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 2026-55**
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 **Laflamme Ranch Addition**, 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 22ND DAY OF JUNE 2026.

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

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

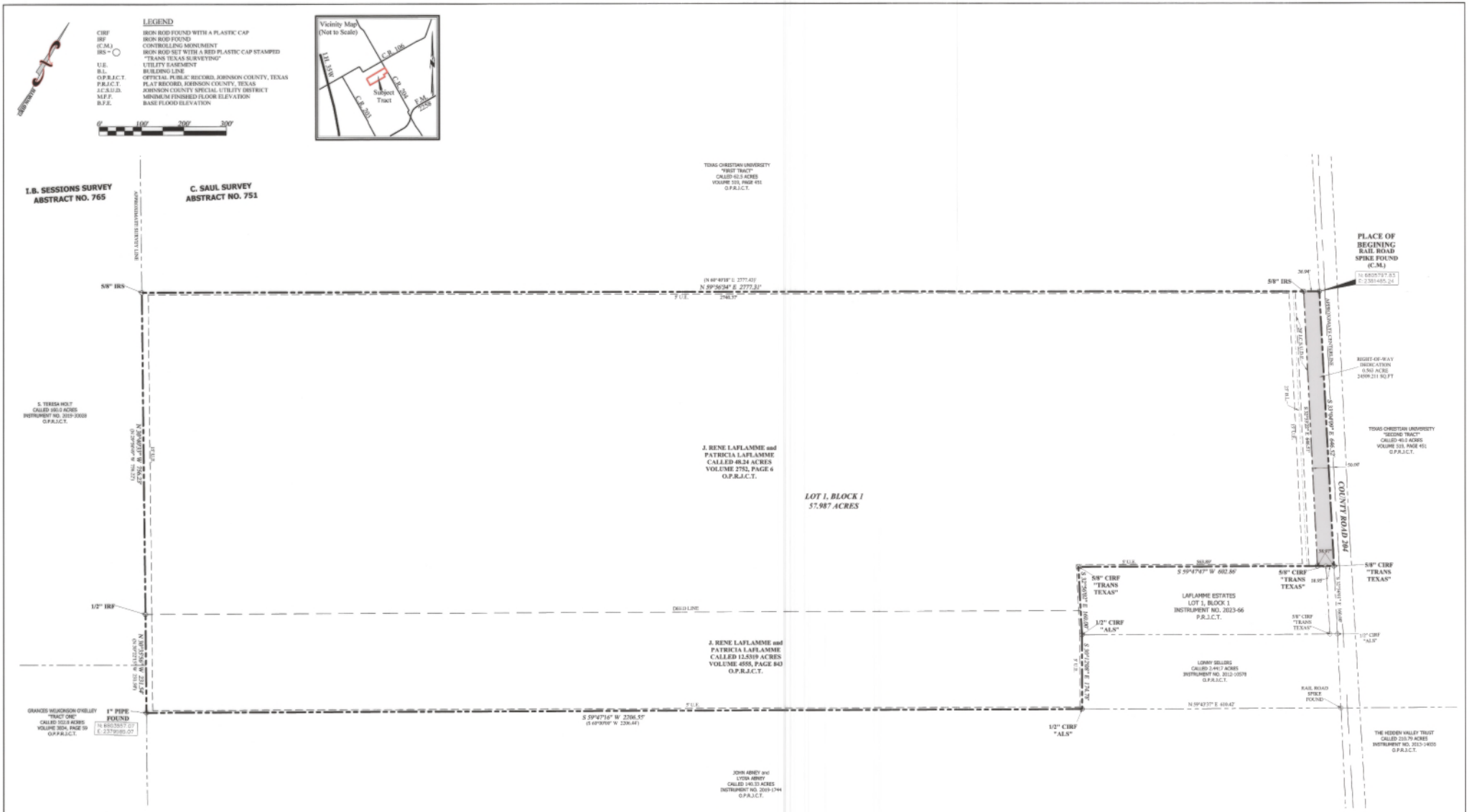
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

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



FINAL PLAT
SHOWING

LOT 1, BLOCK 1
LAFLAMME RANCH ADDITION

AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING 58.547 ACRES OF LAND LOCATED IN THE
C. SAUL SURVEY, ABSTRACT NO. 751
JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20__.

COUNTY JUDGE

PLAT RECORDED IN
YEAR _____ INSTRUMENT #_____
SLIDE _____
DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

OWNER:
J. RENE LAFLAMME
5700 COUNTY ROAD 204
GRANDVIEW, TEXAS 76050
PHONE: 817-454-7963

TRANS TEXAS SURVEYING & MAPPING
TEXAS REGISTERED
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.transtx.com
info@transtx.com

Scale: 1"=100'	Date: XX/XX/2026	DWG: 20220060-FINAL PLAT-2026
Drawn: JDD	Checked: RLY	Job: 20220060

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL USE.
3. UTILITY PROVIDERS:

   WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE 817-760-5200

   ELECTRIC SERVICE IS TO BE PROVIDED BY ONCOR ELECTRIC SERVICES. PHONE 888-313-6862

   SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

4. FLOOD STATEMENT:

   ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0350J, REVISED DATE - DECEMBER 04, 2012. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

   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.

5. 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.

6. UTILITY EASEMENTS:

   15' FROM LOT LINE IN FRONT
   15' FROM LOT LINE IN BACK
   5' FROM LOT LINE ON THE SIDES

7. 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

8. BUILDING LINES:

   50' FROM LOT LINE (STATE HWY. & F.M.)
   25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. 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.

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

11. 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 JOHNSON COUNTY 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.

12. 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.

13. 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.

14. 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.

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ( ) DENOTES RECORD DATA.
4. 20' EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, VOLUME 3186, PAGE 699, O.P.R.J.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CANNOT ACCURATELY DEFINE THE LOCATION OF THE 20' WIDE EASEMENT DESCRIBED THEREIN.
5. 15' EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, VOLUME 925, PAGE 729, O.P.R.J.C.T. CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CANNOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.

FINAL PLAT
SHOWING

LOT 1, BLOCK 1
LAFLAMME RANCH ADDITION

AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING 58.547 ACRES OF LAND LOCATED IN THE
C. SAUL SURVEY, ABSTRACT NO. 751
JOHNSON COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE C. SAUL SURVEY, ABSTRACT NO. 751, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 48.24 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2752, PAGE 6, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING THE REMAINDER OF A CALLED 12.5319 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4555, PAGE 843, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN COUNTY ROAD NO. 208, BEING THE NORTHEASTERLY CORNER OF SAID 48.54 ACRE TRACT, ALSO BEING THE SOUTHEASTERLY CORNER OF A CALLED 62.5 ACRES "FIRST TRACT" OF LAND AS DESCRIBED IN VOLUME 518, PAGE 491 O.P.R.J.C.T.;

THENCE, S 15°19'08" E, ALONG SAID COUNTY ROAD NO. 208 A DISTANCE OF 646.52 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "ALS" BEARS S 32°56'01" E, A DISTANCE OF 160.00 FEET;

THENCE, S 59°47'47" W, PASSING AT 18.95 FEET, A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, LAFLAMME ESTATES, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2023-66, PLAT RECORDS, JOHNSON COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 602.86 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE NORTHWESTERLY CORNER OF SAID LAFLAMME ESTATES;

THENCE, S 32°56'02" E, ALONG WESTERLY LINE OF SAID LAFLAMME ESTATES, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "ALS" FOUND, BEING THE SOUTHWESTERLY CORNER OF SAID LAFLAMME ESTATES, ALSO BEING THE NORTHWESTERLY CORNER OF A 2.4417 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2002-01978 O.P.R.J.C.T.;

THENCE, S 30°12'08" E, ALONG THE WESTERLY LINE OF SAID 2.4417 ACRE TRACT, A DISTANCE OF 174.78 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "ALS" FOUND, BEING THE SOUTHWESTERLY CORNER OF SAID 2.4417 ACRE TRACT, ALSO BEING IN THE NORTHERLY LINE OF A CALLED 140.33 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-1704 O.P.R.J.C.T., AND ALSO BEING THE SOUTHERLY LINE OF A CALLED 12.5319 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4555, PAGE 843 O.P.R.J.C.T. FROM WHICH A RAIL ROAD SPIKE FOUND IN SAID COUNTY ROAD 204 BEARS N 59°47'57" E A DISTANCE OF 640.42 FEET;

THENCE, S 59°47'16" W, ALONG THE COMMON LINE OF SAID 12.5319 ACRE TRACT AND SAID 140.33 ACRE TRACT A DISTANCE OF 2206.55 FEET TO A 1" PIPE FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 12.5319 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID 140.33 ACRE TRACT;

THENCE, N 30°35'56" W, ALONG THE WESTERLY LINE OF SAID 12.5319 ACRE TRACT A DISTANCE OF 231.54 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID 12.5319 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 48.24 ACRE TRACT;

THENCE, N 30°49'55" W, ALONG THE WESTERLY LINE OF SAID 48.24 ACRE TRACT A DISTANCE OF 756.23 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET, FOR THE NORTHWESTERLY CORNER OF SAID 48.24 ACRE TRACT;

THENCE, N 59°56'34" E, ALONG THE COMMON LINE OF SAID 48.24 ACRE TRACT AND SAID 62.5 ACRES "FIRST TRACT", A DISTANCE OF 2777.31 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 58.547 ACRES OF LAND.**

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 08, 2026 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

REGISTERED PROFESSIONAL LAND SURVEYOR 5400 STATE OF TEXAS

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT J. RENE LAFLAMME, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, LAFLAMME RANCH ADDITION, 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.

BY: J. Rene LaFlamme 05-26-26
J. RENE LAFLAMME DATE

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26TH DAY OF MAY 2026 BY J. RENE LAFLAMME, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-30-2026

Joseph Donald Draper
My Commission Expires
4/30/2026
Notary ID 135233204

PLAT RECORDED IN
YEAR _____ INSTRUMENT #_____
SLIDE _____
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

OWNER:
J. RENE LAFLAMME
5700 COUNTY ROAD 204
GRANDVIEW, TEXAS 76050
PHONE: 817-456-7965

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.transtx.com
info@transtx.com
TBPLS FIRM NO. 10194382

Scale: 1"=100'	Date: XX/XX/2026	DWG: 20220060-FINAL PLAT-2026
Drawn: JDD	Checked: RLY	Job: 20220060

VG-92-2026-19042

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 19042

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 - 19042
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
CA20

AGENDA PLACEMENT FORM

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

Date: June 5, 2026

Meeting Date: June 22, 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

6.22.2026

Description:

Consideration of Order 2026-55, Order Approving the Final Plat of Laflamme Ranch Addition, 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