



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 2025-68

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 **McClain Estates**, Lots 1 thru 7, 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.

Filed For Record 9:17AM

WITNESS OUR HAND THIS, THE 28TH DAY OF July 2025.

JUL 29 2025


Christopher Boedeker, Johnson County Judge

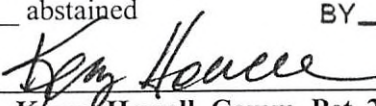
Voted: ☒ yes, ☐ no, ☐ abstained

April Long
County Clerk, Johnson County Texas

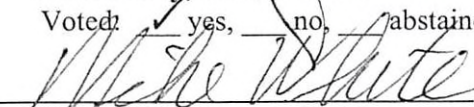
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

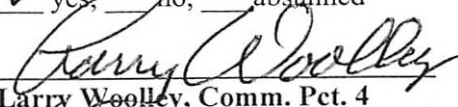
Voted: ☒ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

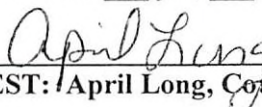
Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

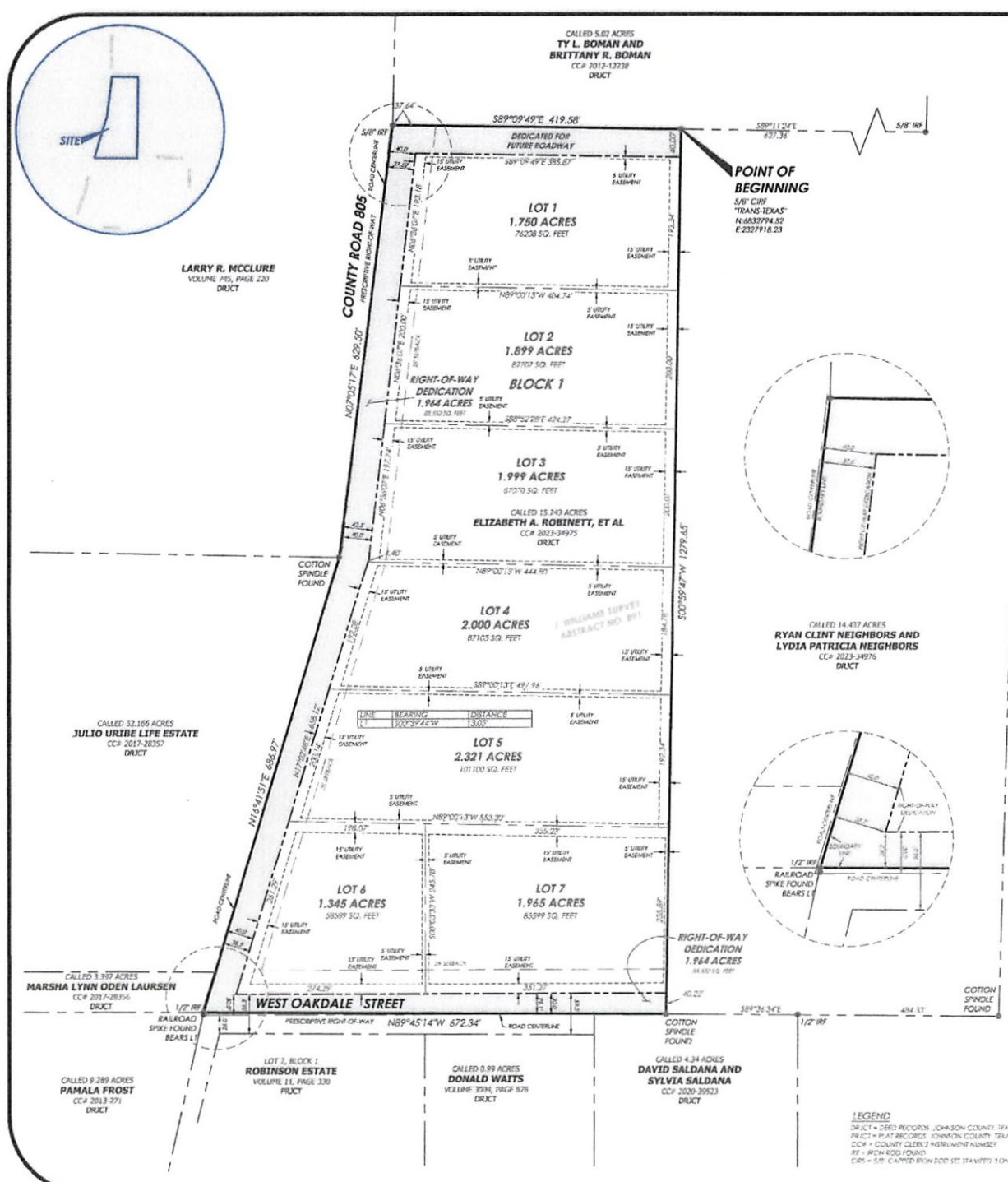
Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk





FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, CONSUMERS PANEL NO. 4003010101, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 50-YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIP". 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 COINCIDENT WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER DRAINAGE, 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 "FIP".

BLOCKING THE FLOW OF WATER OR CONTRASTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND REMOVAL OR OBSTRUCTION OF THE FLOODWAYS IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AT 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 THE LOTS.

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

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, CHIEF OF TITLE, HAVE PREPARED THIS PLAT AND THE FOLD NOTES MADE A PART THEREOF 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 SURVEYING REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 11TH DAY OF JULY, 2023.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4002

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SHEET _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY CLERK _____

APPROVED: _____
JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

COUNTY JUDGE _____

FINAL PLAT
LOTS 1 THRU 7, BLOCK 1
McCLAIN ESTATES
AN ADDITION TO THE ETJ OF THE CITY OF KEENE,
JOHNSON COUNTY, TEXAS,
BEING 15.242 ACRES OF LAND SITUATED IN THE J.
WILLIAMS SURVEY, ABSTRACT NUMBER 891,
JOHNSON COUNTY, TEXAS

-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 241280 DATE: JULY 9, 2023
REVISED DATE: _____
REVISION NOTES: _____

SHEET 1 OF 2

AGENDA PLACEMENT FORM

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

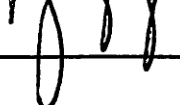
Date: July 16, 2025

Meeting Date: July 28, 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>
 <div style="color: red; font-weight: bold; font-size: 1.2em;">7-28-25</div>

Description:

Consideration of Order 2025-68, Order Approving the Final Plat of McClain Estates, Lots 1 Thru 7, Block 1, located in Precinct 4.

Water Source is the City of Keene.

(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