



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 2025-95

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:

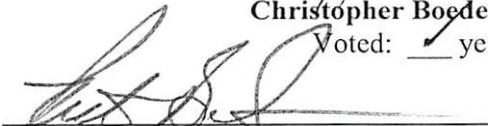
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Rohr Addition**, Lots 1 & 2, Block 1, in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 22ND DAY OF SEPTEMBER 2025.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



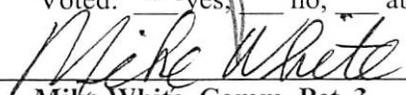
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



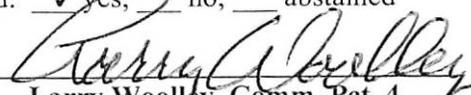
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



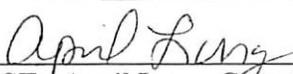
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: **April Long, County Clerk**



Filed For Record 8:42 AM

SEP 23 2025

April Long
County Clerk, Johnson County Texas

BY  DEPUTY

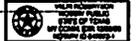
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

That (Lonestar Legacy Group (as to Lot 1) and Matt and Amy Rohr (as to Lot 2)) are the sole authors of the above described plat of land...

By: [Signature] 9.11.25
Lonestar Legacy Group
By: [Signature] 9.11.25
Matt and Amy Rohr

STATE OF TEXAS
COUNTY OF JOHNSON
This instrument was acknowledged before me on the 11th day of September, 2025, by the above signers...

[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF JOHNSON
This instrument was acknowledged before me on the 11th day of September, 2025, by the above signers...

[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF JOHNSON
This instrument was acknowledged before me on the 11th day of September, 2025, by the above signers...

[Signature]
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION
That I, Matthew Doss Lusk, do hereby certify that I prepared this plat from an actual and accurate survey of the land...

[Signature]
Registered Professional Land Surveyor No. 35022



JOHNSON COUNTY

1. THE SUBMISSION OF ANY PART HEREOF IS NOT VALID UNLESS THE CITY OF ANY CITY OF TEXAS...

2. UTILITY PROCEEDINGS
SEWER SERVICE PROVIDED BY POWER WATERS SUPPLY CORPORATION...

3. FLOOD EVIDENCE
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY...

4. EVIDENCE OF CONSTRUCTION
BLASING THE PLAN OF ANY OF CONSTRUCTIVE IMPROVEMENTS...

5. EVIDENCE OF RECORDS
THE RECORDS KEPT BY JOHNSON COUNTY...

6. EVIDENCE OF RECORDS
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE RECORDS...

7. EVIDENCE OF RECORDS
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE...

8. EVIDENCE OF RECORDS
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO OBTAIN...

9. EVIDENCE OF RECORDS
ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE...

10. EVIDENCE OF RECORDS
IF FROM LOT LINE OR RIGHT OF WAY...

11. EVIDENCE OF RECORDS
IF FROM HIGH CENTER OF ROAD OR F.A. OR S.A. OR FROM CENTER OF QUARTER SECTION OR NEARER TO A SUBDIVISION...

12. EVIDENCE OF RECORDS
IF FROM LOT LINE (THIS MAY BE F.A.) OR FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

13. EVIDENCE OF RECORDS
IF A CORNER SERVICE MEASUREMENT BY A LINE OF UP TO 100 FEET...

14. EVIDENCE OF RECORDS
A PARTITIONED LOT MAY BE AN OCCUPY PROCEEDING PROCEEDED AS A PART OF A PARTITION PROCEEDING...

16. DEVELOPMENT SHALL COMPLY WITH ALL RULES AND REGULATIONS...

17. PRIVATE SEWER FACILITY
ON-SITE PRIVATE FACILITY PERFORMANCE CAPABILITY IS LIMITED...

18. PRIVATE SEWER FACILITY
CONSTRUCTION SHALL BE SUBJECT TO THE PUBLIC WORKS DEPARTMENT...

19. PRIVATE SEWER FACILITY
A PRIVATE SEWER FACILITY SHALL BE CONSIDERED A PRIVATE SEWER FACILITY...

20. PRIVATE SEWER FACILITY
THE APPROVAL AND PLAN OF THIS PLAT BY JOHNSON COUNTY DOES NOT...

21. PRIVATE SEWER FACILITY
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE SPECIAL...

22. PRIVATE SEWER FACILITY
JOHNSON COUNTY IS NOT RESPONSIBLE FOR THE SURVEYED AREA...

23. PRIVATE SEWER FACILITY
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY...

24. PRIVATE SEWER FACILITY
THE APPROVAL AND PLAN OF A PLAT WHICH DESIGNATES ROADS...

25. PRIVATE SEWER FACILITY
THE APPROVAL AND PLAN OF THIS PLAT BY JOHNSON COUNTY DOES NOT...

26. PRIVATE SEWER FACILITY
THE APPROVAL AND PLAN OF THIS PLAT BY JOHNSON COUNTY DOES NOT...

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40. PRIVATE SEWER FACILITY
THE APPROVAL AND PLAN OF THIS PLAT BY JOHNSON COUNTY DOES NOT...

PLAT FILED
INSTRUMENT NO.
DRAWN BY: SLOC
JOHNSON COUNTY CLERK
BY: DEPUTY CLERK
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

OWNER/DEVELOPER
LONESTAR LEGACY GROUP
P.O. BOX 404
CLIFORNE, TX 78633

OWNER/DEVELOPER
MATT AND AMY ROHR
72502 CR 1202
CLEBURNE, TX 78031

PRISM SURVEYS, INC.
CONRAD, TEXAS
BROADWAY, VERNON, TEXAS
1101 W. 11TH ST.
MCKINNEY, TEXAS 75069
(972) 540-8848
(972) 540-2211

FINAL PLAT
SHOWING
LOTS 1 & 2, BLOCK 1
ROHR ADDITION
AN ADDITION TO JOHNSON COUNTY,
TEXAS, BRING 43.923 ACRES OF LAND
IN JOHNSON COUNTY, TEXAS.

AGENDA PLACEMENT FORM

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

Date: September 11, 2025

Meeting Date: September 22, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision:	
This section to be completed by County Judge's Office	
	

Description:

Consideration of Order 2025-95, Order Approving the Final Plat of Rohr Addition, Lots 1 & 2, Block 1, located in Precinct 1.

Water Source is Parker Water Supply.

(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