



# 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 2025-50

### 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

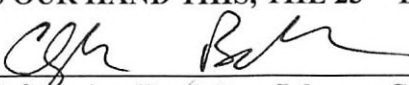
**WHEREAS**, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

**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 **Dean Farms Addition**, Lots 1-24, Block 1, 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.

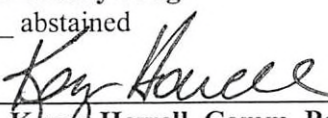
WITNESS OUR HAND THIS, THE 23<sup>RD</sup> DAY OF JUNE 2025.

  
**Christopher Boedeker, Johnson County Judge**

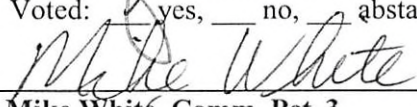
Voted: ☒ yes, ☐ no, ☐ abstained

  
**Rick Bailey, Comm. Pct. 1**

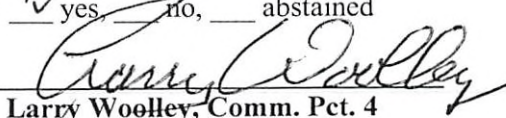
Voted: ☒ yes, ☐ no, ☐ abstained

  
**Kenny Howell, Comm. Pct. 2**

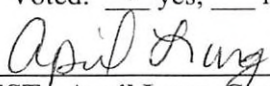
Voted: ☒ yes, ☐ no, ☐ abstained

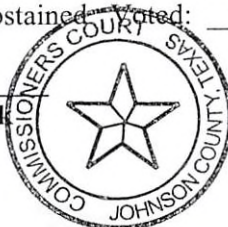
  
**Mike White, Comm. Pct. 3**

Voted: ☒ yes, ☐ no, ☐ abstained

  
**Larry Woolley, Comm. Pct. 4**

Voted: ☒ yes, ☐ no, ☐ abstained

  
ATTEST: April Long, County Clerk

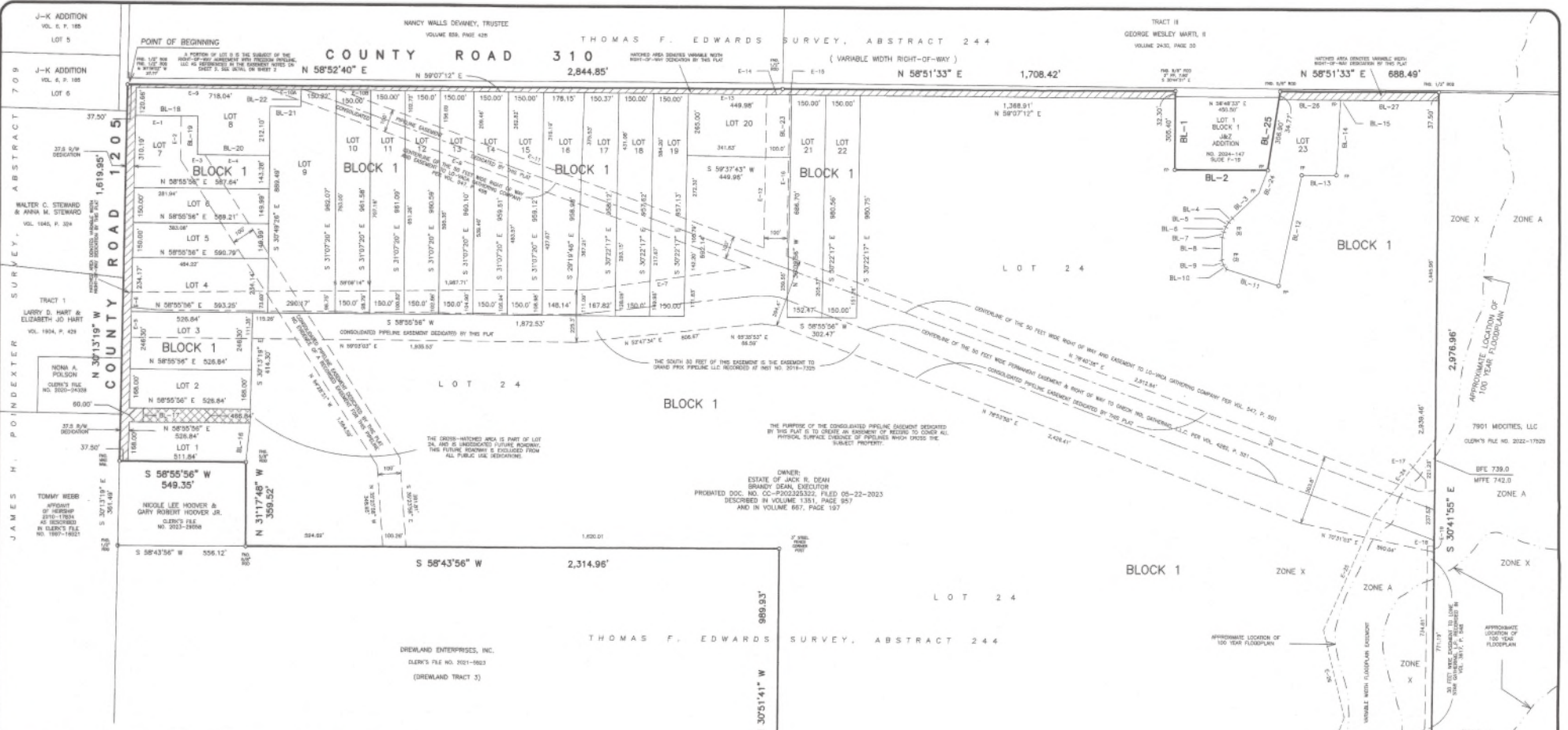


Filed For Record 8:24 AM

JUN 24 2025

April Long  
County Clerk, Johnson County Texas

BY  DEPUTY



LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	87,240	2.0028
2	88,500	2.0317
3	129,748	2.9786
4	138,615	3.1822
5	88,491	2.0315
6	88,254	2.0280
7	129,586	2.9752
8	131,928	3.0286
9	266,981	6.1290
10	144,273	3.3121
11	144,200	3.3104
12	144,126	3.3087
13	144,052	3.3070
14	143,979	3.3053
15	143,905	3.3036
16	156,432	3.5912
17	152,484	3.5001
18	143,888	3.2882
19	143,584	3.2985
20	120,137	2.7580
21	144,147	3.3091
22	143,226	3.2880
23	188,611	4.3182
24	10,352,820	237.8680
TOTAL	13,567,187	311.4568
R/W DEDICATION	188,906	4.2996
GROSS	13,757,093	315.8194

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
BL-1	S 30°44'31" E	337.70
BL-2	N 58°40'36" E	403.56
BL-3	S 19°54'32" W	130.10
BL-4	S 12°48'48" W	23.83
BL-5	S 01°00'10" W	24.11
BL-6	S 09°08'05" E	24.02
BL-7	S 18°59'00" E	23.83
BL-8	S 20°51'30" E	97.17
BL-9	S 09°00'30" E	22.30
BL-10	S 88°33'04" E	22.07
BL-11	N 70°36'32" E	238.88
BL-12	N 72°23'45" W	498.11
BL-13	N 58°43'15" E	150.11
BL-14	N 28°04'33" W	318.51
BL-15	N 17°23'54" W	3.01
BL-16	S 20°07'37" E	168.88
BL-17	S 20°12'19" E	80.21
BL-18	N 58°51'16" E	270.22
BL-19	S 21°08'44" E	166.54
BL-20	N 58°05'52" E	313.23
BL-21	S 09°08'37" W	134.29
BL-22	S 30°18'21" E	73.58
BL-23	S 30°22'17" E	288.99
BL-24	N 09°26'18" W	106.11
BL-25	N 22°08'27" W	241.87
BL-26	N 58°07'12" E	287.89
BL-27	N 58°07'12" E	428.00

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E-1	N 58°51'16" E	188.75
E-2	S 30°59'17" E	190.47
E-3	N 58°59'57" E	31.87
E-4	N 58°59'57" E	281.86
E-5	S 30°15'10" E	110.28
E-6	N 20°12'10" W	84.77
E-7	S 30°59'17" E	703.10
E-8	N 58°59'57" E	2,220.02
E-9	N 58°07'12" E	680.82
E-10A	N 58°52'40" E	137.22
E-10B	N 58°52'40" E	138.71
E-11	S 20°40'38" W	108.63
E-12	S 30°20'11" E	658.23
E-13	N 09°07'12" E	341.84
E-14	N 58°07'12" E	100.00
E-15	N 58°07'12" E	8.14
E-16	S 20°20'11" E	893.84
E-17	N 57°57'20" E	76.70
E-18	N 58°18'08" E	20.00
E-19	S 20°12'54" E	24.48
E-20	S 19°48'48" W	362.64
E-21	S 17°18'53" E	24.00
E-22	N 17°18'53" W	6.77
E-23	N 19°48'48" W	356.73
E-24	S 07°36'31" W	418.60
E-25	S 08°34'28" E	538.88
E-26	S 49°01'48" E	387.03
E-27	S 10°15'00" E	317.70

PLAT RECORDED: \_\_\_\_\_

YEAR \_\_\_\_\_, INST. NO. \_\_\_\_\_

DATE \_\_\_\_\_

SUIDE \_\_\_\_\_

COUNTY CLERK JOHNSON COUNTY, TEXAS

DEPUTY CLERK \_\_\_\_\_

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

COUNTY JUDGE \_\_\_\_\_



SCALE: 1" = 200'

0 100 200 400

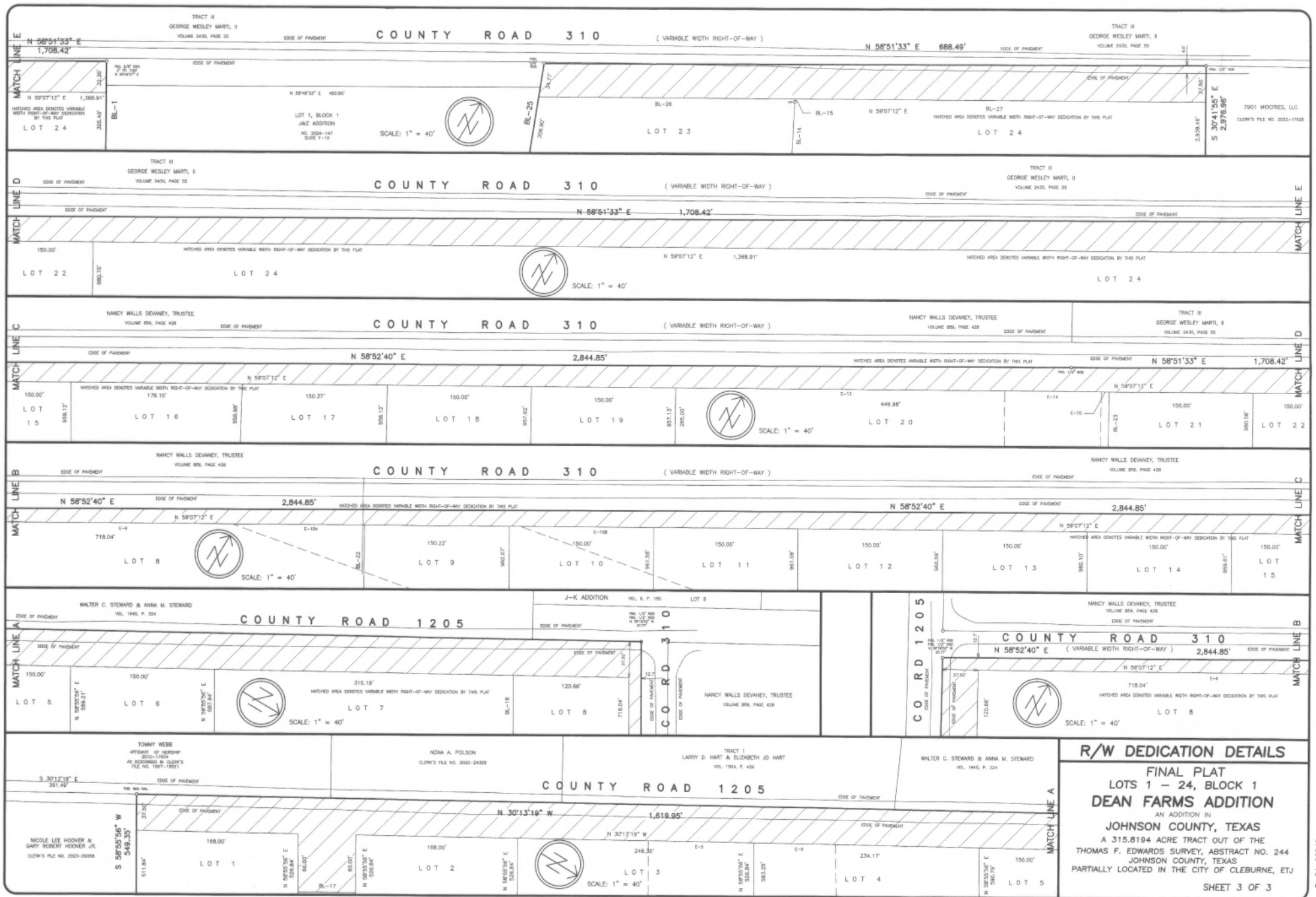
**Grant Engineering, Inc.**  
Engineers Surveyors Planners  
2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131  
Surveying Firm Registration No. 100919-00  
Engineering Firm Registration No. F-4313

**FINAL PLAT**  
**LOTS 1 - 24, BLOCK 1**  
**DEAN FARMS ADDITION**  
AN ADDITION IN  
**JOHNSON COUNTY, TEXAS**  
A 315.8194 ACRE TRACT OUT OF THE  
THOMAS F. EDWARDS SURVEY, ABSTRACT NO. 244  
JOHNSON COUNTY, TEXAS  
PARTIALLY LOCATED IN THE CITY OF CLEBURNE, TEX.  
MARCH, 2025  
314.8145 ACRES  
23 RESIDENTIAL LOTS  
LOT 24 TO BE SUBDIVIDED BY A FUTURE PLAT  
SHEET 1 OF 3









## **AGENDA PLACEMENT FORM**

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

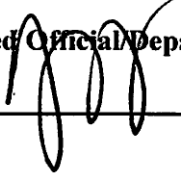
**Date:** June 9, 2025

**Meeting Date:** June 23, 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



6-23-25

### **Description:**

Consideration of Order 2025-50, Order Approving the Final Plat of Dean Farms Addition, Lots 1-24, Block 1, 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