

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 2025-68

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

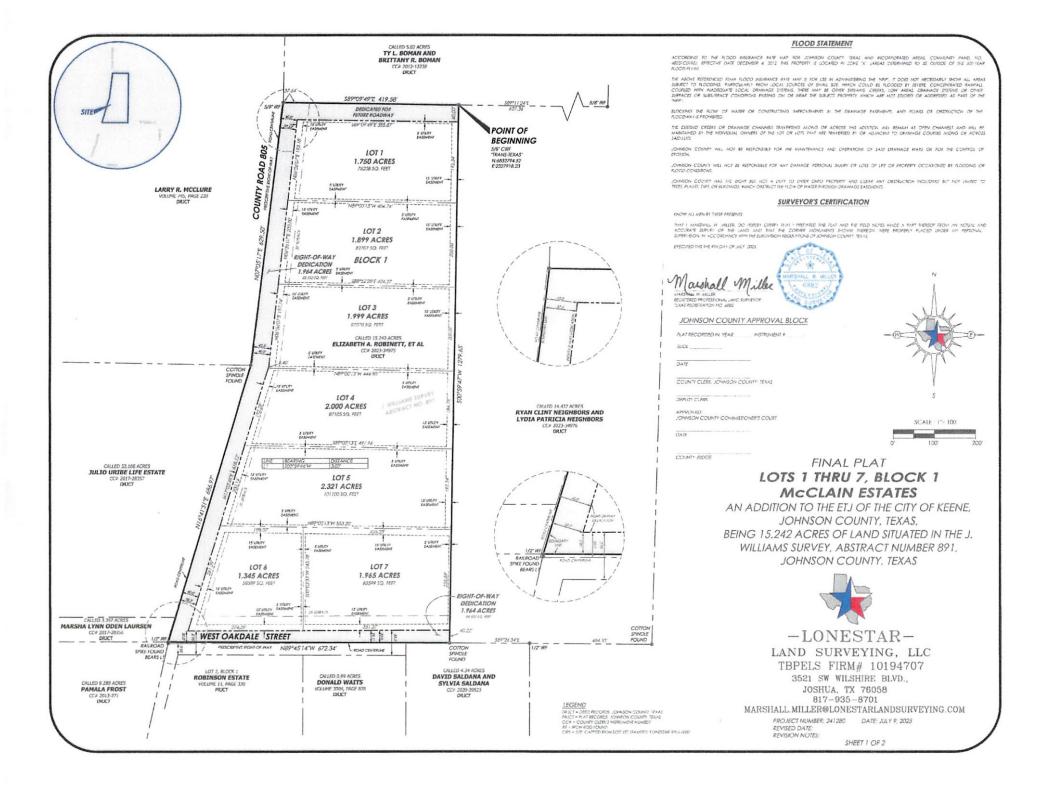
WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

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 Filed For Record 9:17A roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 28TH DAY OF July 2025. JUL 2 9 2025 April Long hristopher-Boedeker, Johnson County Judge ves, no, Kenny Howell, Comm. Pct. 2 Rick Bailey, Comm. Rct. 1 Voted: abstained Voted: Mike White, Comm. Pct. 3 Woolley, Comm. Pct. 4 no, abstained Voted: yes, no, abstained ATTEST: April Long, County Clerk



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, ELIZABETH A. ROBINETT, MARY A. PAGE, MELVIN MCCLAIN, MARJORIE G. MCCOY, LAURIE J. MOBBS AND MICHAEL T. MCCLAIN, OWNERS OF A 15,242 ACRE TRACT OF LAND SITUATED IN THE J. WILLIAMS SURVEY, ABSTRACT NUMBER 891, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 15.043 ACRE TRACT OF LAND DESCRIBED BY DEED TO ESPASETH A. ROBINETT, MARY A. PAGE MELVIN MCCLAIN MARJORE G. MCCOY, LAURE J. MOSSS AND MICHAEL T. MCGLAIN, RECORDED IN COUNTY CLERKS INSTRUMENT NO. 2023-3497S, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS POLICIMS.

BEGINNING AT A 5/8" CAPPED BYON BOD FOUND STAMPED TRANS-TEXAS" AT THE HOPTHEAST CORNER OF SAID CALLED IS 240 ACRE TRACT. SAME BEING THE NORTHWEST CORNER OF A CALLED 14.437 ACRE TRACT OF LAND DESCRIBED BY DEED TO RYAN CURT NEIGHBORS AND LYDIA PARRICIA NEIGHBORS. RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 2013-34976. AND BEING ON THE SOUTH LINE OF A CALLED S.CO. ACRE WACL OF LAND DESCRIBED BY DEED TO IT I, BOMAN AND BRITANT R. BOMAN RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 2012-12230 DEED RECORDS, JOHNSON COUNTY TEXAS, FROM WHICH A 5/8 9/0N ROLL FOUND AT THE SOUTHEAST COUNER OF SAID CALLED S.D.2 ACRE TRACT BEARS SOUTH BY DEGREES 11 MINUTES 24 SECONDS EAST. A DISTANCE OF 627.36 FEED

THENCE SOUTH OF DEGREES SO MINUTES AT SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 18,243 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 14-AST ACRE TRACT. A DISTANCE OF 127F.AS FEET, TO A COTTON SPINDLE FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 15:243 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 14:437 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF WEST DAKDALE STREET, A PRESCRIPTIVE RIGHT-OF-WAY FROM WHICH A COTTON SPINISHE FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 14-457 ACRE TRACT BEARS SOUTH BY DEGREES 34 MINUTES 34 SECONDS EAST. A DISTANCE OF 464.33 FEET:

THENCE HORTH BY DEGREES 45 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 15.243 ACRE TRACT AND WITH SAID CENTERLINE. A DISTANCE OF 672.34 FEE. TO A 172 IRON KOD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 15243 ACRE. IMACL. SEING AT THE INTERSECTION OF APPROXIMATE CONTRIBUTED OF SAID WEST CANDIALS STREET AND COUNTY ACAD. SIS. A PRESCRIPTOR EDIGHT-OFFWAY. FROM WHICH A BARGAON STREET FOUND BEATS FOR REPERHENCE SUMT 00 DEGREES 39 MINUTES 44 SECONDS WEST. A DISTANCE OF 3.05 FEET:

THENCE NORTH IS DEGREES AT MINUTES ST SECONDS EAST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST THE OF SACE CALLED IS 2013 ACRE TRACK, AND WITH THE APPROXIMATE CENTERINE OF SACE CONN'T ROAD BOS, A DISTANCE OF 686.97 FEET. TO A COTTON SPINDLE FOUND:

THENCE MORTH OF DEGREES OF MINUTES IT SECONDS EAST, CONTINUING ALONG SAID WEST LINE AND WITH SAID CENTERING A DISTANCE OF 429-50 SEET. TO A 5/8 SION BOD FOUND AT THE NORTHWEST CONNER OF SAID CALLED IS, 343 ACRE TRACT SAME BEING THE SOUTHWEST CORNER OF SAID CALLED SUR ACRE

THENCE SOUTH OF DEGREES OF MANUTES AF SECONDS EAST, DEPARTING SAD, WEST LINE AND ALONG THE NORTH LINE OF SAD, CALLED ISSUE ACCE WACE, SENS, COMMON WITH THE SOUTH LINE OF SAD, CHIEF SOC ACRE WACE, A DISTANCE OF 1875 FEET, TO THE FORM OF SECONDING AND COMPARING ISSUE ACPES ON 663, PSS SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT ELIZABETH A. ROBINETT, MARY A. PAGE, MELVIN MCCLAIN, MARJORIE G. MCCOY, LAURIE J. MOBES AND MICHAEL T. MCCLAIN. DWINES OF THE ABOVE DISCREED TRACT OF LAND, DO HEREN ADOPT THE TEAT DESIGNATING THE HEREN DESCRIED PROPERTY AS LOTS 1 THRU 7, BLOCK 1, MCCLAIN ESTATES AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HERESY DEDICATE TO THE FUSIC USE, WITHOUT RESERVATION, THE STREETS, EASEMONTS, ROSH-FO-WAITS, AND ANY OTHER PUBLIC AREA SHOWN TEXECUS UNLESS ONEPHYSE DESIGNATED ON THIS FAIL.

WITNESS MY HAND, THIS THE 14 DIAY OF THATY 2025

ELIZABETH A ROBINETT BY MARJORE & MCCOLD PON

BEFORE ME, THE UNDERBIGNED AUTHORITY ON THIS DAY FERSONALLY APPEARED MONTON FOR G. M.C. M. NORMY TO ME TO BE THE PRESON WINDOWN TO ME TO BE THE PRESON WINDOWN TO ME TO BE THE PRESON WINDOW PARKETS OF THE FOREOGNIST METRICIENT. AND ACKNOWLEDGED TO ME THAT FOR EXECUTED THE SAME FOR THE FURPOSES AND CONSIDERATIONS THERBY EXPRESSED IN THE CAPACITY PURENTIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14 DAY OF FULLY 2025.

MoundeMiller NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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MY COMMISSION EXPIRES 2.28.26

WINESS, MY HAND, THIS THE 14 DAY OF TULY

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BEFORE ME. THE UNDERSIGNED AUTHORIST ON THIS DAY PRESONALLY APPEARED MOLLOCKE G. MCCAY KNOWN TO ME. TO BE THE PRESON WHOSE MAME IS SUBSCIEDED TO THE KNEEGONG INSTRUMENT, AND ALKNOWNEDDED TO ME THAT WE EXECUTED HE SAME FOR THE PRESONS AND CONSIDERATION THEN

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14 DAY OF TULY . 2025

MarmollyMiller

MY COMMISSION EXPINES: 2-28-26

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WITNESS MY HAND THIS THE 14 DAY OF JULY

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BEFORE ME. THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY AFFERED MICHAEL T.M.C. ALL SHOWN TO ME TO BE THE FOREOUT WINDLE HAVE 5 SUBCEDED TO ME THAT HAVE BEECHED TO SHOW THAT SHOWN A MAD ACKNOWLEDGE TO ME THAT HE RESECUED THE SAME FOR THE PURPOSE MOVE CONFIDERATION, THESE METERS AND THE PURPOSE MOVE CONFIDERATION, THESE METERS AND THE PURPOSE MOVE CONFIDERATION, THESE METERS AND THE PURPOSE MOVE THAT THE PURPOSE MOVE THE PURPOSE MOVE THAT THE PURPOSE MOVE THE PURPOSE MOVE THAT T

GIVEN UNDER ATT HAND AND SEAL OF OFFICE ON THIS 14 DAY OF TUM 2025.

MarchallMiller NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARSHALL MEITH Nothing ED 11 THE TATE My Commission Lights February 28, 2012

MY COMMISSION EXPINES: 2-28-26 WITNESS, MY HAND, THIS THE 14 DAY OF JULY

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS LY DAY OF JULY ____ 2025

MarchallyMiller NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALTO MINISTER Selvery 25, 7076

MY COMMISSION EXPIRES: 2-28-26

WITNESS, MY HAND, THIS THE 14 DAY OF JULY

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MarchallMilly NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-28-26

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WINESS MY HAND DIS DIE 14 DAY OF JULY 2025

BEFORE ME. THE UNDERSONED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL T. PICCURE, FROMY TO ME TO SET THE PRESON WHORSE HAME IS SUBSCIBBLE TO THE FOREGOING ASSESSMENT. AND ACKNOWLEDGED TO ME HAIT HE EXCLUSED THE SAME FOR THE PHIRPOSES AND CONSCIENTATIONS THEPPEARESTON THE CHARGET THEREON STATED.

MarorallMiller NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS HARSHALL MILLER
MOLITY ID #133019747
Bly Cummission Expires
Tebrusty 28, 2026

MY COMMISSION EXPIRES. 2-28-26

JOHNSON COUNTY APPROVAL BLOCK

PLATRICORDED IN YEAR INSTRUMENT #

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERA

OWNERS: MAR/ORE G, MCCO 811 E FRANKIN SI HELSBORG TX 7/645 £17-729-7186

MICHAELT, NICCLAI

LAURY - ENDING 221 W LANGASTER F2002 FORT WORTH 2X 76100

HEASEIN A RUBINST IS BEAVER SLAND GRANITE SHOWLS TO 78654

HUNCTURKE IN 7732

MICHIN MCCLAW 210H BIRLSHEAD FO STANGRORDVILLE NY 10581

PROJECT NUMBER: 241280 DATE: JULY 9, 2025 REVISED DATE: REVISION NOTES

SHEET 2 OF 2

1. THE BASS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1783, NORTH CENTRAL JONE 4203

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E UTUTY PROVIDES: WATER CET OF REINE 817-641-3334 SIMME FROM IT MEMORITHAL SEPTICE SISTEME RECITECT LIMITED COCKPRAINTE SEPTICES 517-447-9272

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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



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

Date: July 16, 2025	Court Decision: This section to be completed by County Judge's Office
Meeting Date: July 28, 2025	nson Cov
Submitted By: Julie Edmiston	(S) (S)
Department: Public Works	(*(APPROVED)*)
Signature of Eleged Official Department Head:	7-28-25
Description:	L
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	rks Facilities Management
Other Department/Official (list)	

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