



JOHNSON COUNTY COMMISSIONERS COURT

NOV 10 2025

April Long
County Clerk, Johnson County Texas

BY Michelle DEPUTY
Larry Woolley
Commissioner
Precinct 4

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

THE STATE OF TEXAS

§
§
§

ORDER 2025-109

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 **Fanny's Garden Estates**, Lot 1, Lot 2, Lot 3, and Lot 4, 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 roads subject to county maintenance.

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

Kenny Howell
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

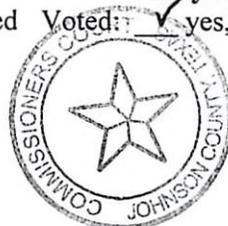
Mike White
Mike White, Comm. Pct. 3

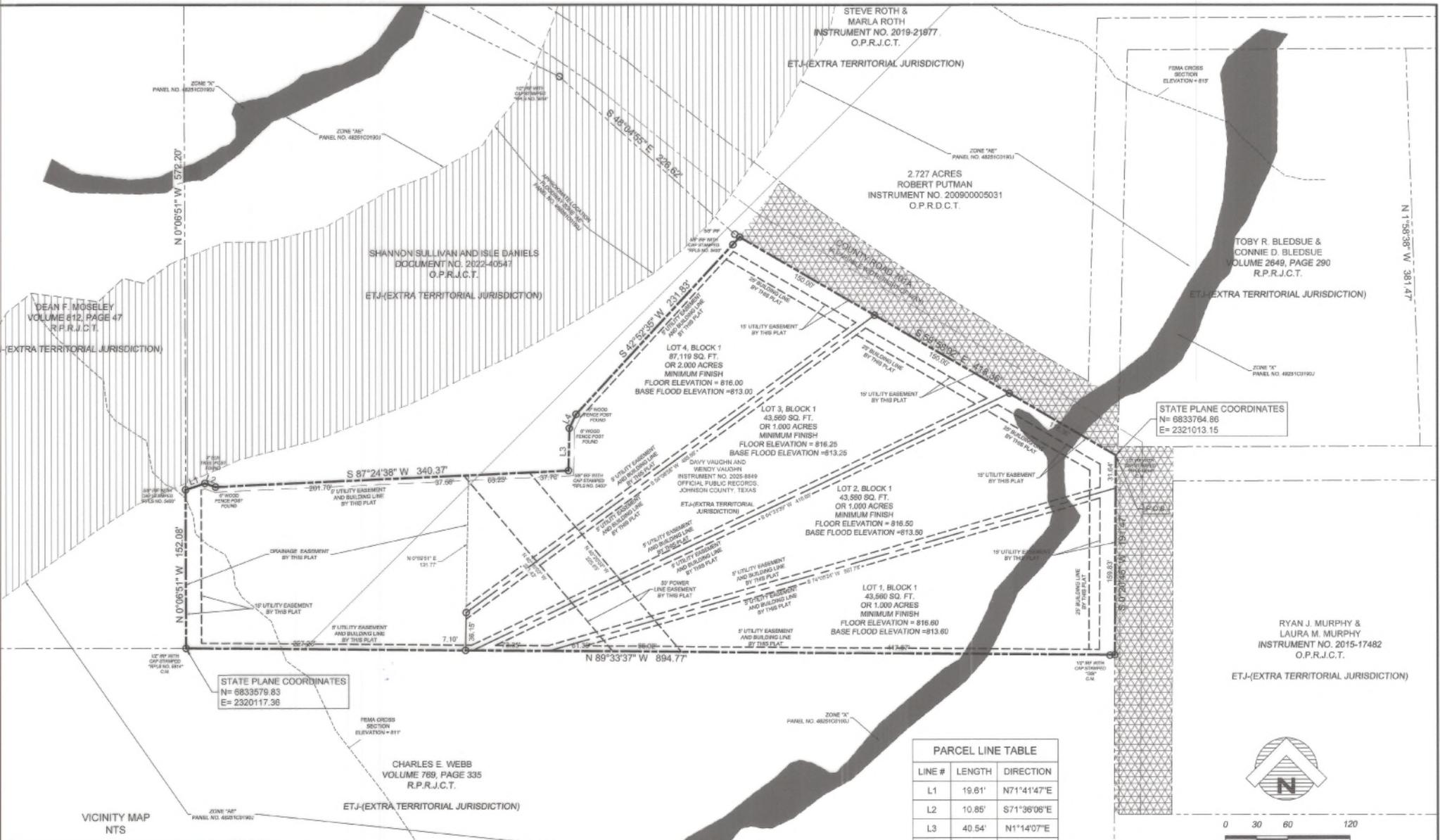
Voted: yes, no, abstained

Larry Woolley
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long
ATTEST: April Long, County Clerk





DEAN F. MOSELEY
VOLUME 612, PAGE 47
R.P.R.J.C.T.

SHANNON SULLIVAN AND ISLE DANIELS
DOCUMENT NO. 2022-40547
O.P.R.J.C.T.

STEVE ROTH & MARLA ROTH
INSTRUMENT NO. 2019-21977
O.P.R.J.C.T.

2.727 ACRES
ROBERT PUTMAN
INSTRUMENT NO. 200900005031
O.P.R.D.C.T.

TOBY R. BLEDSUE & CONNIE D. BLEDSUE
VOLUME 2649, PAGE 290
R.P.R.J.C.T.

RYAN J. MURPHY & LAURA M. MURPHY
INSTRUMENT NO. 2015-17482
O.P.R.J.C.T.

CHARLES E. WEBB
VOLUME 769, PAGE 335
R.P.R.J.C.T.

STATE PLANE COORDINATES
N = 6833579.83
E = 2320117.36

STATE PLANE COORDINATES
N = 6833764.86
E = 2321013.15

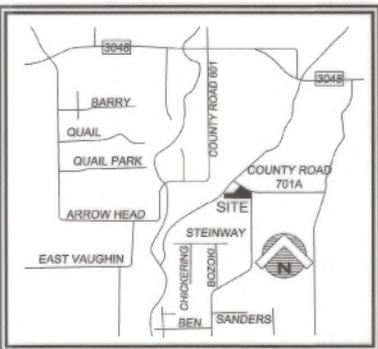
LINE #	LENGTH	DIRECTION
L1	19.61'	N71°41'47"E
L2	10.85'	S71°36'06"E
L3	40.54'	N1°14'07"E
L4	14.85'	N25°45'58"E



0 30 60 120

Scale 1" = 60'
October 3, 2025

VICINITY MAP
NTS



Plat recorded in
Year _____ Instrument # _____
Drawer _____ Slide _____
Date: _____
County Clerk, Johnson County, Texas
Deputy Clerk, Johnson County, Texas

OWNER:
DAVY VAUGHN AND WENDY VAUGHN
2591 HOPEWELL
CLEBURNE, TX 75063
817-300-0374 CELL

**FINAL PLAT
FANNY'S GARDEN ESTATES
LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 1**

SITUATED IN
PHILIP GOLDEN, SURVEY, ABSTRACT NO. 296
AN ADDITION TO THE ETJ OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

SHEET: 1 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

<p>LARRY TURMAN, RPLS #1740 TBPS No. 10194928</p>		JOB NO.: 24-071
		DATE: October 3, 2025
<p>4903 WEST WEDGEFIELD ROAD GRANBURY, TEXAS 76049</p>		SCALE: 1" = 60'
		DRAWN BY: RM
<p>(817) 798-4039 CELL surveygroup@att.net</p>		

OWNER'S CERTIFICATE

WHEREAS Davy Vaughn and Wendy Vaughn are the sole owners of a 5.00 acre tract of land situated in the Philip Golden Survey, Abstract No. 286 in the City of Cleburne, Johnson County, Texas, being all of that certain remainder tract of land conveyed to Davy Vaughn and Wendy Vaughn by deed as recorded in Instrument No. 2025-0940, Official Public Records, Johnson County, Texas and more particularly described as follows:

BEGINNING at a 1/2 Iron Rod Found with cap stamped "RPLS 5614" for corner in the Northerly line of line of that certain tract of land conveyed to Charles E. With by deed as recorded in Volume 799, Page 335, Deed Records, Johnson County, Texas, said point being the Southwest corner of said 5.000 acre tract of land being described, same point being the Southeast corner of that certain tract of land conveyed to Dean F. Moseley by deed as recorded in Volume 812, Page 47, Deed Records, Johnson County, Texas;

THENCE North 09 degrees 06 minutes 51 seconds West, along the common line of said 5.000 acre tract of land being described and said Moseley tract, a distance 152.08 feet to a 5/8 inch iron rod with cap stamped "Trane Texas Surveying" found for corner, said point being the Northwest corner of said Vaughn tract, same point being the Southwest corner of that certain tract of land conveyed to Shannon Sullivan and Ise Daniels by deed as recorded in Instrument No. 2022-49647, Official Public Records, Johnson County, Texas;

THENCE North 71 degrees 41 minutes 47 seconds East, along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 19.61 feet to a 4 inch Elm Tree found for corner, said point being the an angle point found for corner;

THENCE South 71 degrees 36 minutes 06 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 10.85 feet to a 6 inch wood post found for corner, said point being the an angle point found for corner;

THENCE North 87 degrees 24 minutes 38 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 340.37 feet to a 5/8 inch iron rod found for corner, said point being the an angle point found for corner;

THENCE North 01 degrees 14 minutes 07 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 40.34 feet to a 6 inch wood post found for corner, said point being the an angle point found for corner;

THENCE North 25 degrees 45 minutes 59 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 40.34 feet to a 6 inch wood post found for corner, said point being the an angle point found for corner;

THENCE North 42 degrees 52 minutes 35 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Sullivan and Daniels tract, a distance 231.83 feet to a 5/8 inch iron rod with cap stamped "Trane Texas Surveying" found, said point being the southeast corner of said Sullivan and Daniels tract, same point being Northeast corner of said 5.000 acre tract of land being described, said point being in the Southerly Line of County Road No. 701A;

THENCE South 59 degrees 58 minutes 02 seconds East, continuing along the common line of said 5.000 acre tract of land being described and said Southerly Line of County Road No. 701A, a distance 418.37 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of said 5.000 acre tract of land being described, same point being the West line of County Road No. 801A;

THENCE South 00 degrees 20 minutes 44 seconds West, along the West line of said County Road 801A, a distance of 191.47 feet to the POINT OF BEGINNING and containing 217,799 square feet or 5.000 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Davy Vaughn and Wendy Vaughn owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 3, BLOCK 1, FANNY'S GARDEN ESTATES, an addition to ETJ of Cleburne, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way and any other public area shown herein unless otherwise designated on this plat.

WITNESS MY HAND at Johnson County, Texas on this the 28 day of October 2025

By: Davy Vaughn, Owner

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Davy Vaughn, Owner 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 28 day of October 2025.

Notary Public in and for
The State of Texas
My Commission expires: 04-19-2027
By: Wendy Vaughn, Owner



STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Wendy Vaughn, Owner 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 28 day of October 2025.

Notary Public in and for
The State of Texas
My Commission expires: 04-19-2027



Plat recorded in _____
Year _____ Instrument # _____
Drawer _____, Slide _____
Date: _____
County Clerk, Johnson County, Texas
Deputy Clerk, Johnson County, Texas

APPROVAL OF THE COUNTY JUDGE ON BEHALF OF
AND FOR THE COMMISSIONERS' COURT OF JOHNSON
COUNTY.

Date: _____
County Judge, Johnson County, Texas

OWNER:
DAVY VAUGHN AND
WENDY VAUGHN
2591 HOPEWELL
CLEBURNE, TX 76003
817-300-0374 CELL

NO.	DATE	REVISION
1.		
2.		
3.		

STANDARD NOTES

This subdivision or some part thereof is located within the ETJ of Cleburne, Johnson County, Texas.

The designation of the proposed usage of the area shown on plat; 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.

Water: Undine Texas LLC 889-201-4314
Electricity: United Co-Op 817-558-4000
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 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.

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C190-1, effective date 12-04-2012, this property is located in zone "X & AE base flood elevation", (Areas determined to be 100-year 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 impediments in the drainage easements, and filling or obstruction of the floodway 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 individuals 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 Easements:

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.

15' from lot line in front & 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 Thoroughfare Plan

Building Lines:

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

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 yet able 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.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor of the State of Texas, Provided plat correctly represents a survey made by Larry Turman, and that all corners, angles point of curves, boundary markers, and bench markers are correctly placed thereon and have been marked with steel rods or concrete markers and shall be included on the plat.

Larry Turman
Texas Registration No. 1740
Date 10.03.25

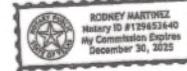


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3rd day of October 2025.

Notary Public in and for
The State of Texas



NOTES:

- 1. IRF - Iron Rod Found
- 2. IRS - Iron Rod Set
- 3. C.M. - Controlling Monument
- 4. Basis of Bearing - The Basis of Bearing of this survey is South 02°52'45" West, as shown hereon, based on the east line of that certain tract of land conveyed to Forrest Cleburne Properties, L.P. by deed as recorded in Volume 2734, Page 319, Deed Records, Johnson County, Texas.

FINAL PLAT
FANNY'S GARDEN ESTATES
LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 1

SITUATED IN
PHILIP GOLDEN, SURVEY, ABSTRACT NO. 296
AN ADDITION TO THE ETJ OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

SHEET: 2 OF 2

LARRY TURMAN, RPLS #1740 TBPS No. 10194928 4903 WEST WEDGEFIELD ROAD GRANBURY, TEXAS 76049	JOB NO.: 24-071
	DATE: October 3, 2025
	SCALE: 1" = 60'
	DRAWN BY: RM

AGENDA PLACEMENT FORM

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

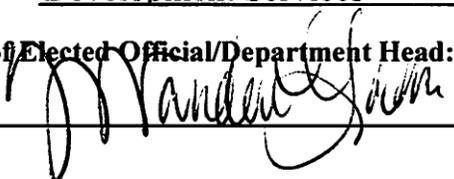
Date: October 29, 2025

Meeting Date: November 10, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



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


Description:

Consideration of Order 2025-109, Order Approving the Final Plat of Fanny's Garden, Lot 1, Lot 2, Lot 3, and Lot 4, Block 1, located in Precinct 4.

Water Source is Undine Texas LLC.

(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**