



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 2025-113

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 **Tabletop Ranch Addition**, Lots 1-29, 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.

Filed For Record 3:07 PM

WITNESS OUR HAND THIS, THE 24TH DAY OF NOVEMBER 2025.

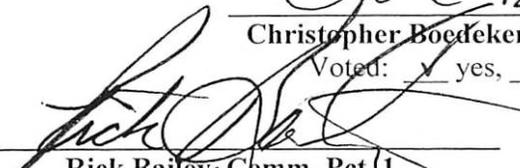
NOV 24 2025


Christopher Boedeker, Johnson County Judge

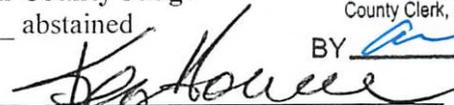
Voted: yes, ___ no, ___ abstained

April Long
County Clerk, Johnson County Texas

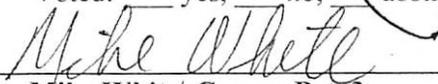
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

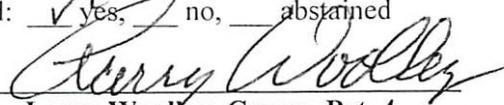
Voted: ___ yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. 2

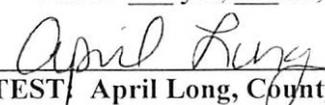
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. 3

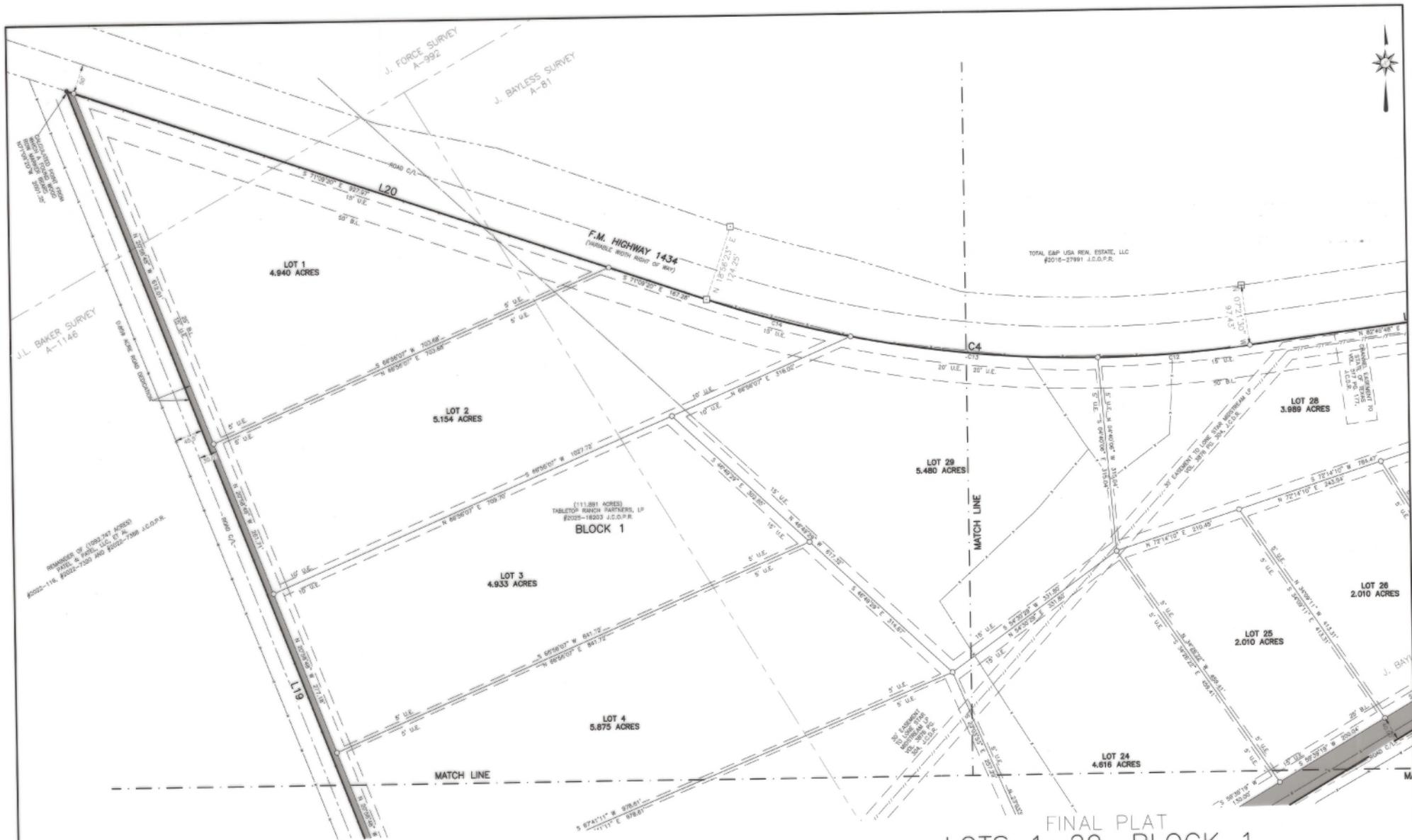
Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

ATTEST:  April Long, County Clerk





TOTAL EAP USA REAL ESTATE, LLC
#2016-27891 J.C.O.P.R.

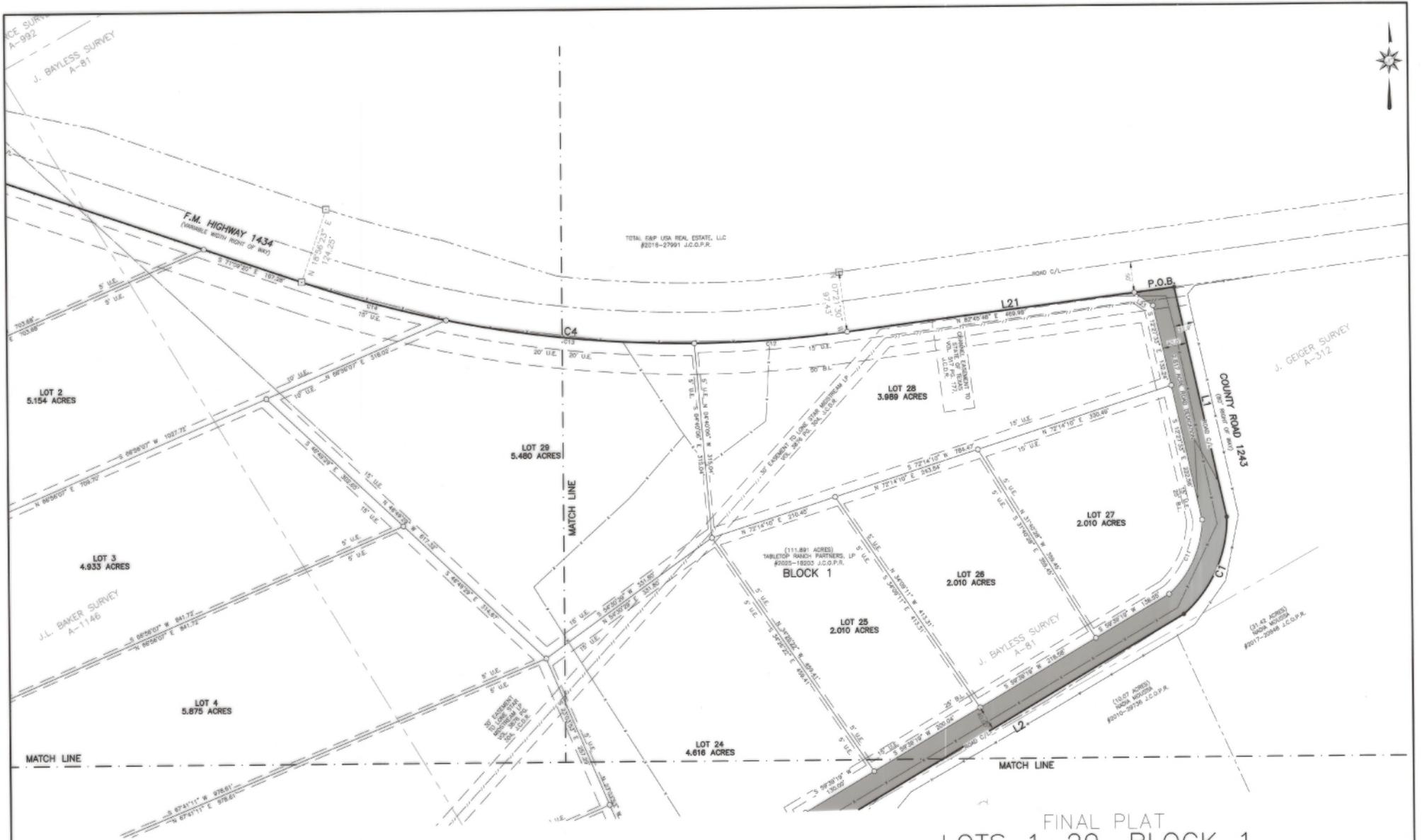
NUMBER OF (1094747) PAGES
PAGE 4 OF 4
#2022-116, #2022-7200 AND #2022-7399 J.C.O.P.R.

PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

FINAL PLAT
LOTS 1-29, BLOCK 1
TABLETOP RANCH ADDITION
A SUBDIVISION OF 111.891 ACRES OF LAND OUT
OF THE J. FORCE SURVEY ABSTRACT NO. 992,
THE J.L. BAKER SURVEY ABSTRACT NO. 1146,
THE J. BAYLESS SURVEY ABSTRACT NO. 81,
AND THE L.A. GRIFFITH SURVEY ABSTRACT NO.
300, JOHNSON COUNTY, TEXAS



LEGEND	
	SUBDIVISION LINE
	ADJACENT LINE
	LOT LINE
	EXISTING FENCE



TOTAL ERP USA REAL ESTATE, LLC
#2018-27991 J.C.O.P.R.

(111.891 ACRES)
TABLETOP RANCH PARTNERS, LP
#2025-18203 J.C.O.P.R.
BLOCK 1

FINAL PLAT
LOTS 1-29, BLOCK 1
TABLETOP RANCH ADDITION

A SUBDIVISION OF 111.891 ACRES OF LAND OUT OF THE J. FORCE SURVEY ABSTRACT NO. 992, THE J.L. BAKER SURVEY ABSTRACT NO. 1146, THE J. BAYLESS SURVEY ABSTRACT NO. 81, AND THE L.A. GRIFFITH SURVEY ABSTRACT NO. 300, JOHNSON COUNTY, TEXAS

PLAT RECORDED IN _____
INSTRUMENT NO. _____ SLIDE _____
DATE _____

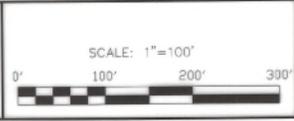
COUNTY CLERK, JOHNSON COUNTY, TEXAS

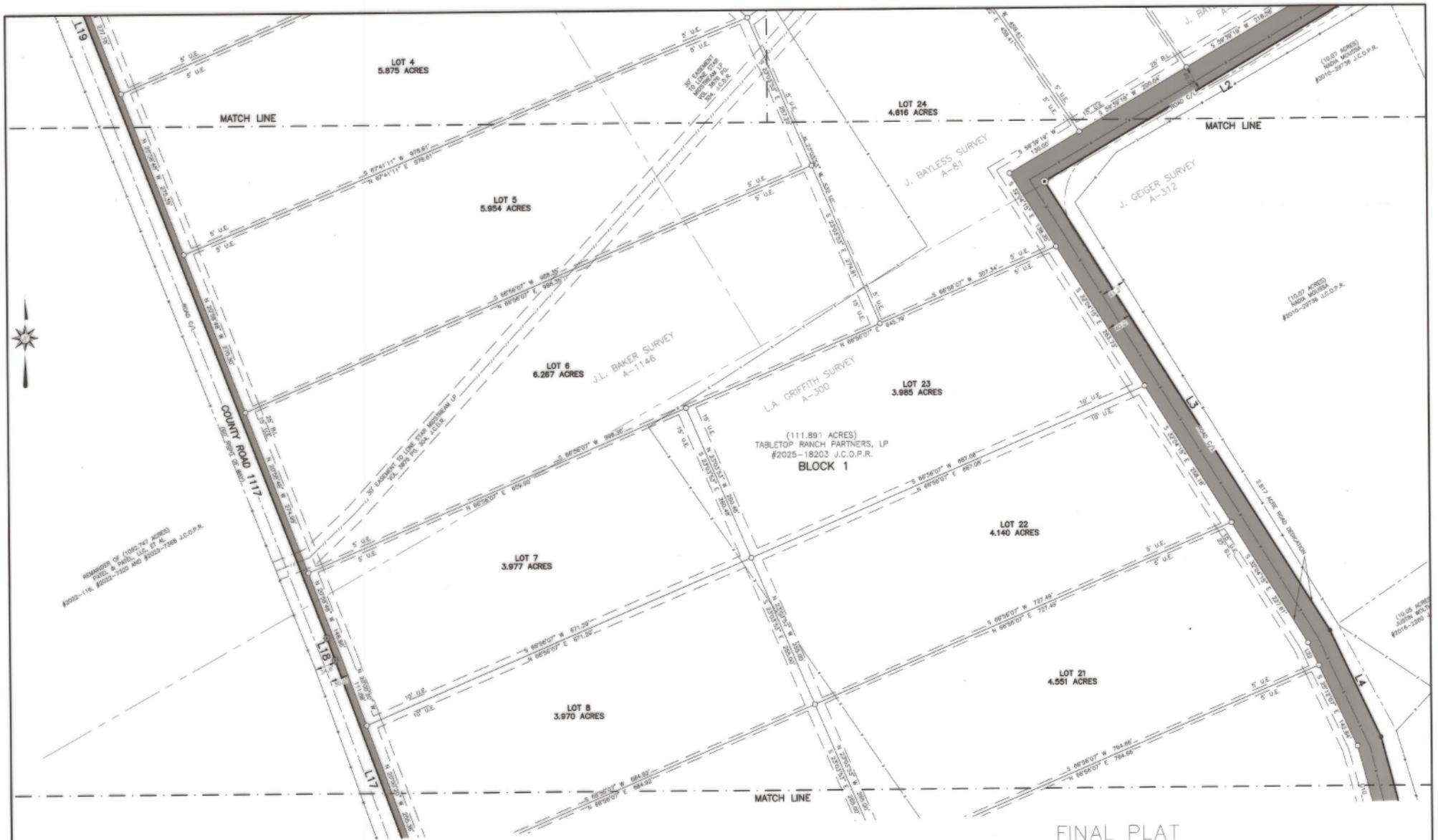
DEPUTY CLERK _____



SYMBOLS		MARKERS FOUND	
--- BOUNDARY LINE	○ PIV SET	● PIV SET	○ PIV SET
--- ADJUSTER LINE	○ RR SPIKE FOUND	● RR SPIKE FOUND	○ RR SPIKE FOUND
--- LOT LINE	○ FENCE CORNER FOUND	● FENCE CORNER FOUND	○ FENCE CORNER FOUND
--- STAKE LINE	○ WOOD SIGN MARK FOUND	● WOOD SIGN MARK FOUND	○ WOOD SIGN MARK FOUND
--- EXISTING FENCE	○ ROAD BOUNDARY	● ROAD BOUNDARY	○ ROAD BOUNDARY
--- CONTIGUOUS OR ROAD (C/O)	○ SHADOW SURVEY	● SHADOW SURVEY	○ SHADOW SURVEY
--- POINT OF BEGINNING	○ PUBLIC RECORDS	● PUBLIC RECORDS	○ PUBLIC RECORDS
--- BOUNDARY BEARING LINE	○ JOHNSON COUNTY DEED RECORDS	● JOHNSON COUNTY DEED RECORDS	○ JOHNSON COUNTY DEED RECORDS
--- (180-360) RECORD CALL	○ DEMAND STATEMENT	● DEMAND STATEMENT	○ DEMAND STATEMENT
	○ SURVEY AGREEMENT	● SURVEY AGREEMENT	○ SURVEY AGREEMENT

1. BEARING, DISTANCE & AREA SHOWN HEREON ARE GRD. AND AS (2011)-JOHN LAMBERT GRD COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, UTILIZING THE CONEY/OWENS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
3. PIV SETS ARE 1/2" INCH IRON RODS WITH PLASTIC CAPS MARKED "CTLS"
4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.





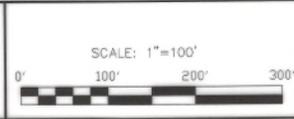
OWNER OF (2019-197-0000)
 TRAC & PART, L.P. ET AL
 #2022-116, #2022-7320 AND #2022-7328 J.C.O.P.R.

PLAT RECORDED IN _____
 INSTRUMENT NO. _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____



LEGEND	
--- BOUNDARY LINE	○ PIN SET
--- MOWER LINE	○ PIN SET FOUND
--- LOT LINE	○ TOWER FOUND NOT FOUND
--- EASEMENT LINE	○ MOWER MARK FOUND
--- EXISTING FENCE	--- ROAD DEGRADATION
--- CENTER OF ROAD (C&G)	--- MOWER MARK
J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS	U.L. UTILITY SHOWN
J.C.O.P.R. - JOHNSON COUNTY DEED RECORDS	U.L. UTILITY SHOWN
POB - POINT OF BEGINNING	U.L. UTILITY SHOWN
BL - BOUNDARY SURVEY LINE	U.L. UTILITY SHOWN
SPS - (SPT) RECORD ONLY	

- NOTICE:**
1. BEARINGS, DISTANCE & ACRES SHOWN HEREON ARE PER PAR 32 (2012) - METRIC, LAMBERT GRID COORDINATES AND COMPARE TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NAD 83 CORS/OPUS SOLUTION.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 3. PIN SET ARE 1/2" INCH HIGH REBAR WITH PLASTIC CAPS MARKED "C&G".
 4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.



FINAL PLAT
 LOTS 1-29, BLOCK 1
 TABLETOP RANCH ADDITION
 A SUBDIVISION OF 111.891 ACRES OF LAND OUT
 OF THE J. FORCE SURVEY ABSTRACT NO. 992,
 THE J.L. BAKER SURVEY ABSTRACT NO. 1146,
 THE J. BAYLESS SURVEY ABSTRACT NO. 81,
 AND THE L.A. GRIFFITH SURVEY ABSTRACT NO.
 300, JOHNSON COUNTY, TEXAS

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:



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



Description:

Consideration of Order 2025-113, Order Approving the Final Plat of Tabletop Ranch Addition, Lots 1-29, 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**