



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 2025-112

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 **Loignon Estates**, Lots 1-3, 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 24TH DAY OF NOVEMBER 2025.



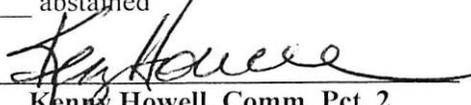
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



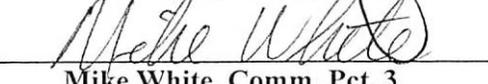
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



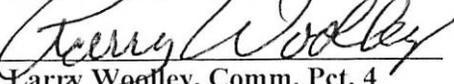
Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



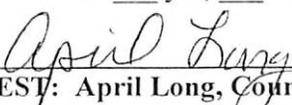
Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained



ATTEST: April Long, County Clerk



Filed For Record 3:07 PM

NOV 24 2025

April Long
County Clerk, Johnson County Texas
BY  DEPUTY

(CALLED 9.172 ACRES)
PEYTON SQUIRES
DOC NO. 2018-32947
D.R.J.C.T.

(CALLED 4.97 ACRES)
CHRIS MONTANEZ
DOC NO. 2017-00928
D.R.J.C.T.

TRACTS 1 & 2
(CALLED 4.045 ACRES)
SALETTA SHANNON MARY MORGAN
VOL. 3945, PG 831
D.R.J.C.T.

(CALLED 0.920 ACRES)
NICKOLAS PARRISH
DOC NO. 2022-00819
D.R.J.C.T.

(CALLED 0.339 ACRES)
DOC NO. 2022-02782
D.R.J.C.T.

RIGHT-OF-WAY
DEDICATION
3,431 SQ. FT. OR
0.079 ACRES

RIGHT-OF-WAY
DEDICATION
9,861 SQ. FT. OR
0.226 ACRES

WOODARD AVENUE

PRESCRIPTIVE 50.0' RIGHT-OF-WAY

15.00' CONTROL LINE MONUMENT
12" CIRC.
15.00' CONTROL LINE MONUMENT
12" CIRC.

15' UTILITY EMB. BY THIS PLAT
20' BUILDING LINE BY THIS PLAT

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REMAINDER OF
(CALLED 16.61 ACRES)
JAMES M. JOHNSON
VOL. 896, PG 68
D.R.J.C.T.

LOT 3, BLOCK 1
228,690 SQ. FT. OR
5.250 ACRES

(CALLED 13.000 ACRES)
AUSTIN ELI LOIGNON AND
LESLIE ESTHER LOIGNON
DOC NO. 2025-19011
D.R.J.C.T.

(CALLED 13.000 ACRES)
AUSTIN ELI LOIGNON AND
LESLIE ESTHER LOIGNON
DOC NO. 2025-19011
D.R.J.C.T.

LOT 1, BLOCK 1
247,804 SQ. FT. OR
5.689 ACRES

LOT 2, BLOCK 1
108,900 SQ. FT. OR
2.500 ACRES

(CALLED 13.000 ACRES)
AUSTIN ELI LOIGNON AND
LESLIE ESTHER LOIGNON
DOC NO. 2025-19011
D.R.J.C.T.

(CALLED 3.95 ACRES)
THOMAS C. MONTANEZ
VOL. 1748, PG 526
D.R.J.C.T.

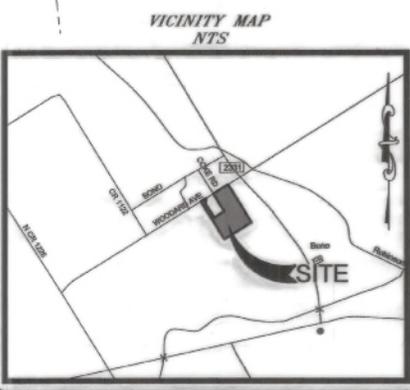
(CALLED 5.205 ACRES)
THOMAS C. MONTANEZ
VOL. 1597, PG 645
D.R.J.C.T.

JACKSON COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 435

(CALLED 20.38 ACRES)
JULIE LYNN HODGSON REVOCABLE TRUST
JULIE LYNN HODGSON TRUSTEE
DOC NO. 2024-29200
D.R.J.C.T.

(CALLED 0.848 ACRES)
THOMAS C. MONTANEZ
VOL. 1597, PG 645
D.R.J.C.T.

FINAL PLAT
LOIGNON ESTATES
LOTS 1-3, BLOCK 1
AN ADDITION TO THE CITY OF CLEBURNE, ETJ
BEING
13.744 ACRES
SITUATED IN THE
JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435
JOHNSON COUNTY, TEXAS
AUGUST 05, 2025



OWNER:
Austin E. Loignon and Leslie E. Loignon
3418 F.M. 2280
Cleburne, Texas 76031
Phone # 817-991-0274

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System GCS, North Central Zone (NAD83), North American Datum
1983 (NAD83).
(2) CAD - Calculating measurement.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 101-47300
1018 JONES BRIDGE ST. SUITE 200
CLEBURNE, TEXAS 76031
WWW.BLUESTARSURVEYING.COM

JN 25-016-P SHEET 1 OF 2 DATE: 8/5/25

Plat Recorded in _____
Instrument # _____
Slide, _____
Date _____
County Clerk, Johnson County, Texas _____
Deputy Clerk _____

OWNER'S CERTIFICATE

WHEREAS AUSTIN ELI LOIGNON AND LESLIE ESTHER LOIGNON, are the sole owners of a 13.744 acre tract of land situated in the JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 435, in Johnson County, Texas, being a called 13.000 acre tract of land described in a deed to Austin Eli Loignon and Leslie Esther Loignon, recorded in Document Number 2025-19011, Deed Records, Johnson County, Texas, and a called 0.744 acre tract of land described in a deed to Austin Loignon and Leslie Loignon, recorded in Document Number 2025-24263, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said called 13.000 acre tract, and a called 3.95 acre tract of land described in a deed to Thomas C. Montanez, recorded in Volume 1748, Page 526, Deed Records, Johnson County, Texas, said point being in the south right-of-way line of Woodard Avenue;

THENCE, S 30°44'50" E, along the common line of said called 13.000 acre tract, and said called 3.95 acre tract, passing the common corner of said called 3.95 acre tract, and a called 5.205 acre tract of land described in a deed to Thomas C. Montanez, recorded in Volume 1597, Page 645, Deed Records, Johnson County, Texas, and continuing a total distance of 1001.66 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said called 13.000 acre tract, said called 5.205 acre tract, and being in the north line of a called 29.38 acre tract of land described in a deed to Julie Lynn Hodgson Revocable Trust, Julie Lynn Hodgson, Trustee, recorded in Document Number 2024-29200, Deed Records, Johnson County, Texas;

THENCE S 59°22'40" W, along the common line of said called 13.000 acre tract, and said called 20.38 acre tract, a distance of 714.54 feet to a 1/2 inch iron rod found for the common corner of said called 13.000 acre tract, and a called 22.306 acre tract of land described in a deed to Bobby David Sellers, JR., and Hollen Cathy Sellers, et ux, recorded in Document Number 2022-41393 and Document Number 2022-41394, Deed Records, Johnson County, Texas;

THENCE N 31°34'17" W, along the common line of said called 13.000 acre tract, and said called 22.306 acre tract, passing the common corner of said called 13.000 acre tract, and said called 0.744 acre tract, and continuing a total distance of 1004.20 feet to a 1/2 inch iron rod found for the common corner called 0.744 acre tract, and said called 22.306 acre tract, and being in the south right-of-way line of said Woodard Avenue;

THENCE N 59°34'01" E, along the north line of said called 0.744 acre tract, and along the south right-of-way line of said Woodard Avenue, a distance of 150.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northeast corner of said called 0.744 acre tract;

THENCE S 14°34'01" W, along the east line of said called 0.744 acre tract, a distance of 124.66 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for an interior ell corner of said called 0.744 acre tract;

THENCE S 31°33'31" E, along the east line of said called 0.744 acre tract, a distance of 384.91 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the south east corner of said called 0.744 acre tract, said point being in the north line of said called 13.000 acre tract;

THENCE N 58°25'43" E, along the westerly northwest line of said called 13.000 acre tract, a distance of 274.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for an interior ell corner of said called 13.000 acre tract;

THENCE N 31°37'33" W, along the west line of said called 13.000 acre tract, a distance of 467.83 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the westerly northwest corner of said called 13.000 acre tract, said point being in the south right-of-way line of said Woodard Avenue;

THENCE N 59°34'01" E, along the north line of said called 13.000 acre tract, and along the south right-of-way line of said Woodard Avenue, a distance of 394.64 feet to the POINT OF BEGINNING and containing 598,687 square feet or 13.744 acres of land more or less.

OWNER'S DEDICATION

That AUSTIN ELI LOIGNON AND LESLIE ESTHER LOIGNON, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1-3, BLOCK 1, LOIGNON 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 4th day of November, 2025

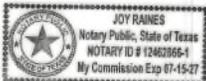
By: Austin Eli Loignon

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Austin Eli Loignon, 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 4th day of November, 2025.

Notary Public in and for the State of Texas My Commission expires: 07-15-25



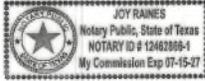
By: Leslie Esther Loignon

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Leslie Esther Loignon, 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 4th day of November, 2025.

Notary Public in and for the State of Texas My Commission expires: 07-15-25



- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COR8996).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 16" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of the City of Cleburne.

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: Johnson County Special Utility District 817-760-5200
Electricity: United Cooperative Services 817-556-4000
Septic: Private Individual Septic Systems

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.

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. 48251C0275K, effective date April 5, 2019, 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 sewers, 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 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 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, inputs 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 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.

Developer Note

A variance allowing permitting and platting on road frontage less than 150 feet for Lot 1 was approved in Commissioner's Court on October 14, 2025

OWNER: Austin E. Loignon and Leslie E. Loignon 3418 F.M. 2280 Cleburne, Texas 76031 Phone # 817-991-0274

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 15 foot wide Johnson County Rural Water Supply Corporation Easement in Volume 988, Page 399, Deed Records, Johnson County, Texas, and is blanket in nature.

This property is subject to a Johnson County Rural Water Supply Corporation Easement in Volume 926, Page 52, Deed Records, Johnson County, Texas, and is blanket in nature.

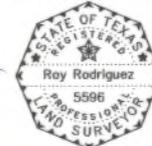
Plat Recorded in APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE
Instrument # _____ DAY OF _____, 2025
Slide _____
Date _____
County Clerk, Johnson County, Texas
Deputy Clerk
County Judge

SURVEYOR'S CERTIFICATE

KNOW 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 05, 2025. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 11/03/2025



FINAL PLAT LOIGNON ESTATES LOTS 1-3, BLOCK 1 AN ADDITION TO THE CITY OF CLEBURNE, ET J BEING 13.744 ACRES SITUATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435 JOHNSON COUNTY, TEXAS AUGUST 05, 2025

BLUESTAR SURVEYING logo and contact information: FIRM NUMBER 101-47900, 1010 W. BEAVER CREEK, CLEBURNE, TEXAS 76033, 817-688-9288, www.bluestarsurveying.com, JAN 25-016-P SHEET 2 OF 2 DATE: 8/5/25

AGENDA PLACEMENT FORM

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

Date: November 10, 2025

Meeting Date: November 24, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

[Handwritten Signature]

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



Description:

Consideration of Order 2025-112, Order Approving the Final Plat of Loignon Estates, Lots 1-3, Block 1, located in Precinct 1.

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**