# JOHNSON COUNTY
## COMMISSIONERS COURT

| Christopher Boedeker<br>County Judge | Rick Bailey<br>Commissioner<br>Precinct 1 | Kenny Howell<br>Commissioner<br>Precinct 2 | Mike White<br>Commissioner<br>Precinct 3 | Larry Woolley<br>Commissioner<br>Precinct 4 |
|---|---|---|---|---|

| | | |
|---|---|---|
| **THE STATE OF TEXAS** | § | |
| | § | **ORDER 2026-61** |
| **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 **Powell Addition**, Lots 1-3, 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 13th DAY OF JULY 2026.**

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

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

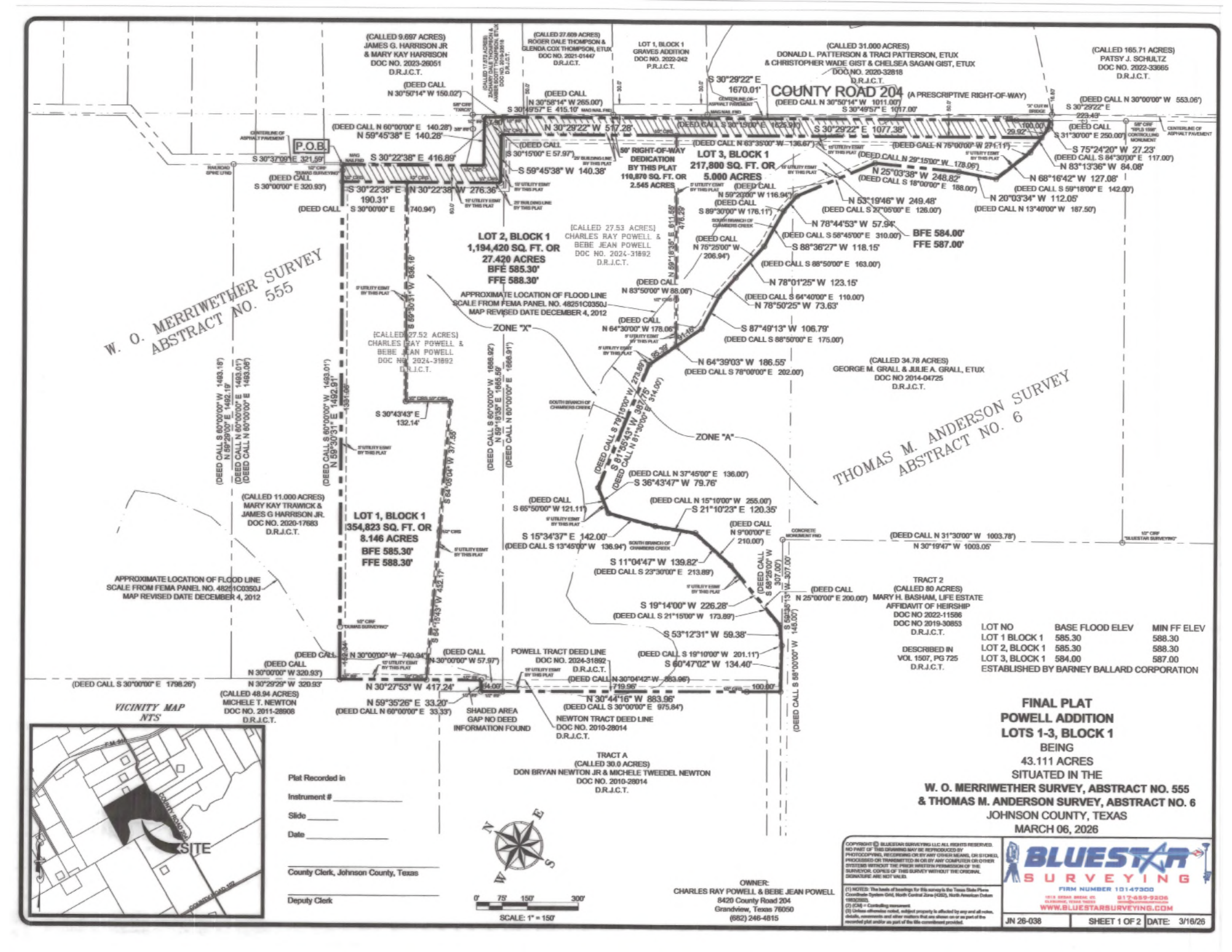
**Kenny Howell, Comm. Pct. 2**
Voted: ✓ yes, ___ no, ___ abstained

**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




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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011).
(2) (CM) = Controlling monument
(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.

## OWNER'S CERTIFICATE

**BEING** a 43.111 acre tract of land situated in the **W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555 AND THE THOMAS M. ANDERSON SURTVEY, ABSTRACT NO. 6**, in Johnson County, Texas, being a called 27.52 acre tract of land and a called 27.53 acre tract of land described in a deed to Charles Ray Powell and Bebe Jean Powell, recorded in Document Number 2024-31892, Deed Records, Johnson County, Texas, being more particularly described by metes and bounds as follow:

**BEGINNING** a mag nail found for the southeast corner of a called 11.000 acre tract of land described in a deed to Mary Kay Trawick and James G. Harrison, Jr., recorded in Document Number 2020-17683, Deed Records, Johnson County, Texas, being in the east line of said called 27.52 acre tract, said point being in the centerline of County Road 204, more or less;

**THENCE** S 30°22'38" E, along the east line of said called 27.52 acre tract, and along the centerline of said County Road 204, more or less, a distance of 416.89 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for and interior ell corner;

**THENCE** N 59°45'38" E, along the easterly line of said called 27.52 acre tract, a distance of 140.28 feet to a 1/2 inch iron rod found for northerly southeast corner of said called 27.52 acre tract;

**THENCE** S 30°29'22" E, along the east line of said called 27.52 acre tract, and along the centerline of said County Road 204, more or less, passing a 1/2 inch iron rod found for the common corner of said called 27.52 acre tract, and said called 27.53 acre tract, at a distance of 57.90 feet, passing a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set online for reference at a distance of 1570.00 feet, and continuing a total distance of 1670.01 feet to a point for the common corner of said called 27.53 acre tract, and a tract of land described in a deed to George M. Grall and Julie A. Grall, etux, recorded in Document Number 2014-04725, Deed Records, Johnson County, Texas, said point being in the centerline of South Branch of Chambers Creek;

**THENCE**, along the common line of said called 27.53 acre tract, and said Grall tract, and along the centerline Meaders of said South Branch of Chambers Creek the following calls:
S 75°24'20" W, a distance of 27.23 feet to a point for corner;
N 83°13'38" W, a distance of 84.08 feet to a point for corner;
N 68°16'42" W, a distance of 127.08 feet to a point for corner;
N 20°03'34" W, a distance of 112.05 feet to a point for corner;
N 25°03'38" W, a distance of 248.82 feet to a point for corner;
N 53°19'46" W, a distance of 249.48 feet to a point for corner;
N 78°44'53" W, a distance of 57.94 feet to a point for corner;
S 88°36'27" W, a distance of 118.15 feet to a point for corner;
N 78°01'25" W, a distance of 123.15 feet to a point for corner;
N 78°50'25" W, a distance of 73.63 feet to a point for corner;
S 87°49'13" W, a distance of 106.79 feet to a point for corner;
N 64°39'03" W, a distance of 186.55 feet to a point for corner;
S 81°55'43" W, a distance of 387.75 feet to a point for corner;
S 36°43'47" W, a distance of 79.76 feet to a point for corner;
S 15°34'37" E, a distance of 142.00 feet to a point for corner;
S 21°10'23" E, a distance of 120.35 feet to a point for corner;
S 11°04'47" W, a distance of 139.82 feet to a point for corner;
S 19°14'00" W, a distance of 226.28 feet to a point for corner;
S 53°12'31" W, a distance of 59.38 feet to a point for corner, said point being the common corner of said called 27.53 acre tract, and said Grall tract, and being in the north line of a tract of land described in a deed to Mary H. Basham , Life Estate, recorded in Document Number 2022-11586, Deed Records, Johnson County, Texas;

**THENCE** S 60°47'02" W, along the common line of said called 27.53 acre tract, and said Basham tract, and along the centerline Meaders of said South Branch of Chambers Creek, a distance of 134.40 feet to a point, said point being the common corner of said called 27.53 acre tract, and Tract A, a called 30.0 acre tract of land described in a deed to Don Bryan Newton Jr., and Michele Tweedel Newton, recorded in Document Nuniber 2010-28014, Deed Records, Johnson County, Texas;

**THENCE** N 30°44'16" W, along the common line of said called 27.53 acre tract, and said Tract A, passing a 1/2 inch iron rod set online for reference at a distance of 100.00 feet, passing a 1/2 inch iron rod found for the common corner of said called 27.53 acre tract, and said called 27.52 acre tract, at a distance of 807.71 feet, and continuing a total distance of 883.96 feet to a 1/2 inch iron rod found for an interior ell corner of said called 27.52 acre tract;

**THENCE** N 59°35'26" E, along the westerly line of said called 27.52 acre tract, a distance of 33.20 feet to a 1/2 inch iron rod found for an interior ell corner of said called 27.52 acre tract;

**THENCE** N 30°27'53" W, along the westerly line of said called 27.52 acre tract, passing the southeast corner of a called 48.94 acre tract, and continuing along the common line of said called 27.52 acre tract, and said called 48.94 acre tract, a distance of 417.24 feet to a 1/2 inch iron rod found for the southwest corner of said called 11.000 acre tract;

**THENCE** N 59°30'31" E, crossing said called 27.52 acre tract, and along the south line of said called 11.000 acre tract, passing a 1/2 inch iron rod with cap stamped "DUMAS SURVEYING" found online at a distance of 152.34 feet, passing a 1/2 inch iron rod with cap stamped "DUMAS SURVEYING" found online at a distance of 1475.90 feet, and continuing a total distance of 1492.91 feet to the **POINT OF BEGINNING** and containing 1,877,914 square feet or 43.111 acres of land more or less.

## OWNER'S DEDICATION

That CHARLES RAY POWELL & BEBE JEAN POWELL, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as **LOTS 1-3, BLOCK 1, POWELL 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.

WITNESS OUR HAND, this the 19th day of June, 20 26

By: Charles R. Powell
Charles Ray Powell

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, the undersigned authority, on this day personally appeared Charles Ray Powell, 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 19th day of June 20 26

Notary Public in and for
The State of Texas
My Commission Expires: 4/21/2030

By: Bebe Jean Powell
Bebe Jean Powell

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, the undersigned authority, on this day personally appeared Bebe Jean Powell, 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 19th day of June 2026

Notary Public in and for
The State of Texas
My Commission Expires: 4/21/2030

NOTARY PUBLIC Andrea K Grafa Exp. 4/21/2030 ID No. 136566130 STATE OF TEXAS

GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any City or Town.

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: Individual Private Water Wells
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 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.

**Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0350J, effective date December 04, 2012, this property is located in zone " X " (Areas determined to be outside the 0.2% annual chance flood plain) and Zone " A " (areas determined to be within the 100-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.

**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.

**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.

OWNER:
CHARLES RAY POWELL & BEBE JEAN POWELL
8420 County Road 204
Grandview, Texas 76050
(682) 246-4815

NOTES:

| | |
|---|---|
| Right-Of-Way Dedication: | 40' ROW from center of road on F.M. or State*<br>30' ROW from center of County Roads or roads in a Subdivision*<br>*Unless otherwise required by Major Thoroughfare Plan |
| Utility Easement: | 15' from lot line in front and back<br>5' from lot line on the sides |
| Building Lines: | 50' from lot line (State Highway & F.M.)<br>25' from lot line (County Road or Subdivision Roads) |

**Developer Note**

A variance lifting the requirement of credible evidence for Groundwater Availability Certification for all three lots, was approved in Commissioner's Court on May 11, 2026.

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

Plat Recorded in

Instrument # _____

Slide _____

Date _____

_____
County Clerk, Johnson County, Texas

_____
Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 20____

_____
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 March 06, 2026. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez
Date 06/08/2026

STATE OF TEXAS REGISTERED Roy Rodriguez 5596 PROFESSIONAL LAND SURVEYOR

# FINAL PLAT
# POWELL ADDITION
# LOTS 1-3, BLOCK 1
BEING
43.111 ACRES
SITUATED IN THE
**W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555**
**& THOMAS M. ANDERSON SURVEY, ABSTRACT NO. 6**
JOHNSON COUNTY, TEXAS
MARCH 06, 2026

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2022).
(2) (CM) = Controlling monument.
(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 10147300
1015 ROBIN RIDGE CT. DUNCANVILLE, TEXAS 75137
817-652-9206
WWW.BLUESTARSURVEYING.COM

JN 26-038 | SHEET 2 OF 2 | DATE: 3/16/26

*VG-91-2026-21597*

**Johnson County**
**April Long**
**Johnson County Clerk**

**Instrument Number:** 2026 - 21597

Real Property Recordings

Recorded On: July 13, 2026 01:47 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 - 21597 |
| Receipt Number: | 20260713000183 |
| Recorded Date/Time: | July 13, 2026 01:47 PM |
| User: | Honor C |
| Station: | ccl30 |

**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 CA32

# AGENDA PLACEMENT FORM

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

**Date:** June 23, 2026

**Meeting Date:** July 13, 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

7.13.2026

**Description:**

Consideration of Order 2026-61, Order Approving the Final Plat of Powell Addition, Lots 1-3, Block 1, Located in Precinct 4.

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:** _____ 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**