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 2026-88**
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 **Rico Addition**, Lots 1-7, Block A, in Precinct 3 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 14th DAY OF SEPTEMBER 2026.

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

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

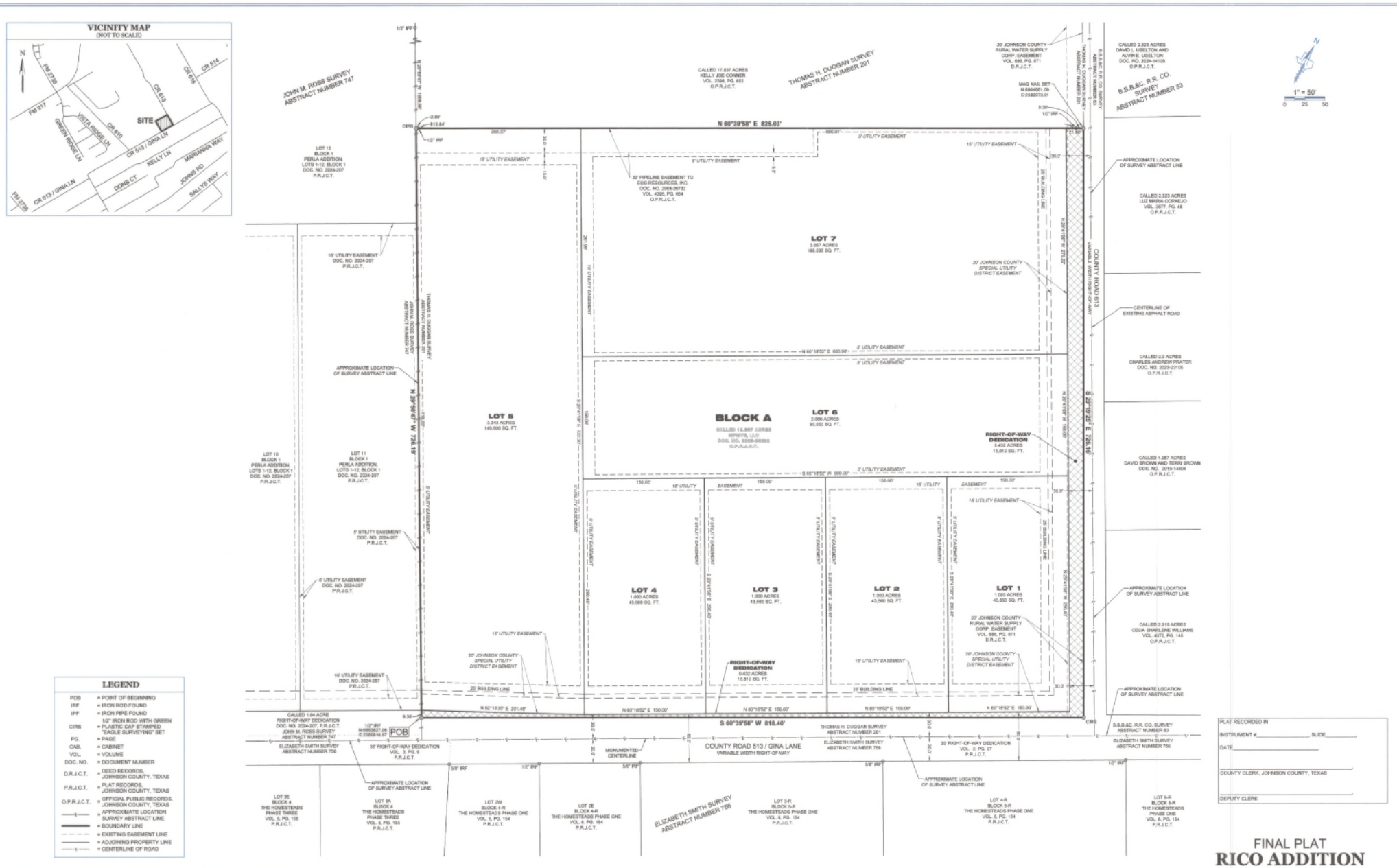
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

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



LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
PG.	= PAGE
CAB.	= CABINET
VOL.	= VOLUME
DOC. NO.	= DOCUMENT NUMBER
D.R.J.C.T.	= DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	= PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
	= APPROXIMATE LOCATION SURVEY ABSTRACT LINE
	= BOUNDARY LINE
	= EXISTING EASEMENT LINE
	= ADJOINING PROPERTY LINE
	= CENTERLINE OF ROAD

PLAT RECORDED IN
INSTRUMENT #_____ SLIDE_____
DATE_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

FINAL PLAT
RICO ADDITION
LOTS 1-7, BLOCK A

BEING 13.698 ACRES OF LAND OUT OF THE THOMAS H. DUGGAN SURVEY, ABSTRACT NO. 201 JOHNSON COUNTY, TEXAS

7 RESIDENTIAL LOTS

JOB NUMBER	2204.056-07
DATE	05/08/2026
REVISION	06/24/2026
DRAWN BY	DJJ

EAGLE SURVEYING

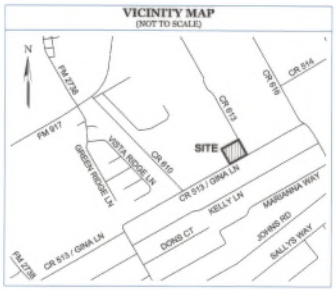
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
MPMVE, LLC
3876 County Road 607
Alvarado, TX 76009

ENGINEER
MAS Consulting Engineers
Contact: Angel Sanchez
101 Summit Avenue, Suite: 1030
Fort Worth, TX 76102
(817) 709-2422

VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS; **MPMVE, LLC**, is the owner of a 13.698 acre tract of land out of the Thomas H. Duggan Survey, Abstract Number 201, situated in Johnson County, Texas, and being all of a called 13.667 acre tract of land conveyed to MPMVE, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2025-38052 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the North right-of-way line of County Road 513 (Gina Lane, right-of-way width varies), being in the East line of a called 1.84 acre right-of-way dedication of record in Perla Addition, Lots 1-12, Block 1, a subdivision of record in Document Number 2024-207 of the Plat Records of Johnson County, Texas, also being the Southwest corner of said 13.667 acre tract.

THENCE, N29°50'47"W, in part, along the North right-of-way line of said County Road 513, being the East line of said 1.84 acre tract and in part, along the East lines of Lots 11 & 12 of Block 1 of said Perla Addition, Lots 1-12, Block 1, being the common West line of said 13.667 acre tract, a distance of 726.19 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 17.837 acre tract of land conveyed to Kelly Joe Conner by Warranty Deed of record in Volume 2398, Page 862 of said Official Public Records, being the Northwest corner of said 13.667 acre tract, from which a 1/2 inch iron pipe found bears N29°50'47"W, a distance of 1,908.66 feet;

THENCE, N60°39'58"E, departing the East line of Lot 12, along the South line of said 17.837 acre tract, being the common North line of said 13.667 acre tract, passing at a distance of 2.99 feet, a 1/2 inch iron rod found, also passing at a distance of 815.73 feet, a 1/2 inch iron rod found in the West margin of County Road 613, continuing a total distance of 825.03 feet to a MAG nail set in County Road 613 (right-of-way width varies), being the Southeast corner of said 17.837 acre tract, also being the Northeast corner of said 13.667 acre tract;

THENCE, S29°19'25"E, along said County Road 613, along the East line of said 13.667 acre tract, a distance of 726.16 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set near the intersection of the center of County Road 613 and County Road 513, being the Southeast corner of said 13.667 acre tract;

THENCE, S60°39'58"W, along County Road 513, along the South line of said 13.667 acre tract, a distance of 818.40 feet to the **POINT OF BEGINNING** and containing an area of 13.698 acres (596,993 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MPMVE, LLC,** owner of the above described tract of land, does hereby adopt this plat designating the herein described property as **RICO ADDITION, LOTS 1-7, BLOCK A**, an addition to Johnson County, Texas, and does hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public areas shown hereon unless otherwise designated on this plat.

OWNER: **MPMVE, LLC**

BY: Marcelino Rico — 8/28/2026
Signature — Date

Marcelino Rico
Printed Name and Title

STATE OF TEXAS §
COUNTY OF Johnson §

BEFORE ME, the undersigned authority, on this day personally appeared Marcelino Rico 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 28 day of August 2026

Notary Public in and for the State of Texas

Jennifer Mashburn
Notary Public, State of Texas
Notary ID 134076866
My Commission Exp. 05-13-2029

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, do hereby certify that I prepared this plat and the field notes, made a part thereof, from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Matthew Raabe, R.P.L.S. #6402

STATE OF TEXAS — MATTHEW JASON RAABE — 6402 — REGISTERED PROFESSIONAL LAND SURVEYOR

8-25-26
Date

GENERAL 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 OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
3. THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERRA NETWORK, NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011) TEXAS NORTH CENTRAL ZONE 4202.
4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR IS NOT RESPONSIBLE FOR EASEMENTS NOT SHOWN.
5. ALL INTERIOR PROPERTY CORNERS ARE MARKED WITH A 1/2-INCH IRON ROD WITH A GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" UNLESS NOTED OTHERWISE.
6. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
7. ELECTRICITY IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES (817-447-9292)
8. WATER IS TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817-760-5200)
9. SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
10. A BLANKET TYPE 20-FOOT UTILITY EASEMENT AND RIGHT-OF-WAY GRANTED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, RECORDED IN DOCUMENT NUMBER 2026-21057 OF THE JOHNSON COUNTY OFFICIAL PUBLIC RECORDS, AFFECTS THE SUBJECT PROPERTY.
11. A 20-FOOT RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORP., RECORDED IN VOLUME 686, PAGE 671 OF THE JOHNSON COUNTY DEED RECORDS, AFFECTS THE SUBJECT PROPERTY, AS SHOWN.
12. COMMISSIONERS COURT APPROVAL OF THIS 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 HAS 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.

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 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.
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

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.

PRIVATE SEWAGE FACILITY:

1. 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.
2. 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.
3. 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:

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C210K EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED WITHIN "NON-SHADED ZONE X" - AREA OF MINIMAL FLOOD HAZARD.
2. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR THE 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".
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL 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.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. JOHNSON COUNTY HAS A 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.

DUTIES OF DEVELOPER:

1. 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.
2. 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.
3. 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.
4. 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.

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

RIGHT-OF-WAY DEDICATION:

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

BUILDING LINES:

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

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

FINAL PLAT
RICO ADDITION
LOTS 1-7, BLOCK A

BEING 13.698 ACRES OF LAND OUT OF THE THOMAS H. DUGGAN SURVEY, ABSTRACT NO. 201 JOHNSON COUNTY, TEXAS

7 RESIDENTIAL LOTS

JOB NUMBER	2204.056-07
DATE	04/23/2026
REVISION	08/24/2026
DRAWN BY	DJJ

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
MPMVE, LLC
3876 County Road 607
Alvarado, TX 76009

ENGINEER
MAB Consulting Engineers
Contact: Angel Sanchez
101 Summit Avenue, Suite: 1030
Fort Worth, TX 76102
(817) 709-2422

AGENDA ITEM
CA45

AGENDA PLACEMENT FORM

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

Date: August 28, 2026

Meeting Date: September 14, 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

9.14.2026

Description:

Consideration of Order 2026-88, Order Approving the Final Plat of Rico Addition, Lots 1-7, Block A, Located in Precinct 3.

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

VG-92-2026-28469

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 28469

Real Property Recordings

Recorded On: September 14, 2026 03:34 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 - 28469
Receipt Number:	20260914000156
Recorded Date/Time:	September 14, 2026 03:34 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