

# JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick	Bail	ey
Comm	issio	ner
Prec	inct	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

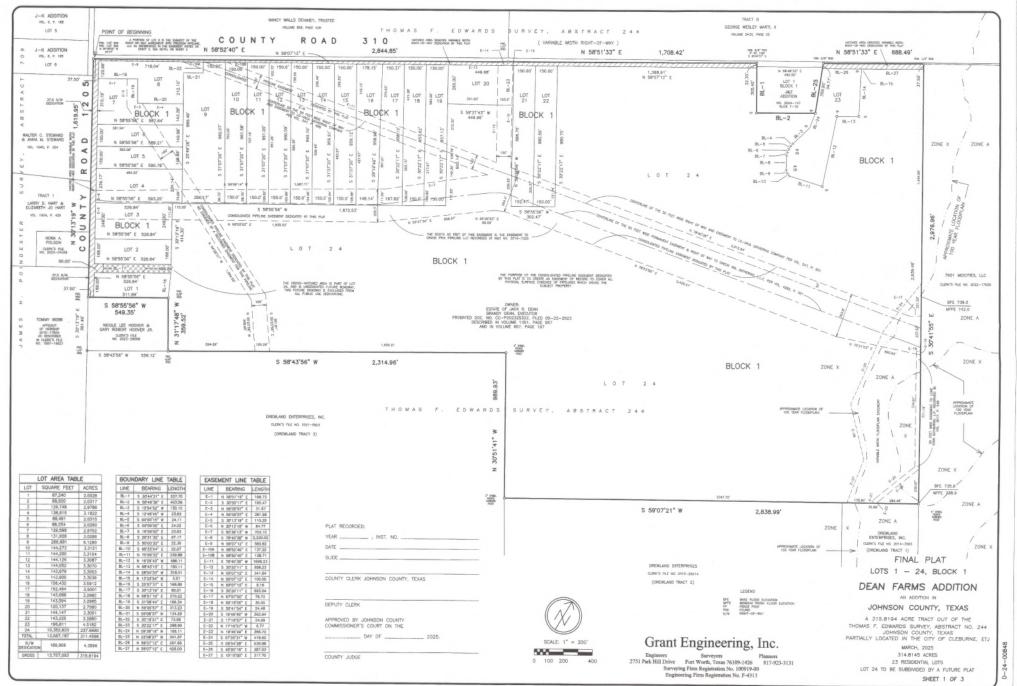
WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

## NOW THEREFORE BE IT ORDERED:

ATTEST! April Long, County Clerk

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.

JUN 2 4 2025



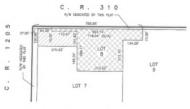
#### R/W DEDICATION NOTE

THE PREPERTY LIVE ALONG COLUMN ROAD 1256 THICKES THE CONTRIBUTE OF PANCHENT, IN ACCEPTANCE WITH JOHNSON COUNTY BECAUTIONS, THE PLAT ORDINATES 37.5 FEET WORN THE CONTRIBUTE OF PANCHENT, (M & 5787 OF LAND THAT IS 37.5 FEET WES OF THE DEPTHE PREMISER OF COUNTY ADDRESS.

#### EASEMENT NOTES

A PORTION OF LOT B IS SUBJECT TO THE RIGHT-OF-HAV ASMETMENT WITH PRESION PREUME, LLC AS HECORDED IN VOLUME 3972, PAGE 563, HEAL PROPERTY RECORDE, JOHNSON COUNTY, TENAS, SEE SEINA, UN SHEET 3.

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TYPICAL BUILDING LINE DETAIL NO SCALE

#### LOT 8 EASEMENT DETAILS

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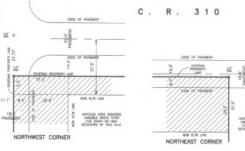
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SOUTHWEST CORNER

504LE: 1" = 200"





R/W DEDICATION DETAILS NOT TO SCALE

COMMISSIONERS COURT APPROVAL OF THIS FLAT DOES NOT ENTITLE ENDODE/HEBITS OF ESCENIENTS. PROPERTY OWNERS USE OF THE PROPERTY WIND MY STRUCTURES, IN PROBINGS, FENCES, AND PERSONAL UTLITES WILL BE SUBJECT TO THE RESTRICTION OF THE PROPERTY. THE COMPANY WIND HAS THE ESCENIENT WIND LIKE THE RESTRUCTURE AN ENCROCHMENT APPLICATION ACOND WITH A PURN OF THE PROPERTY THE COMPANY WIND HAS THE ESCENIENT WILL REQUIRE AN ENCROCHMENT APPLICATION ACOND WITH A PURN AND PROPILES TO SHOW THE VICIOUSLY AND SCOPE OF ANY PLANNED PROPILES.

### SURVEYOR'S CERTIFICATE

# Grant Engineering, Inc.

Engineers Surveyors Planners 2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131 Surveying Firm Registration Number: 100919-00 Engineering Firm Registration Number: F-4313



#### OWNER'S DEDICATION

STATE OF TEAMS COUNTY OF JOHNSON

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NOW, THEREFORE HAVE ALL MEN BY THESE PRESENTS: THAT DEMONY SERVI, EXECUTOR, DISES HARBEY JOSES THIS PLAY DESIGNATING THE MERCH ABOVE DESCRIBED PROPERTY AS

AND DO HEREIT DEDUCATE TO THE PURIL USE, WITHOUT RESERVATION, THE ESTELLY, EXCEMENTS, RIGHTS-OF-WAY, AND MAY COMEN PUBLIC AND SHOWN HEREIX, LIMITED DIVERNINGS SECONDATED ON THIS PLAT. THERE HEE NO LIEVE ADARDY THE PROPERTY.

WINESS OF HAND AT CLEBURNE JOHNSON COUNTY, TEXAS, THIS 6th DAY OF May 2005

BLAND WAR & SEA HARRY COAL DOCUME FOR PROBRESS WILL UNDER CC-PROSESSES

CRUMY OF SAMESUAL

ACKNOWLEDGMENT BEFORE ME, THE OFFICENCIES AUTHORITY, OR THEF TWO PERSONNLY APPEARED HEAVING DEAL EXECUTION OF THE STATE OF ARX R DEAL SECURIAL, ANDRIES ON US OF THE PERSON WHOLE MAKE IS SUBCOURDED TO THE ADDRESS WE PERSONNER, AND SHE ANDRESSED TO ME HAVE SHE DECOURTED THE SAME OF THE PERSONNER AND CHROSONNERS DEVELOPED AS IN THE OWNERST THEREON GIVEN LIPTON MY HAND AND SEAL OF OFFICE THIS WITH DAY OF MAN. 2005.

PLAT RECORDED

COUNTY JUDGE

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DATE _							
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APPROVI	D BY JOH						
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GENERAL PLAT NOTES

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UTLETY PROVIDERS
NOTE BY PARKER MED (817-373-0808)
SERVICE BY ON SIT HOWOUR, SEPTIC BYSTEMS
DESTROY BY HADO BLEETHE CONFERENCE, NO. (254-087-2331)

PRINTE SEARCE FACILITY.
DIT-STE SEARCE FACILITY PERFORMANCE CHART DE CUMBENTICO D'AD TROUGH AL PROVISIONS OF THE RILES OF JOHNSON COUNTY, TOUGH THE PRINTE SEARCE FACILITIES AND CHARTED WITH.

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JOHASON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTEN ONTO PROPERTY AND CLORA ANY GESTELLOTION, INCLUDING BUT NOT UNITED TO TRIBES, PLANTS, DIRE, OF STREET BULGINGS WHICH GESTELLOT OF MITTER THROUGH OFMINIOR SAMEWORKS.

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305 FOR FICHA CONTENT OF MOVES IN A SUBSEMBLEM.

BUILDING LINES (BEATS HAVE A F.M.)
25' FROM LOT LINE (BEATS HAVE A F.M.)

OWNER:

ESTATE OF JACK R. DEAN BRANDY DEAN, EXECUTOR 1652 CR 310 CLEBURNE, TEXAS 76031 817-240-9548 PHONE

SURVEYOR:

GRANT ENGINEERING, INC. 2751 PARK HILL DRIVE FORT WORTH, TEXAS 76109 817-923-3131 PHONE 817-923-4141 FAX iggrant3@gol.com

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, ETJ MARCH, 2025

315.8194 ACRES 23 RESIDENTIAL LOTS LOT 24 TO BE SUBDIVIDED BY A FUTURE PLAT

SHEET 2 OF 3

TRACT II		
OCODE WELLEY MAPE, I COUNTY ROAD 310 (VARABLE WIDTH RIGHT-OF-WAY)  1.708.42'	N 58'51'33" E 688.49' IDEK OF PROBERT	TRACT III GEORGE MESLEY MARTI, II VOLIME 2430, PAGE 86 (6)
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TRACT II  GEORGE WESLEY MARTI, II  D SIGNE OF PRIGNARM VOLUME 7-840, PAGE 55  COUNTY ROAD 310 (VARMABLE WIDTH RIGHT-DF-WAY)	TRACT II  CEDROE WESLEY MAR  FOOL OF PAREMENT  FOOL OF PAREMENT	RTL 11 55
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	2	D-24-00848



# **AGENDA PLACEMENT FORM**

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

Date: June 9, 2025	Court Decision: This section to be completed by County Judge's Office
Meeting Date: June 23, 2025 Submitted By: Julie Edmiston Department: Public Works Signature of Elected Official Vepartment Head:	* APPROVED *  6-23-25
Description: Consideration of Order 2025-50, Order Ap	proving the Final Plat of Dean Forms
Addition, Lots 1-24, Block 1, in Precinct 1.	
Addition, Both 1 2 1, Brook 1, In Fromot 1.	
Water Source is Parker WSC.	
(May attach additional s	sheets if necessary)
Person to Present: Jennifer VanderLaan	
(Presenter must be present for the item unle	ess the item is on the Consent Agenda)
Supporting Documentation: (check one)	PUBLIC   CONFIDENTIAL
(PUBLIC documentation may be made avai	lable to the public prior to the Meeting)
Estimated Length of Presentation: 10 minut	es
Session Requested: (check one)	
☐ Action Item ☑ Consent ☐ Workshop	Executive Dother
Check All Departments That Have Been Notified	:
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel	ks
Other Department/Official (list)	

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email