



JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 2:16pm

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 COUNTY OF JOHNSON

§ § §

ORDER 2025-106

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 Zaidle Estates, Lot 1, 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 10TH DAY OF NOVEMBER 2025.

Signatures and names of Christopher Boedeker, Rick Bailey, Kenny Howell, Mike White, Larry Woolley, and April Long with their respective precincts and voting status.



OWNER'S CERTIFICATE

WHEREAS ZACHARY ZAIDLE & SARAH ZAIDLE, are the sole owners of a 5.000 acre tract of land situated in the THOMAS PERRY SURVEY, ABSTRACT NUMBER 1039, in Johnson County, Texas, being that same called 5.000 acre tract of land described in a deed to Zachary Zaidle & Sarah Zaidle, recorded in Document Number 2025-20132, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 7011" found for the common corner of said called 5.000 acre tract, and Tract 2 a called 161.403 acre tract of land described in a deed to Matlock Childrens, Trust, recorded in Document Number 2011-30301 and in Document Number 2011-30303, Deed Records, Johnson County, Texas, being in the south line of Second tract, described in a deed to Broyles Family Investments, LP, recorded in Volume 4272, Page 328, Deed Records, Johnson County, Texas, said point being in the north line of County Road 1131;

THENCE S 00°40'56" E, crossing said Tract 2, and along east line of said called 5.000 acre tract, passing a 60d nail found online at a distance of 52.74 feet, and continuing a total distance of 649.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 7011" found for the southeast corner of said called 5.000 acre tract;

THENCE S 89°22'18" W, crossing said Tract 2, along the south line of said called 5.000 acre tract, a distance of 337.02 feet to a 1/2 inch iron rod with cap stamped "RPLS 7011" found for the common corner of said called 5.000 acre tract, and the remainder of a called 5.000 acre tract of land described in a deed to Robert D. Yarbrough and Staci Yarbrough, recorded in Document Number 2012-12230, Deed Records, Johnson County, Texas;

THENCE N 00°20'10" W, crossing said Tract 2, and along the west line of said called 5.000 acre tract, a distance of 649.98 feet to a 1/2 inch iron rod with cap stamped "RPLS 7011" found for the northwest corner of said called 5.000 acre tract, being in the north right-of-way line of said County Road 1131, said point being in the south line of said Second Tract;

THENCE N 89°22'32" E, along the north line of said called 5.000 acre tract, and along the south line of said Second Tract, and along the north right-of-way line of said County Road 1131, a distance of 333.10 feet to the POINT OF BEGINNING and containing 217,777 square feet or 5.000 acres of land more or less.

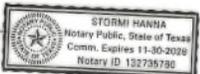
OWNER'S DEDICATION

KNOW THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS

That ZACHARY ZAIDLE & SARAH ZAIDLE, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, ZAIDLE ESTATES, an addition to Johnson County, Texas, and hereby dedicate 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.

WITNESS OUR HAND, this the 27 day of October, 2025

By: Zachary Zaidle



STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Zachary Zaidle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 27 day of October, 2025.

Notary Public in and for The State of Texas My Commission expires: 11/30/2028



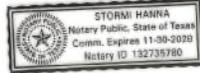
By: Sarah Zaidle

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Zaidle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 27 day of October, 2025.

Notary Public in and for The State of Texas My Commission expires: 11/30/2028



SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS98).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any City or Town.
The designation of the proposed usage of the area shown on plat is for single family residential use.
The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
Water: Private Water Well
Electricity: United Cooperative Services 817-556-4000
Septic: Private Individual Septic System
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 Development Services 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. 40251C0150J, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the 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, 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.

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 in 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.

NOTES:

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 Thoroughfare Plan
Utility Easement: 15' from lot line in front and back 5' from lot line on the sides
Building Lines: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)
THIS PROPERTY IS SUBJECT TO A JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION EASEMENT IN VOLUME 1930, PAGE 291, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.
THIS PROPERTY IS SUBJECT TO A UNITED ELECTRIC COOPERATIVE SERVICES, INC. EASEMENT IN DOCUMENT NUMBER 2010-13479, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.

Plat Recorded in Instrument # _____ DAY OF _____, 2025
Slide _____
Date _____
County Clerk, Johnson County, Texas County Judge _____
Deputy Clerk _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2025

SURVEYOR'S CERTIFICATE

KNOW THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, August 12, 2025. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez Date: 10/27/2025



FINAL PLAT ZAIDLE ESTATES LOT 1, BLOCK 1 BEING 5.000 ACRES SITUATED IN THE THOMAS PERRY SURVEY, ABSTRACT NO. 1039 JOHNSON COUNTY, TEXAS AUGUST 12, 2025

BLUESTAR SURVEYING logo and contact information. Includes copyright notice, owner details (Zachary Zaidle & Sarah Zaidle, 4328 Sunflower Foundry Street, Joshua, Texas 76058, Phone: (806) 445-2361), and a table with 'JN 25-169', 'SHEET 2 OF 2', and 'DATE: 8/12/25'.

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:

Julie Edmiston

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



11-10-2025

Description:

Consideration of Order 2025-106, Order Approving the Final Plat of Zaidle Estates, Lot 1, Block 1, located in Precinct 1.

Water Source is Private Water Well.

(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**