



# JOHNSON COUNTY COMMISSIONERS COURT

SEP 09 2025

April Long  
County Clerk, Johnson County Texas

BY MA DEPUTY

**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 2025-83

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 **Contreras Addition**, Lots 1 and 2, Block 1, in Precinct 2 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 8<sup>TH</sup> DAY OF SEPTEMBER 2025.

*Christopher Boedeker*  
**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained

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

Voted:  yes,  no,  abstained

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

Voted:  yes,  no,  abstained

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

Voted:  yes,  no,  abstained

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

Voted:  yes,  no,  abstained

*April Long*  
ATTEST: April Long, County Clerk



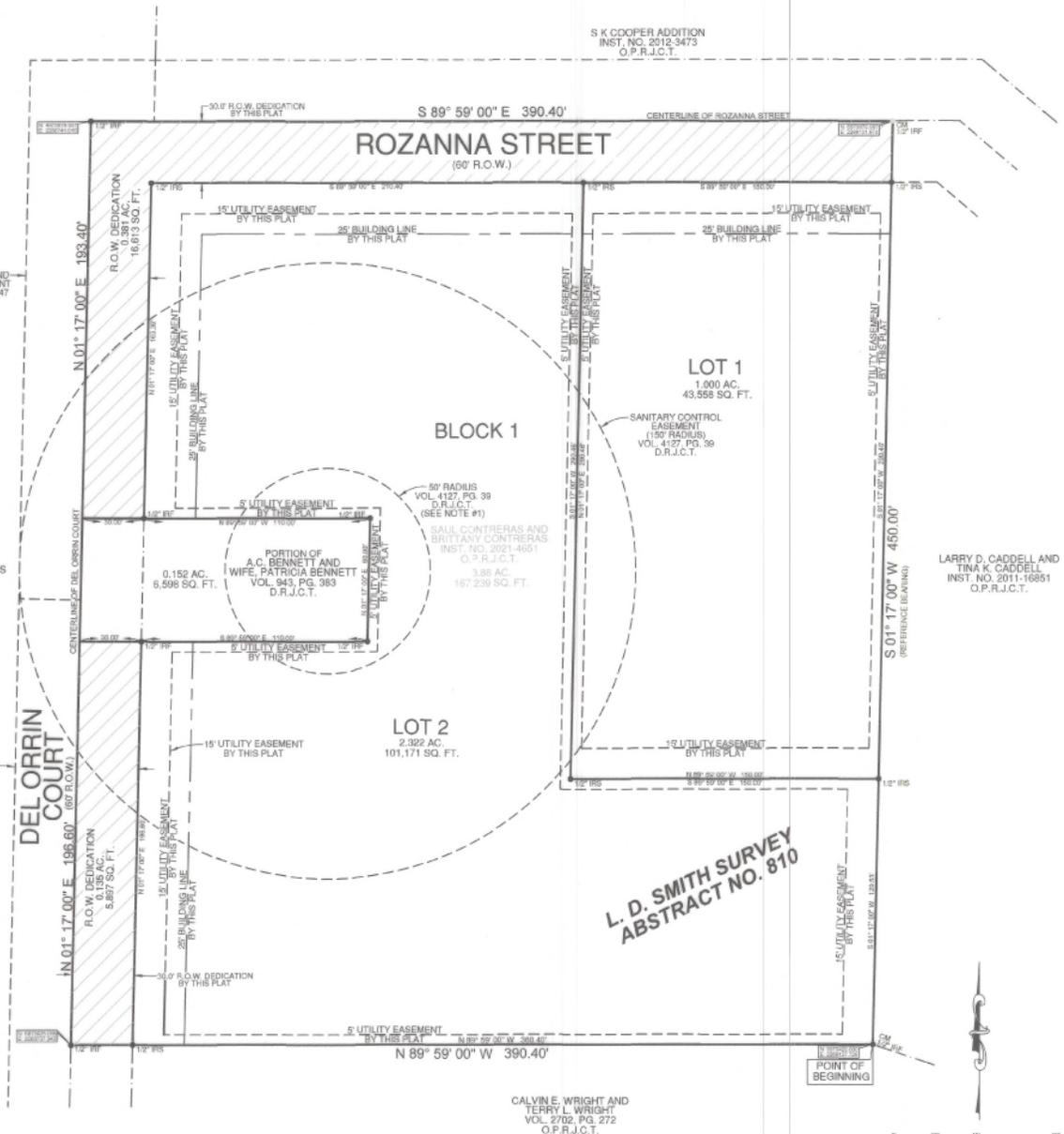


VICINITY MAP  
(NOT TO SCALE)

**LEGEND:**  
 D.R.J.C.T. - Deed Records, Johnson County, Texas  
 O.P.R.J.C.T. - Official Public Records, Johnson County, Texas  
 R.O.W. - Right of Way  
 IRF - Iron Rod Set w/cap stamped "PREMIER SURVEYING"

BILLY DAVIS AND WIFE, SAMMIE DAVIS  
 VOL. 3181, PG. 80  
 O.P.R.J.C.T.

67' ROADWAY AND UTILITY EASEMENT  
 VOL. 1286, PG. 38  
 VOL. 2967, PG. 246  
 D.R.J.C.T.



**L. D. SMITH SURVEY  
 ABSTRACT NO. 810**

LARRY D. CADDELL AND  
 TINA K. CADDELL  
 INST. NO. 2011-16851  
 O.P.R.J.C.T.

CALVIN E. WRIGHT AND  
 TERRY L. WRIGHT  
 VOL. 2702, PG. 272  
 O.P.R.J.C.T.



Plat Recorded In  
 Instrument No. \_\_\_\_\_ Slide \_\_\_\_\_  
 Date \_\_\_\_\_  
 County Clerk, Johnson County, Texas  
 Deputy Clerk \_\_\_\_\_

**OWNER:**  
 Saul and Brittany Contreras  
 5913 Rozanna Street  
 Joshua, TX 76058  
 (817) 650-9526; (817) 357-0853

**SURVEYOR:**  
 Premier Surveying, LLC  
 David Apple, RPLS  
 5700 W. Plano Parkway  
 Suite 1200  
 Plano, TX 75093  
 (972) 612-3601

**FINAL PLAT**  
**LOTS 1 AND 2, BLOCK 1**  
**CONTRERAS ADDITION**  
 AN ADDITION TO JOHNSON COUNTY, TEXAS  
 BEING A 3.88 ACRE TRACT OF LAND SITUATED IN THE L. D.  
 SMITH SURVEY, ABSTRACT NO. 810, JOHNSON COUNTY, TEXAS  
 PREPARED MAY, 2025

**PROPERTY DESCRIPTION:**

WHEREAS, SAUL AND BRITTANY CONTRERAS, are the owners of a tract of land situated in the L. D. Smith Survey, Abstract No. 810, Johnson County, Texas, being all that certain tract of land described in deed to Saul Contreras and Brittany Contreras, as recorded in Instrument No. 2021-4651, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds description as follows:

Beginning at a 1/2-inch iron rod found at the southeast corner of said Contreras tract, the southwest corner of that certain tract of land described in deed to Larry D. Caddell and Tim K. Caddell, as recorded in Instrument No. 2011-16851, Official Public Records, Johnson County, Texas, and a re-entrant corner of that certain tract of land described in deed to Calvin E. Wright and Terry L. Wright, as recorded in Volume 2702, Page 272, Official Public Records, Johnson County, Texas;

Thence North 89° 59' 00" West along the common line of said Contreras and Wright tracts, passing the northwest corner of said Wright tract at a distance of 360.40 feet and continuing along the south line of said Contreras tract a total distance of 390.40 feet to a 1/2-inch iron rod found at the southwest corner of said Contreras tract, said iron rod being on the east line of that certain tract of land described in deed to Billy Davis and wife, Sammie Davis, as recorded in Volume 3181, Page 80, Official Public Records, Johnson County, Texas, being in Del Orrin Court;

Thence North 01° 17' 00" East, a distance of 196.60 feet along the common line of said Contreras and Davis tracts and along said Del Orrin Court;

Thence South 89° 59' 00" East, passing a 1/2-inch iron rod found at a distance of 30.00 feet and continuing a total distance of 140.00 feet to a 1/2-inch iron rod found;

Thence North 01° 17' 00" East, a distance of 60.00 feet to a 1/2-inch iron rod found;

Thence North 89° 59' 00" West, passing a 1/2-inch iron rod found at a distance of 110.00 feet and continuing a total distance of 140.00 feet to the aforesaid common line of Contreras and Davis tracts;

Thence North 01° 17' 00" East, a distance of 193.40 feet along said common line to a 1/2-inch iron rod found at the northwest corner of said Contreras tract, being the intersection of aforesaid Del Orrin Court and Rozanna Street;

Thence South 89° 59' 00" East, a distance of 390.40 feet along said Rozanna Street in a 1/2-inch iron rod found at the northeast corner of said Contreras tract and the northwest corner of aforesaid Caddell tract;

Thence South 01° 17' 00" West, a distance of 450.00 feet along the common line of said Contreras and Caddell tracts to the Point of Beginning and containing 167,239 square feet or 3.88 acres of land.

**NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:**

That SAUL AND BRITTANY CONTRERAS, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as

**LOTS 1 AND 2, BLOCK 1, CONTRERAS ADDITION**

an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way and any other public area shown hereon unless otherwise designated on this plat.

EXECUTED, this the 22 day of AUGUST, 2025.

SAUL CONTRERAS  
*Saul Contreras*  
BRITTANY CONTRERAS

State of Texas  
County of Johnson

SWORN AND SUBSCRIBED BEFORE ME BY SAUL CONTRERAS

THIS THE 22 DAY OF AUGUST, 2025.

*Mary Bullock*  
Notary Public, State of Texas  
My Commission Expires: 8-6-2027



State of Texas  
County of Johnson

SWORN AND SUBSCRIBED BEFORE ME BY BRITTANY CONTRERAS

THIS THE 22 DAY OF AUGUST, 2025.

*Mary Bullock*  
Notary Public, State of Texas  
My Commission Expires: 8-6-2027



**SURVEYOR'S CERTIFICATE**

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 22 day of AUGUST, 2025, and the monuments shown thereon have been found or set by me upon their location, size and material described are correctly shown.

*David Apple*  
DAVID APPLE, R.P.L.S. No. 5932



Plat Recorded In  
Instrument No. \_\_\_\_\_ Slide \_\_\_\_\_  
Date \_\_\_\_\_  
County Clerk, Johnson County, Texas  
Deputy Clerk \_\_\_\_\_

**Utility Easement**

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on this plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**Filing A Plat**

It is a Criminal Offense punishable by a fine of up to \$1,000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

**Filing A Plat is Not Acceptance of Roads for County Maintenance**

The approval and filing of a plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

**Note #1**

- Specifics relating to the 50' radius noted in Sanitary Control Easement, recorded in Volume 4127, Page 38, Deed Records, Johnson County, Texas:
- 1. The purpose of the easement is to protect the water supply of the well described and located (in said easement document) by means of sanitary control.
- 2. The construction and operation of underground petroleum and chemical storage tanks and liquid transmission pipelines, stock pens, feedlots, dump grounds, privies, cesspools, septic tank or sewage treatment drainfields, improperly constructed water wells of any depth, and all other constructions or operation that could create an insanitary condition within, upon, or across the property subject to the easement are prohibited within the easement. For the purpose of the easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
- 3. The construction of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cemeteries is specifically prohibited within a 50-foot radius of the water well.
- 4. The easement permits the construction of homes or buildings upon the Grantor's property as long as all items in #2 and #3 are recognized and followed.
- 5. The easement permits normal farming and ranching operations, except that livestock shall not be allowed within 50 feet of the water well.

**Utility Easement:**

15' from lot line in front and back  
5' from lot line on the sides

**Right of Way Dedication:**

40' ROW from center of road on F.M. or State\*  
30' ROW from center of County roads or roads in a subdivision\*  
\*Unless otherwise required by Master Thoroughfare Plan

**Building Lines:**

50' from lot line (State Hwy & F.M.)  
25' from lot line (County Road or Subdivision Roads).

**Indemnity**

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

**Notes**

This subdivision or any part thereof is not located within the ETJ of any city or town.

The proposed usage of the area shown on plat is for single family residential.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

**Private Sewage Facility**

On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

**Flood Statement**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0050 1, effective date December 4, 2012, this property is located in zone "X" (Areas determined to be outside the 0.2% annual chance flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". 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 "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

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.

**Duties of Developer/Property Owner**

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.

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 impose, impede or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

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.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

UTILITY PROVIDERS:  
WATER: Crest Water Company  
(817) 645-5493  
ELECTRICITY: United Cooperative Services  
(817) 556-4070  
SEPTIC: Private Individual Septic Systems

**FINAL PLAT**  
**LOTS 1 AND 2, BLOCK 1**  
**CONTRERAS ADDITION**  
AN ADDITION TO JOHNSON COUNTY, TEXAS  
BEING A 3.88 ACRE TRACT OF LAND SITUATED IN THE L. D. SMITH SURVEY, ABSTRACT NO. 810, JOHNSON COUNTY, TEXAS  
PREPARED MAY, 2025

**AGENDA PLACEMENT FORM**

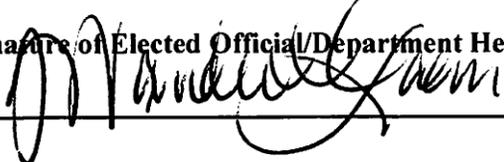
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: August 26, 2025

Meeting Date: September 8, 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



9-8-2025

Description:  
Consideration of Order 2025-83, Order Approving the Final Plat of Contreras  
Addition, Lots 1 and 2, Block 1, located in Precinct 2.

Water Source is the Crest Water Company.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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**