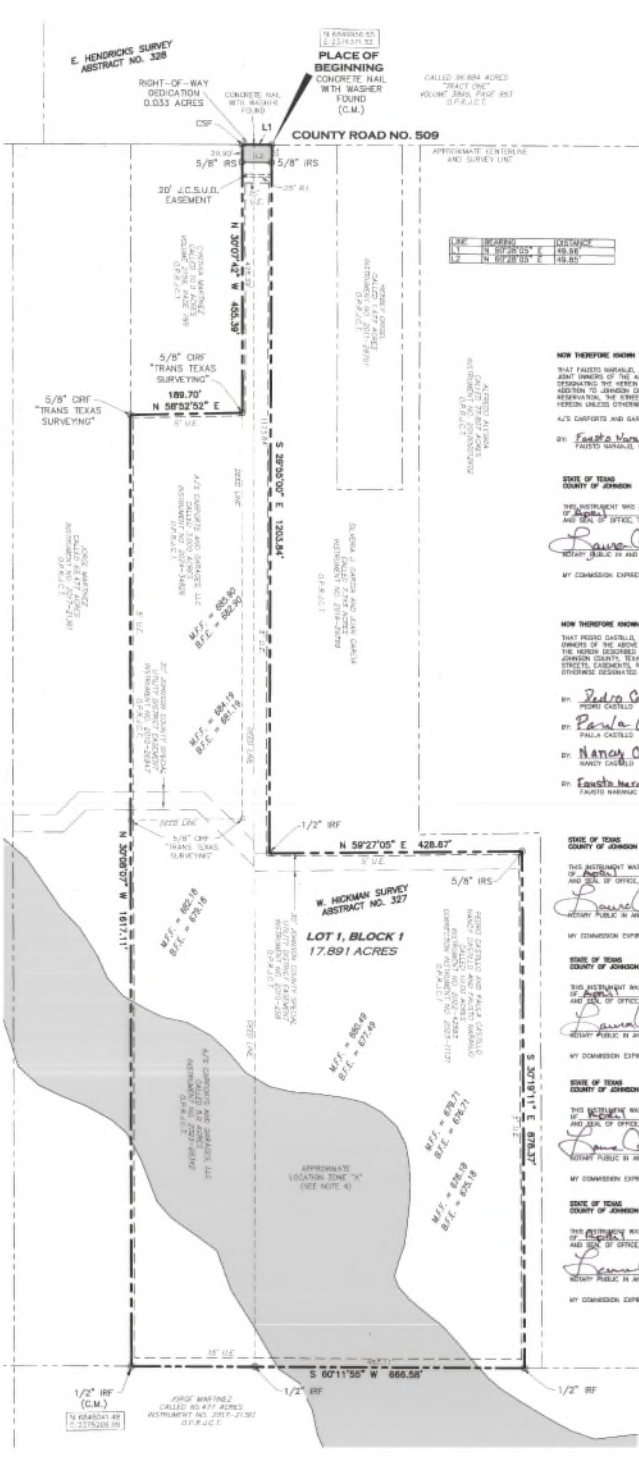
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FINAL PLAT SHOWING

LOT 1, BLOCK 1, NARANJO ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS,
BEING 17.924 ACRES OF LAND LOCATED IN THE
W. HICKMAN SURVEY ABSTRACT NO. 327,
JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING

801 N. MOHAM RIVER ROAD
CLUBBROOK, TEXAS 76033
OFFICE: 817-546-3440
www.trans-texas.com

Scale: 1"=100' Date: 04/25/2023 DWG: 20210037-FINAL PLAT
Drawn: LGB Checked: RLY Job: 20210037

AGENDA PLACEMENT FORM

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


Date: April 29, 2025

Meeting Date: May 12, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Consideration of Order 2025-35, Order Approving the Final Plat of Naranjo
Addition, Lot 1, Block 1 in Precinct 3.

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

