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 2026-57**
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 **Sunrise Ridge**, Lots 1-23, Block 1, Lots 1-14, Block 2, and Lot 1X, Block X, 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 22ND 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



Centerline Calls

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C16	300.00'	470.86'	S 13°32'57" W	424.00'
C17	300.00'	235.62'	N 08°59'12" W	229.61'
C18	300.00'	235.62'	N 08°59'12" W	229.61'

LINE	BEARING	DISTANCE
L32	N 13°30'48" E	27.24'

Lot Calls

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	270.00'	423.78'	S 13°32'57" W	381.60'
C2	80.00'	65.00'	N 76°47'06" W	63.22'
C3	80.00'	233.71'	S 03°45'03" E	159.03'
C4	80.00'	16.78'	N 86°32'50" E	16.75'
C5	80.00'	95.04'	S 02°27'16" W	89.55'
C6	80.00'	88.81'	S 63°23'01" E	84.32'
C7	80.00'	113.91'	N 44°01'21" E	104.53'
C8	80.00'	17.58'	N 03°03'44" W	17.54'
C9	80.00'	130.72'	N 79°47'01" E	116.66'
C10	80.00'	184.91'	N 33°14'41" W	146.41'
C11	270.00'	212.06'	N 08°59'12" W	206.65'
C12	330.00'	259.18'	N 08°59'12" W	252.57'
C13	330.00'	177.70'	S 16°03'38" E	175.56'
C14	330.00'	161.63'	S 33°30'48" W	160.02'
C15	330.00'	63.18'	S 53°01'44" W	63.08'
C19	270.00'	212.06'	S 08°59'12" E	206.65'
C20	330.00'	81.49'	S 06°26'22" W	81.28'
C21	330.00'	293.14'	N 05°58'00" W	283.60'

LINE	BEARING	DISTANCE
L1	S 31°24'54" E	54.19'
L2	S 58°30'48" W	43.68'
L3	N 31°29'12" W	45.83'
L4	N 31°29'12" W	33.03'
L5	N 13°30'48" E	27.24'
L6	N 58°51'35" E	50.00'
L7	N 58°51'35" E	77.34'
L8	N 31°29'12" W	44.91'
L9	N 66°10'02" E	58.02'
L33	S 89°20'28" W	60.17'
L34	S 13°30'48" W	27.24'
L35	N 72°41'12" W	126.63'

Drainage Easement Calls

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C22	80.00'	31.86'	N 64°55'08" W	31.65'
C23	330.00'	25.02'	N 09°43'50" W	25.02'
C24	270.00'	25.39'	S 08°57'32" E	25.38'
C25	330.00'	31.66'	N 08°37'44" W	31.64'

LINE	BEARING	DISTANCE
L11	N 60°10'31" E	158.70'
L12	S 31°29'12" E	352.59'
L13	S 58°30'48" W	62.56'
L14	N 31°29'12" W	194.59'
L15	N 61°29'12" W	157.27'
L16	N 58°30'48" E	80.00'
L17	S 31°29'12" E	15.58'
L18	S 76°29'12" E	295.78'
L19	S 29°27'37" E	867.62'
L20	S 47°18'57" E	233.16'
L21	S 58°37'07" W	63.20'
L22	N 47°18'57" W	222.69'
L23	N 29°27'37" W	845.38'
L24	N 76°29'12" W	294.11'
L25	N 31°29'12" W	48.72'
L26	N 58°37'07" E	89.19'
L27	S 57°37'23" E	338.83'
L28	N 58°37'07" E	320.00'
L29	N 68°31'31" E	517.66'
L30	N 31°22'53" W	60.16'
L31	N 57°37'23" W	540.55'
L36	N 76°07'09" E	71.98'
L37	S 78°07'09" W	68.54'
L38	S 53°48'35" E	227.15'
L39	S 31°29'12" E	65.82'
L40	N 53°48'35" W	268.63'

Surveyor's & Engineer's Notes:

A) With respect to the documents listed in Title Commitment No. WF-2986-LC the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
30' Pipeline Esm't. - Vol. 3866, Pg. 807 (amended by Vol. 3924, Pg. 284) (as shown)
50' Pipeline Esm't. - CF# 2012025526, (as shown)
Telephone Easement - Johnson County Electric Co-op - Vol. 704, Pg. 635 (Blanket)
O.P.R.J.C.T.

The 30' Pipeline Easement that previously affected this tract, as recorded in Vol. 4098, Pg. 802, was released per CF# 2026-10085, O.P.R.J.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48251C0330J, dated December 4, 2012 and F.I.R.M. Community Panel Map No. 48251C0275K, dated April 3, 2019 for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were located by Texas811 during this survey, per Ticket No. 24370194410. Pipeline easement locations shown on face of this plat are derived from record easement documents and on-the-ground locate data, discovered via said ticket. Always call 811 and/or Utility Providers before excavation or construction.

E) All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

F) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

G) The 60 foot Private Right-of-Way, Utility & Drainage Easement shown hereon (McKenzie Circle) has a total length of 6,190 linear feet, with a total area of 9.079 acres (gated & privately maintained by the Home Owners' Association).

H) Lot 1X, Block 1X is not for residential use (gated & privately maintained by the Home Owners' Association).

I) Lot 23, Block 1 is required to use McKenzie Circle for drive access; drive access from County Road 123 is prohibited.

J) Minimum Finished Floor Elevation (M.F.F.E.) and Base Flood Elevation (B.F.E.) are established by Jordan Bishop, P.E., Texas Surveying & Engineering, Inc.

K) County Road 123 is designated as an ultimate 80' collector right-of-way per the Johnson County Major Thoroughfare Plan (Existing Collector going northwest, Proposed Collector going southwest). This plat dedicates a 30-35'± portion to Johnson County on the south side of the road. The dedication establishes the present-day pavement centerline as the centerline of the future 80' right-of-way, meaning an equal width will eventually be dedicated from the north side.

The adjoining Loftin tract to the north (V. 1079, P. 750) appears to share a contiguous boundary with this tract, as evidenced by a found 5/8" iron rod located 19'36" from this tract's westerly northern corner. This shared boundary lies 5' to 10' south of the present-day pavement centerline. The northern property owner will be responsible for dedicating the remaining portion (approximately 45'-50') at a later date, to complete the ultimate 80' right-of-way.

L) Per developer request, lot corners are to be set at a later date, upon completion of the road paving & grading.

Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Engineer:
Jordan Bishop, P.E.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Thomas Brett Chenevert & Grant Hanby
Attn: Sunrise C&C Construction - Alec Cullie
11512 CR 1015
Crowley, TX 76036
817-718-3787

1" = 200'

0 200 400 600

Final Plat
Lots 1-23, Block 1, Lots 1-14, Block 2 and Lot 1X, Block X
Sunrise Ridge

an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas

Being a 90.292 acre tract out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas

June 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

State of Texas
County of Johnson

Whereas Thomas Brett Chenevert and Grant Hanby, being the sole owners of a 90.292 acre tract of land out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas; being all of that certain tract conveyed to Thomas Brett Chenevert and Grant Hanby in Doc. No. 2024-23864, Deed Records, Johnson County, Texas (D.R.J.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set Mag Nail in County Road 1123 at the northwest corner of a certain tract of land conveyed to Gann in Doc. No. 2016-04914, D.R.J.C.T., for the northeast and beginning corner of this tract.

THENCE S 3°29'12" E along the west line of said Gann tract passing a found 5/8" iron rod at 11.89 feet and in all 2609.00 feet to a 12" wood fence post at the southwest corner of said Gann tract and in the north line of a certain tract of land conveyed to Almeida-Cruz in Volume 2113, Page 865, D.R.J.C.T., for the southeast corner of this tract.

THENCE S 88°37'07" W 1658.92 feet along the north line of said Almeida-Cruz tract to a found 1/2" iron rod at the southeast corner of a certain "First Tract" conveyed to Turtle Top Cove in Volume 3762, Page 153, D.R.J.C.T., for the southwest corner of this tract.

THENCE N 31°34'48" W 2244.82 feet to a found 5/8" iron rod in the east line of a certain "Second Tract" conveyed in said Turtle Top Cove deed and at the southwest corner of a certain tract of land conveyed to Sanchez in Volume 2684, Page 67, D.R.J.C.T., for the most westerly northwest corner of this tract.

THENCE N 60°10'21" E along the south line of said Sanchez tract passing a found 1/2" iron pipe at 1409.79 feet and in all 1415.61 feet to a set 1/2" capped iron rod stamped "TEXAS SURVEYING INC" at the southeast corner of said Sanchez tract for an ell corner of this tract.

THENCE N 31°24'54" W 307.78 feet along the east line of said Sanchez tract to a set Mag Nail in asphalt in said County Road 1123 at the northeast corner of said Sanchez tract for the most northerly northwest corner of this tract.

THENCE N 59°48'27" E 247.40 feet along said County Road 1123 to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W240903I-P
Field Date: October 1, 2024
Revised Date: June 4, 2026

STATE OF TEXAS
REGISTERED
MICAH HAMILTON
5865
PROFESSIONAL
LAND SURVEYOR

Surveyor's & Engineer's Notes:

A) With respect to the documents listed in Title Commitment No. WF-3986-LC the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
20' Pipeline Esm't. - Vol. 3666, Pg. 307 (amended by Vol. 3724, Pg. 296) (as shown)
30' Pipeline Esm't. - CF# 2012001312 (as shown)
Telephone Easement - Johnson County Electric Co-op - Vol. 704, Pg. 635 (blanket)
D.P.R.J.C.T.

The 20' Pipeline Easement that previously affected this tract, as recorded in Vol. 4098, Pg. 802, was released per CF# 2020-10085; O.P.R.J.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48251C0200G, dated December 4, 2012 and F.I.R.M. Community Panel Map No. 48251C0275K, dated April 5, 2011 for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were located by Texas811 during this survey, per Ticket No. 24170194410. Pipeline easement locations shown on face of this plat are derived from record easement documents and on-the-ground locate data, discovered via said ticket. Always call 811 and/or Utility Providers before excavation or construction.

E) All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

F) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

G) The 60 foot Private Right-of-Way, Utility & Drainage Easement shown hereon (McKenzie Circle) has a total length of 5,760 linear feet, with a total area of 9.179 acres (gated & privately maintained by the Home Owners' Association).

H) Lot 1X, Block X is not for residential use (gated & privately maintained by the Home Owners' Association).

I) Lot 23, Block 1 is required to use McKenzie Circle for access; access from County Road 1125 is prohibited.

J) Minimum Finished Floor Elevation (M.F.F.E.) and Base Flood Elevation (B.F.E.) are established by Jordan Bishop, P.E., Texas Surveying & Engineering, Inc.

K) County Road 1123 is designated as an ultimate 80' collector right-of-way per the Johnson County Major Thoroughfare Plan (Existing Collector going northeast; Proposed Collector going southwest). This plat dedicates a 30.25'± portion to Johnson County on the south side of the road. The dedication establishes the present-day pavement centerline as the centerline of the future 80' right-of-way, meaning an equal width will eventually be dedicated from the north side.

The adjoining Luttin tract to the north (V. 1089, P. 760) appears to share a contiguous boundary with this tract, as evidenced by a found 5/8" iron rod located 11.79' from this tract's westerly northern corner. This shared boundary lies 5'± to 10' south of the present-day pavement centerline. The northern property owner will be responsible for dedicating the remaining portion (approximately 45-50') at a later date, to complete the ultimate 80' right-of-way.

L) Per developer request, lot corners are to be set at a later date, upon completion of the road paving & grading.

Johnson County Notes:

1) At time of plat, all of this subdivision lies within the Extraterritorial Jurisdiction of the City of Cleburne (as shown on Vicinity Map below).

Filing a Plat:

2) It is a Criminal Offense punishable by a fine of up to $1,000.00, 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.

3) 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:

4) 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 for county maintenance.

5) Water Service is to be provided by by private on-site water wells.
Sewage Service is to be provided by private on-site septic facilities (OSSF).
Electrical Service is to be provided by United Cooperative Services (833-327-6627).

6) The designation of the proposed usage of the area shown on plat is for single family residential.

7) The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months of the date of final plat approval.

Utility Easements:

8) 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.

9) 20' from lot line in front (U.E. = Utility Easement)
15' from lot line in back (U.E. = Utility Easement)
5' from lot line on the sides (U.E. = Utility Easement)

Right-of-Way Dedications:

10) 40' ROW from center of road on F.M. or State.
30' ROW from center of County Road or roads in a subdivision.
(Unless otherwise required by Master Thoroughfare Plan)

Building Lines:

11) 50' from lot line (State Hwy & F.M.) (B.L. = Building Line)
25' from lot line (County Road or Subdivision Roads) (B.L. = Building Line)

Flood Notes:

12) The referenced FEMA flood insurance rate map is for use in administering the national flood insurance program (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".

13) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

14) 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 the drainage courses along or across said lots.

15) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control or erosion.

16) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

17) Johnson County has the right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

Private Sewage Facility:

18) 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.

19) 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 government regulations.

20) 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.

Duties of Developer/Property Owner:

21) 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.

22) 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 of liability to Johnson County, the Commissioners, officials or employees of Johnson County.

23) 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.

24) 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:

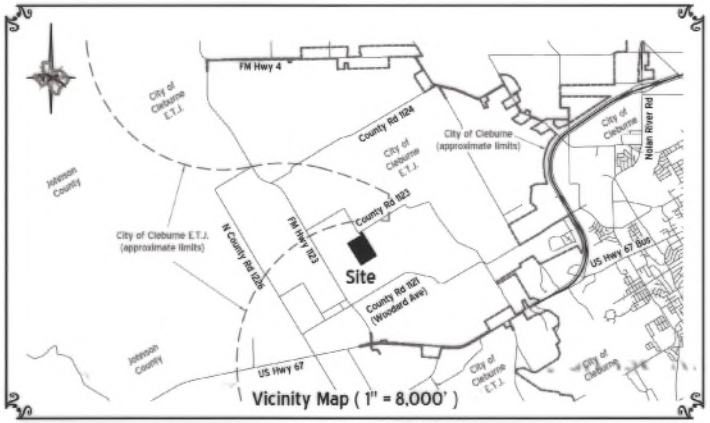
25) The property developer submitting this plat to Johnson County for approval and the owner of the property, the subject of this plat, do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Water Well Spacing:

26) Per Prairielands Groundwater Conservation District review, minimum water well spacing shall be 100 feet between each well (50 foot radius measured from each well).

Variance:

27) The Johnson County Commissioners Court approved a Variance for the Roadway Cross Section to allow a two-course chip seal on May 11, 2026.



Vicinity Map (1" = 8,000')

State of Texas, County of Johnson

Approved by Johnson County Commissioner's Court

on the _____ day of _____ 2026.

By:

_____
County Judge

Plat Recorded in Instrument No. _____ Slide _____

Date:

_____
County Clerk, Johnson County, Texas

_____
Deputy Clerk

Now, Therefore, Know All Men By These Presents:

That Thomas Brett Chenevert and Grant Hanby, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as Lots 1-23, Block 1, Lots 1-14, Block 2 and Lot 1X, Block X, Sunrise Ridge, an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas; and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon unless otherwise designated on this plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Johnson County, Texas.

Witness, my hand, this the 6th day of June, 2026.

By:

Thomas Brett Chenevert (Owner)

Grant Hanby (Owner)

State of ~~Texas~~ Arkansas
County of Washington

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Brett Chenevert, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 6 day of June, 2026.

Rebecka Ebsen
Notary Public in and for the State of ~~Texas~~

My Commission Expires: 04-21-2027

REBECKA EBSEN
Notary Public-Arkansas
Benton County
My Commission Expires 04-21-2027
Commission # 12700837

State of ~~Texas~~ Arkansas
County of Washington

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Grant Hanby, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 6 day of June, 2026.

Rebecka Ebsen
Notary Public in and for the State of Texas

My Commission Expires: 04-21-2027

REBECKA EBSEN
Notary Public-Arkansas
Benton County
My Commission Expires 04-21-2027
Commission # 12700837

Final Plat
Lots 1-23, Block 1, Lots 1-14, Block 2 and Lot 1X, Block X
Sunrise Ridge
an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas

Being a 90.292 acre tract out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas

June 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Micah Hamilton, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Engineer:
Jordan Bishop, P.E.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Thomas Brett Chenevert & Grant Hanby
Attn: Sunrise C&C Construction - Alec Cutia
1512 CR 105
Crowley, TX 76036
817-710-3787

1" = 200'

0 200 400 600

VG-92-2026-19044

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 19044

Real Property Recordings

Recorded On: June 22, 2026 03:47 PM

Number of Pages: 4

" 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 - 19044
Receipt Number:	20260622000203
Recorded Date/Time:	June 22, 2026 03:47 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
A 8

AGENDA PLACEMENT FORM

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

Date: June 8, 2026

Meeting Date: June 22, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Jennifer VanderLaan

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



6.22.2026

Description:

Consideration of Order 2026-57, Order Approving the Final Plat of Sunrise Ridge, Lots 1-23, Block 1, Lots 1-14, Block 2, Lot 1X, Block X, Located in Precinct 1.

Water Source is Private Water Wells.

(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: 5 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