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	§	
	§	**ORDER 2026-48**
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 Development Services 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 **B. Ward Estates**, Lot 1, 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 8TH DAY OF JUNE 2026.

Christopher Boedeker, Johnson County Judge
Voted: ✓ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1
Voted: ✓ yes, ___ no, ___ abstained

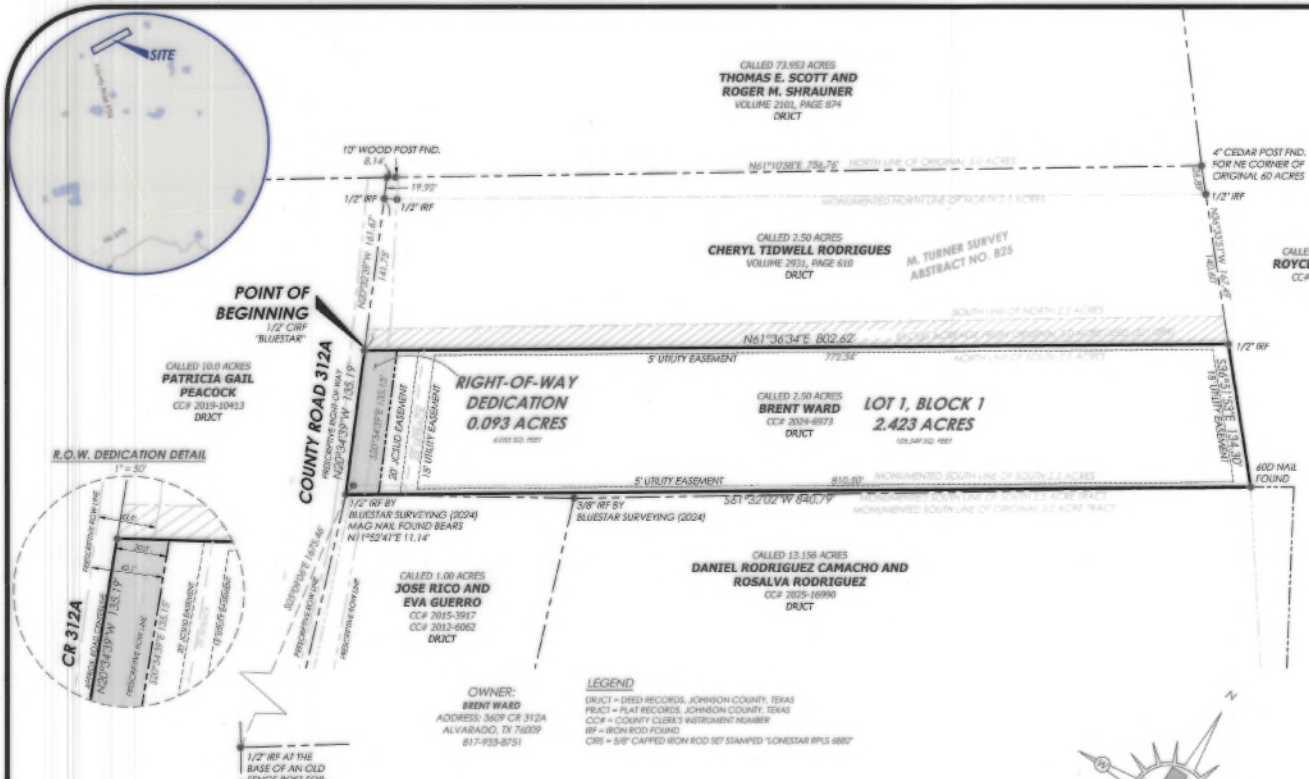
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3
Voted: ✓ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT
JOHNSON COUNTY, TEXAS



OWNER:
BRENT WARD
ADDRESS: 3609 CR 312A
ALVARADO, TX 76009
817-933-8751

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

2. EASEMENTS AND BUILDING SETBACKS:
   UTILITY EASEMENTS
   15' FROM LOT LINE IN FRONT AND BACK
   5' FROM LOT LINE ON THE SIDES

   BUILDING LINES
   50' FROM LOT LINE (STATE HIGHWAY & FM)
   25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

   RIGHT-OF-WAY DEDICATION
   40' ROW FROM CENTER OF ROAD ON F.M. OR STATE *
   30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*
   *UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN

3. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

4. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.

5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

6. UTILITY PROVIDERS:
   WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200
   * JCSUD HAS 3 EASEMENTS ACROSS THE PROPERTY:
   INST. #2024-27844; VOL. 2430, PG. 366; VOL. 512, PG. 561
   ELECTRIC: UNITED COOPERATIVE SERVICES 817-556-4000
   SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

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.

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 PASSADEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

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 EXECUTORY CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDED 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.

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.

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.

DEVELOPER NOTE

A VARIANCE ALLOWING PLATTING AND PERMITTING ON ROAD FRONTAGE LESS THAN 150 FEET FOR LOT 1 WAS APPROVED IN COMMISSIONER'S COURT ON MAY 11, 2026.

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, IMPLY 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 OR 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.

FILING BLOCK

PLAT RECORDED IN

INSTRUMENT # _____, YEAR _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED:
JOHNSON COUNTY COMMISSIONER'S COURT

DATE _____

COUNTY JUDGE

PROJECT NUMBER: 260006 DATE: MAY 19, 2026
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

FINAL PLAT
LOT 1, BLOCK 1
B. WARD ESTATES

AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING 2.516 ACRES OF LAND SITUATED IN THE
M. TURNER SURVEY, ABSTRACT NO. 825,
JOHNSON COUNTY, TEXAS

—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
SURVEY@LONESTARLANDSURVEYING.COM

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS BRENT WARD, OWNER OF A 2.516 ACRE TRACT OF LAND SITUATED IN THE M. TURNER SURVEY, ABSTRACT NUMBER 825, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.50 ACRE TRACT OF LAND DESCRIBED BY DEED TO BRENT WARD, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-6973, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR" AT THE WESTERNMOST CORNER OF SAID CALLED 2.50 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF A CALLED 2.50 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO CHERYL TIDWELL RODRIGUES, RECORDED IN VOLUME 2931, PAGE 610, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 312A, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID TIDWELL TRACT BEARS NORTH 20 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 141.75 FEET;

THENCE NORTH 61 DEGREES 36 MINUTES 34 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID WARD TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID TIDWELL TRACT, A DISTANCE OF 802.62 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID WARD TRACT, SAME BEING THE EASTERNMOST CORNER OF SAID TIDWELL TRACT, AND BEING IN THE SOUTHWEST LINE OF A CALLED 56.16 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ROYCE W. FARRIS, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2019-34569, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 4" CEDAR POST FOUND FOR THE NORTH CORNER OF SAID TIDWELL TRACT BEARS NORTH 36 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 167.49 FEET;

THENCE SOUTH 36 DEGREES 51 MINUTES 33 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID WARD TRACT, BEING COMMON WITH SAID SOUTHWEST LINE, A DISTANCE OF 134.30 FEET, TO A 60D NAIL FOUND FOR THE EASTERNMOST CORNER OF SAID WARD TRACT, AND BEING IN EXTERIOR ELL CORNER IN SAID SOUTHWEST LINE, AND BEING THE NORTHERNMOST CORNER OF A CALLED 13.156 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO DANIEL RODRIGUEZ CAMACHO AND ROSALVA RODRIGUEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2025-16990, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 61 DEGREES 32 MINUTES 02 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID WARD TRACT, A DISTANCE OF 840.79 FEET, TO A 1/2" IRON ROD (FOUND BY BLUESTAR SURVEYING IN 2024) FOR THE SOUTHERNMOST CORNER OF SAID WARD TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO JOSE RICO, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2012-6062, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 312A, FROM WHICH A 1/2" IRON ROD FOUND AT THE BASE OF AN OLD FENCE POST FOR THE SOUTHWEST CORNER OF THE ORIGINAL 60 ACRE TRACT BEARS SOUTH 05 DEGREES 09 MINUTES 06 SECONDS EAST, A DISTANCE OF 1675.46 FEET;

THENCE NORTH 20 DEGREES 34 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID WARD TRACT, AND WITH SAID COUNTY ROAD, A DISTANCE OF 135.19 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 2.516 ACRES OR 109,604 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT **BRENT WARD**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, B. WARD 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, MY HAND, THIS THE 21st DAY OF May, 20 26

Brent Ward
BRENT WARD

STATE OF TEXAS §
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Brent Ward, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF May, 20

Marshall Miller
NOTARY PUBLIC

MARSHALL MILLER
Notary Public, State of Texas
Comm. Expires 02-28-2030
Notary ID 133815747

MY COMMISSION EXPIRES: _____

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0325J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 500 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 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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, 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.

EXECUTED THIS THE 19TH DAY OF MAY, 2026.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

STATE OF TEXAS
REGISTERED
MARSHALL W. MILLER
6882
PROFESSIONAL
LAND SURVEYOR

VG-92-2026-17488

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 17488

Real Property Recordings

Recorded On: June 08, 2026 02:32 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $0.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2026 - 17488
Receipt Number:	20260608000178
Recorded Date/Time:	June 08, 2026 02:32 PM
User:	Martika S
Station:	CCL45

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT JOHNSON COUNTY, TEXAS

STATE OF TEXAS
Johnson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long
Johnson County Clerk
Johnson County, TX

April Long

AGENDA ITEM
CA24

AGENDA PLACEMENT FORM

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

Date: May 21, 2026

Meeting Date: June 8, 2026

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

Johnson County APPROVED Commissioners Court

6.08.2026

Description:

Consideration of Order 2026-48, Order Approving the Final Plat of B. Ward Estates, Lot 1, Block 1, Located in Precinct 4.

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: _____ minutes

Session Requested: (check one)

☐ Action Item ☑ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Approved in CC on 9/11/2023