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 2026-67**
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 **Moonlight Landing**, Lots 1-5, 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.

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

Johnson County Notes:

Filing a Plat:

1) 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 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.

2) 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:

3) 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.

Miscellaneous Notes:

4) This subdivision or some part thereof is located within the ETJ of the City of Cleburne.

5) The designation of the proposed usage of the area shown on plat is Single Family Residential.

6) Water Service is to be provided by individual private water wells.
Sewage Service is to be provided by private on-site septic facilities.
Electrical Service is to be provided by United Cooperative Services - 817-556-4000.
The 20 foot Electric Easement, as shown hereon, was requested by said electrical provider.

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

8) Right of Way Dedication:

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 Major Thoroughfare Plan

9) All water wells shall be spaced a minimum of 100 feet apart, according to the Groundwater Availability Certification.

Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

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

C) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. Municipal Departments, Special Utility Districts, Architectural Control Committee, Home/Property Owners Associations, etc.)

D) All subdivision corners are found 1/2" iron rods with plastic caps, unless otherwise noted. All lot corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC.", unless otherwise noted. Corners will be set upon completion of main development and/or construction activities.

E) Abbreviations:
P.O.B. = Point of Beginning
Esmt's = Easement
CF# = Clerk's File Number
Vol., Pg. = Volume, Page
R.P.R.J.C.T. = Real Property Records, Johnson County, Texas
R.o.W. = Right-of-Way

Flood Hazard Note:

F) According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0500J, effective date December 4, 2012, this property is located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain).

Utility & Pipeline Notes:

G) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

H) No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Johnson County Notes Continued:

Building Lines:

I) 50' from lot line (State Hwy & F.M.)
25' from lot line (County Road or Subdivision Roads)

Flood Notes:

II) 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.

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

13) 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.

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

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

16) 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:

17) 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.

Easements and Encroachment Agreements:

18) Certain lot(s) may be subject to obtaining an encroachment agreement(s) prior to any construction by one or more owners of any pipelines that traverse the lot(s). By acceptance of a deed to any one or more of the above lot(s), the owner of the lot(s) agrees to fully and independently investigate whether an encroachment agreement is needed and agrees that neither the Owner nor Johnson County, Texas has any responsibility to obtain or liability for failure to obtain such an agreement or otherwise ensure subsequent construction complies with the requirements of the owner of any prior existing pipeline across any of the herein described lots. Commissioners' Court approval of the plat does not entitle encroachments of easements. Property owners use of the property and any structures, driveways, fences and personal utilities will be subject to the restrictions of an easement on the property. The company who ben the easement will require an encroachment agreement to be issued which will require an encroachment application along with a plan and profiles to show the vicinity and scope of any planned project.

Johnson County Notes Continued:

Utility Notes:

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.

Utility Easement:

21) 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.

22) Utility Easements:

15' total width on front and rear lot lines (as shown)
5' on all side lot lines (as shown)

Duties of Developer/Property Owner:

23) 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.

24) 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.

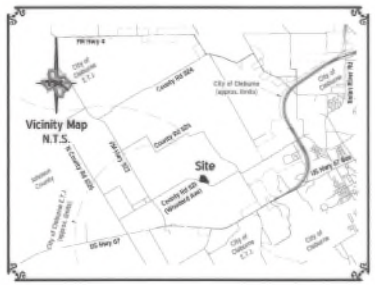
25) Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features, portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

26) 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:

27) 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.





Subdivision Legal Description

BEING a 10.964 acre tract of land out of the JACKSON COUNTY SCHOOL LANDS SURVEY, ABSTRACT No. 435, Johnson County, Texas; being all of that certain tract conveyed to MOONLIGHT LAND HOLDINGS, LLC in Clerk's File No. 2025-28264, Real Property Records, Johnson County, Texas (R.P.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 found cotton spindle in Woodard Avenue, in the south line of the remainder of a certain tract conveyed to RAZORBACK HOLDINGS LLC in CF#2025-26990, R.P.R.J.C.T., and in the north line of a certain remainder tract conveyed to LEE in Volume 2959, Page 840, R.P.R.J.C.T., for the southwest and beginning corner of this tract; WHENCE a found cotton spindle in road at the southeast corner of a certain tract of land conveyed to HORIZON LAND HOLDINGS, LLC in CF#2025-28265 bears N 77°13'36" W, 60.00 feet;

THENCE N 12°47'17" E, 632.21 feet, to a found 1/2" capped iron rod at a corner of said RAZORBACK HOLDINGS LLC remainder tract, for the northwest corner of this tract;

THENCE S 77°13'05" E, 302.10 feet, to a found 1/2" capped iron rod at a corner of said RAZORBACK HOLDINGS LLC remainder tract, for a corner of this tract;

THENCE S 76°44'42" E, 156.32 feet, to a found 1/2" capped iron rod at a corner of said RAZORBACK HOLDINGS LLC remainder tract, and in the west line of a certain tract of land conveyed to COWARD in Volume 917, Page 607, R.P.R.J.C.T., for the northeast corner of this tract;

THENCE S 30°34'38" E, 867.55 feet, to a found 1/2" capped iron rod at the southwest corner of said COWARD tract, at a corner of a certain tract of land conveyed to COWARD in CF#2014-3936, R.P.R.J.C.T., for the southeast corner of this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said COWARD (2014-3936) bears N 59°32'57" E, 347.17 feet;

THENCE N 77°13'36" W, at 320.49 feet, passing a found 1/2" capped iron rod at the northwest corner of said COWARD (2014-3936) tract and at the northeast corner of said LEE remainder tract, and in all 1054.11 feet, to the POINT OF BEGINNING, and containing 10.964 acres, more or less

Surveyor Certification

That I, Zachariah R. Savory, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5966, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@tse-e.com - 817-594-0400
Project ID: W2510021-P (Surveying) - 184-2557 (Engineering)
Field Date: June 12, 2026
Revised Date: June 23, 2026

STATE OF TEXAS REGISTERED ZACHARIAH R. SAVORY 5966 PROFESSIONAL LAND SURVEYOR

Owner's Dedication & Acknowledgments

That Moonlight Land Holdings, LLC, being the sole owner, does hereby adopt this plat designating the herein described real property as Lots 1-5, Block 1, Moonlight Landing, an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas, and I do hereby dedicate to the public use, without reservation, the streets, easements, rights-of-way and any other public area shown hereon unless otherwise designated on this plat.

Witness my hand, this the 25th day of June, 2026.

By:
Moonlight Land Holdings, LLC (Owner)
Brett Chenevert (Manager)

State of Texas ~~Arkansas~~ AR
County of ~~Washington~~

Before me, the undersigned, 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 foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 25th day of June, 2026.

Notary Public in and for the State of ~~Texas~~ AR

My Commission Expires: 5.16.27

Carri Chandler Comm. Exp. 10-30-27 Notary Public Notary No. 132004 Washington County, Arkansas

Final Plat
Lots 1-5, Block 1
Moonlight Landing
an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas

Being a 10.964 acre tract of land 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. 10100800 - ENGINEERING FIRM NO. F-17586

Surveyor:
Zachariah R. Savory, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX 76086
817-594-0400

Owner:
Moonlight Land Holdings, LLC
2888 West Howard Nickell Rd
Fayetteville, AR 72704
469-586-5708

1" = 100'
0 100 200 300

County Clerk Recording

Filed for Record: _____, 2026

Plat Recorded In:

Instrument No. _____, Slide _____

_____
County Clerk, Johnson County, Texas

_____
Deputy Clerk

County Approval Statement

Authorized by Order of the Commissioners' Court of Johnson County, Texas, on the _____ day of _____, 2026.

_____
County Judge

Lot Curve & Line Dimensions					
Call	Bearing	Distance	Radius	Arc	Delta
L1	N 66°03'43" W	254.93'	665.00'	256.52'	22°06'06"

VG-91-2026-21594

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 21594

Real Property Recordings

Recorded On: July 13, 2026 01:47 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 - 21594
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

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
CA39

AGENDA PLACEMENT FORM

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

Date: June 29, 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 2026-67, Order Approving the Final Plat of Moonlight Landing, Lots 1-5, 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: _____ 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