



**JOHNSON COUNTY
COMMISSIONERS COURT**

Filed For Record 2:16 pm

NOV 10 2025

April Long
County Clerk, Johnson County Texas

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley DEPUTY
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2025-103

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT PURSUANT TO
SECTION 232.009 (c-1) OF THE TEXAS LOCAL GOVERNMENT CODE**

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Dragoo Addition**, Tract 10R-2, to create Tracts 10R-2A and 10R-2B, in Precinct 2.

WITNESS OUR HAND THIS, THE 10TH DAY OF NOVEMBER 2025.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

~~*Rick Bailey*~~

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

~~*Kendy Howell*~~

Kendy 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



NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Dragoo Addition, Tract 10R-2, recorded in Instrument Number 2022-228, Plat Records of Johnson County, Texas:

**Tract 10R-2
to be revised
to Create Tracts 10R-2A & 10R-2B**

At: **9:00 o'clock a.m.** on: November 10, 2025 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

October 22/25/29, 2025

Posted on the County website beginning October 10, 2025

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Teresa Kay Holtman is the sole owner of a 1.87 acres (81,498 square feet) of land in the J. N. McCullough Survey, Abstract Number 973, Johnson County, Texas, and being tract 10R-2, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Instrument Number 2022-228, Official Public Records, Johnson County, Texas, some being a tract of land conveyed to Teresa Norris, by Enhanced Life Estate Deed recorded in Instrument Number 2022-8294, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "Lonestar" found for corner, said corner being the Southeast corner of Tract 9, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 4, Page 75, Plat Records, Johnson County, Texas, same lying at or near the centerline of Clearview Drive (50 foot right-of-way);

THENCE South 00 degree 49 minutes 31 seconds West, along the centerline of said Clearview Drive, a distance of 201.41 feet to a 5/8 inch iron rod with a plastic blue cap stamped "Lonestar" found for corner, said corner being the Southwest corner of Tract 20A, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 11, Page 58, Plat Records, Johnson County, Texas, and being the intersection of the centerline of said Clearview Drive and the North right-of-way line of County Road 915 (prescriptive right-of-way);

THENCE North 89 degrees 36 minutes 24 seconds West, along the North right-of-way line of said County Road 915, a distance of 410.80 feet to a 1/2 inch iron rod set stamped "CBO Surveying" for corner, said corner being the Southeast corner of tract 10R-1, of said Dragoo Addition (2022-228);

THENCE North 00 degree 50 minutes 16 seconds East, along the East line of said tract 10R-1, of Dragoo Addition (2022-228), a distance of 195.41 feet to a point for corner, said corner being the Northeast corner of said tract 10R-1, of Dragoo Addition (2022-228), and lying on the South line of said Tract 9, of Dragoo Addition (4/75);

THENCE North 89 degrees 33 minutes 23 seconds East, along the South line of said Tract 9, of Dragoo Addition (4/75), a distance of 410.85 feet to the POINT OF BEGINNING and containing 81,498 square feet or 1.87 acres of land.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, 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.

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, IMPUTE 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.

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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, 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 THE 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.

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 MAJOR THROUGHFARE PLAN

BUILDING LINES:

50' FROM LOT LINE (STATE HIGHWAY & FARM TO MARKET ROAD)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Teresa Kay Holtman, does hereby adopt this plat designating the herein described property as TRACTS 10R-2A AND 10R-2B, DRAGOO ADDITION, an Addition to Johnson County, Texas, and hereby dedicates to the public use, without reservation, the streets, easements, right-of-way, and any other public area shown hereon unless otherwise designated on this plat.

This plat approved subject to all platting ordinances, rules, and regulations and resolutions of Johnson County, Texas.

WITNESS, my hand this the 16 Day of OCTOBER, 2025

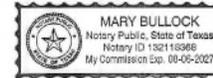
By: Teresa Kay Holtman
Teresa Kay Holtman (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Teresa Kay Holtman known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of OCTOBER, 2025

Mary Bullock
Notary Public in and for the State of Texas
My Commission expires: 8/16/2027



SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat 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 subdivision regulations of Johnson County, Texas.

Dated this the 15th day of OCTOBER, 2025

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of OCTOBER, 2025

Al Ortega
Notary Public in and for the State of Texas
My Commission expires: 11-30-2027



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE

PLAT FILED / /

INSTRUMENT # & SLIDE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

SHEET 2 OF 2

REPLAT
DRAGOO ADDITION
TRACTS 10R-2A AND 10R-2B
81,498 SQ. FT. / 1.87 ACRES
BEING A REVISION OF TRACT 10R-2, DRAGOO ADDITION,
AN ADDITION TO JOHNSON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT NUMBER 2022-228,
PLAT RECORDS, JOHNSON COUNTY, TEXAS

OWNER: TERESA KAY HOLTMAN
7912 COUNTY ROAD 915
JOSHUA, TEXAS 76058
PHONE: 469-525-0385
EMAIL: teresakholtman@yahoo.com



PLANNING & SURVEYING
Main Office
1413 East L-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbglctx.com

SCALE: 1"=50' / DATE: 10-07-2025 / JOB NO. 2502292 / DRAWN BY: CAJ

AGENDA PLACEMENT FORM

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

Date: October 28, 2025

Meeting Date: November 10, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



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| <p>Court Decision: This section to be completed by County Judge's Office</p>  |
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Description:

Public Hearing to Revise the Plat of Dragoo Addition, Tract 10R-2 to Create Tracts 10R-2A and 10R-2B, located in Precinct 2.

Consideration of order 2025-103, Order Approving The Revised Plat of Dragoo Addition, Tract 10R-2 to Create Tracts 10R-2A and 10R-2B, located in Precinct 2.

Water Source is JCSUD.

(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**