



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 2025-41

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

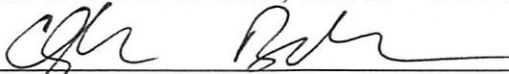
WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Caylen Corral**, Lot 1, Block A, 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.

Filed For Record 3:49PM

WITNESS OUR HAND THIS, THE 27TH DAY OF MAY 2025.

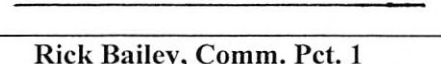

Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained


MAY 27 2025

April Long
County Clerk, Johnson County Texas

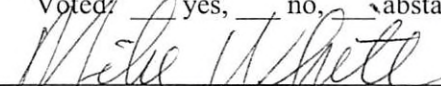
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

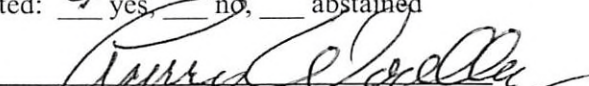
Voted: ☒ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

Voted: ☒ yes, ☐ no, ☐ abstained

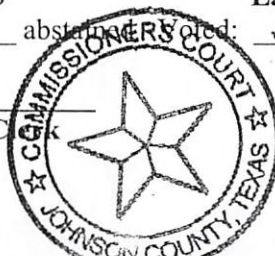

Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk





ISAAC BATTERSON SURVEY
ABSTRACT NO. 31
JOHNSON COUNTY, TEXAS

TRACT	ACRES
LOT 1	0.148 ACRES
LOT 2	0.148 ACRES
LOT 3	0.148 ACRES
LOT 4	0.148 ACRES
LOT 5	0.148 ACRES
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LOT 100	0.148 ACRES

FLOOD STATEMENT:

17. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4025120480, EFFECTIVE DATE DECEMBER 4, 2012, SUBJECT PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

18. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "WIP" 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 "WIP".

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

20. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS SECTION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

21. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

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

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

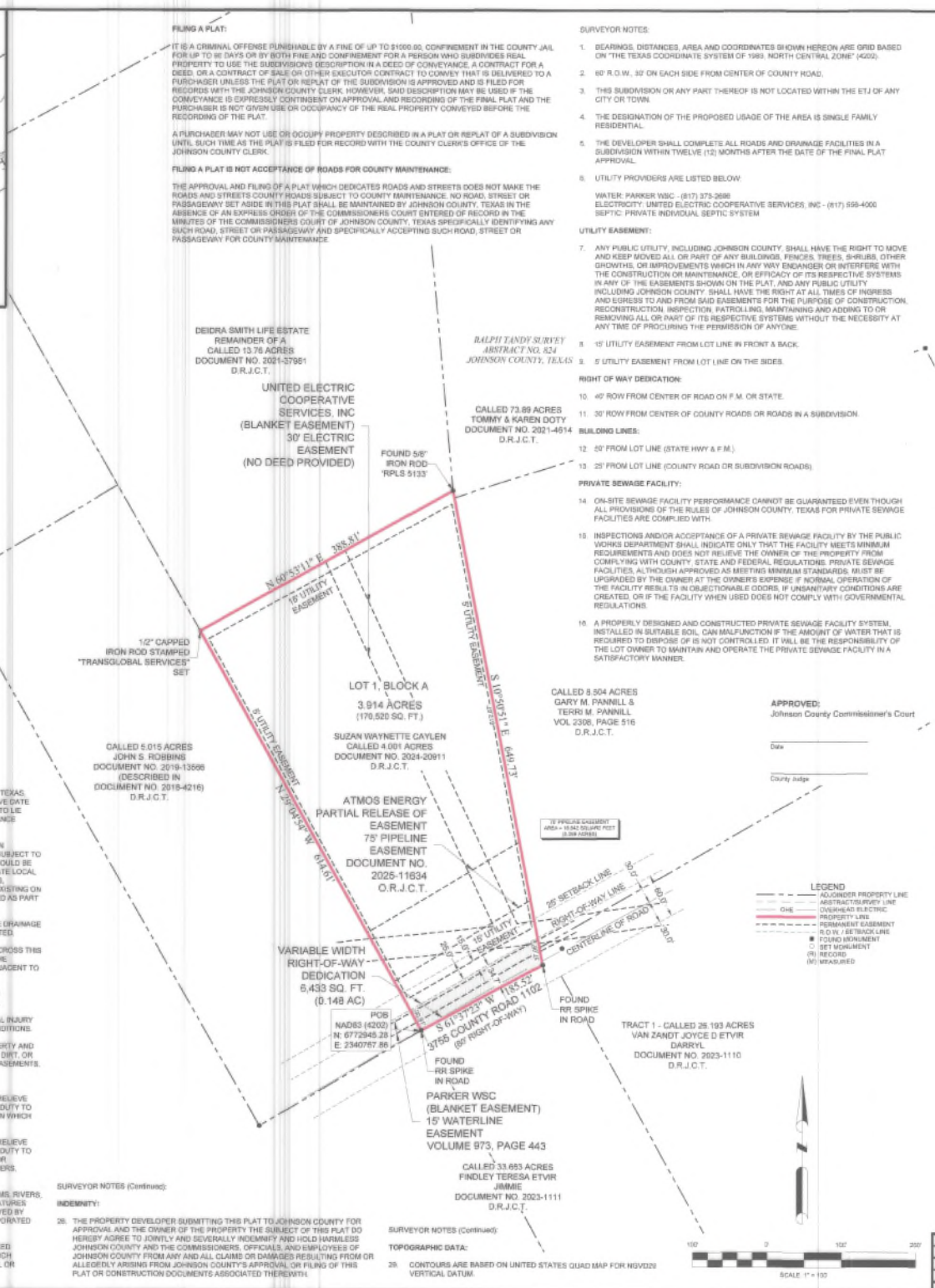
DUTIES OF DEVELOPER/PROPERTY OWNER:

24. 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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

25. 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 OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, MAINTAIN OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

26. 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.

27. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS. JOHNSON COUNTY JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.



OWNER'S CERTIFICATE
(7356 COUNTY ROAD 1102-SUZAN CAYLEN)

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, SUZAN WAYNETTE CAYLEN, is the owner of a tract of land situated in the RALPH TANDY SURVEY, Abstract No. 824, JOHNSON COUNTY, Texas, and being all of a called 4.001 acre tract conveyed to SUZAN WAYNETTE CAYLEN, and being more particularly described as follows:

JOHNSON COUNTY, TEXAS
LEGAL DESCRIPTION:

BEING A 4.062 ACRE TRACT OF LAND SITUATED IN SECTION RALPH TANDY SURVEY, ABSTRACT NO. 824, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.001 ACRE TRACT OF LAND CONVEYED TO SUZAN CAYLEN, AS RECORDED IN DOCUMENT NO. 2024-20911, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 4.062 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE WEST LINE OF SAID RALPH TANDY SURVEY AND BEING IN THE CENTERLINE OF COUNTY ROAD 1102 (80' R.O.W.) FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.015 ACRE TRACT OF LAND CONVEYED TO JOHN S. ROBBINS, RECORDED IN DOCUMENT NO. 2019-13666, DESCRIBED IN DOCUMENT NO. 2019-4216, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID FOUND RAILROAD SPIKE IN ROAD BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N 8772945.28, E 2340787.86 FEET, FOR REFERENCE.

THENCE, WITH THE NORTHEAST BOUNDARY LINE OF SAID CALLED 5.015 ACRE TRACT, SAME BEING THE WESTERLY LINE OF THE ABOVE MENTIONED RALPH TANDY SURVEY, N 29°04'54" W, PASSING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1102 AT A DISTANCE OF 30.91 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 614.81 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSLOCAL SERVICES SET IN THE NORTHEAST BOUNDARY LINE OF SAID CALLED 5.015 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 13.76 ACRE TRACT OF LAND CONVEYED TO DEIDRA SMITH LIFE ESTATE, RECORDED IN DOCUMENT NO. 2021-37981, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE NORTHEAST BOUNDARY LINE OF SAID CALLED 5.015 ACRE TRACT, SAME BEING THE WESTERLY LINE OF THE ABOVE MENTIONED RALPH TANDY SURVEY, WITH THE SOUTHEAST BOUNDARY LINE OF SAID REMAINDER OF THAT CERTAIN CALLED 13.76 ACRE TRACT, N 60°53'11" E, A DISTANCE OF 388.61 FEET TO A 5/8" IRON ROD STAMPED "TRANSLOCAL SERVICES SET IN ROAD BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N 8772945.28, E 2340787.86 FEET, FOR REFERENCE.

THENCE, S 10°59'51" E, PASSING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1102 AT A DISTANCE OF 612.62 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 648.73 FEET TO A RAILROAD SPIKE FOUND IN THE SOUTH MARGIN OF SAID COUNTY ROAD 1102 FOR THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT.

THENCE, WITH SAID COUNTY ROAD 1102, S 81°37'23" W, A DISTANCE OF 185.52 FEET TO THE POINT OF BEGINNING, CONTAINING 4.062 ACRES OR 178,954 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT SUZAN WAYNETTE CAYLEN, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK A, CAYLEN CORRAL, 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.

Suzanne Caylen Date *5/12/2025*

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared SUZAN WAYNETTE CAYLEN, 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 purpose and consideration therein stated.

Given under my hand and seal of office this *8* day of *May*, 2025.

James C. Yarger
Notary Public in and for the State of Texas

My Comm. Expires: *6/1/2026*

SURVEYOR'S CERTIFICATE

This is to certify that JAMES C. YARGER, a Registered Professional Land Surveyor of the State of Texas, has prepared this plat of the above subsection from an actual survey on the ground, and that all monuments for 3/4 corner, angle points, and points of curvature shown thereon as "set" were placed under my personal supervision in accordance with the Subdivision Ordinance of Johnson County, Texas.

James C. Yarger
JAMES C. YARGER, Surveyor

Texas R.L.S. No. 5564
Date: *04-30-2025*

SURVEYOR'S INFORMATION

NAME: JAMES C. YARGER
ADDRESS: 201 WEST WALL STREET
SUITE 325
CITY, STATE, ZIP: MIDLAND, TX 79701
PHONE: (817) 528-1180
EMAIL: Curtis.Yarger@transglobalinc.com

OWNER'S INFORMATION

NAME: SUZAN WAYNETTE CAYLEN
ADDRESS: 105 SUNBURST COURT
CITY, STATE, ZIP: WEATHERFORD, TX, 76087
PHONE: 817-352-0702
EMAIL: suzan.caylen@att.net

FINAL PLAT
CAYLEN CORRAL, LOT 1, BLOCK A
BEING 4.062 ACRES / 178,954 S.F.

SITUATED IN THE
RALPH TANDY SURVEY, ABSTRACT NO. 824
JOHNSON COUNTY, TEXAS

CREATED BY: JCY DATE: 04/30/25 DWS NO. 2025_3781 COUNTY ROAD 1102_PLAT
CHECKED BY: JCY DATE: 04/30/25
SCALE: 1"=100' PAGE 1 OF 1

AGENDA PLACEMENT FORM

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

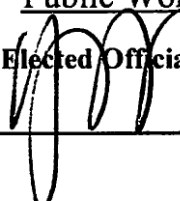
Date: May 15, 2025


Meeting Date: May 27, 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>	
	<p style="color: red; font-size: 1.2em;">5-27-25</p>

Description: Consideration of Order 2025-41, Order Approving the Final Plat of Caylen Corral, Lot 1, Block A, in Precinct 1.

Water Source is Parker WSC.

(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