



# 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  
  
COUNTY OF JOHNSON

§  
§  
§

ORDER 2026-12

## 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 **D&D Miller Addition**, Lot 1, 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 23<sup>RD</sup> DAY OF FEBRUARY 2026.

  
\_\_\_\_\_  
**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Rick Bailey, Comm. Pct. 1**

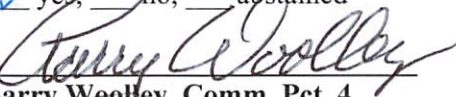
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Kenny Howell, Comm. Pct. 2**

Voted:  yes,  no,  abstained

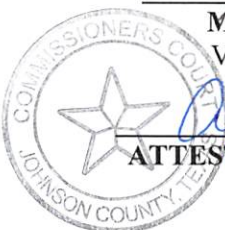
  
\_\_\_\_\_  
**Mike White, Comm. Pct. 3**

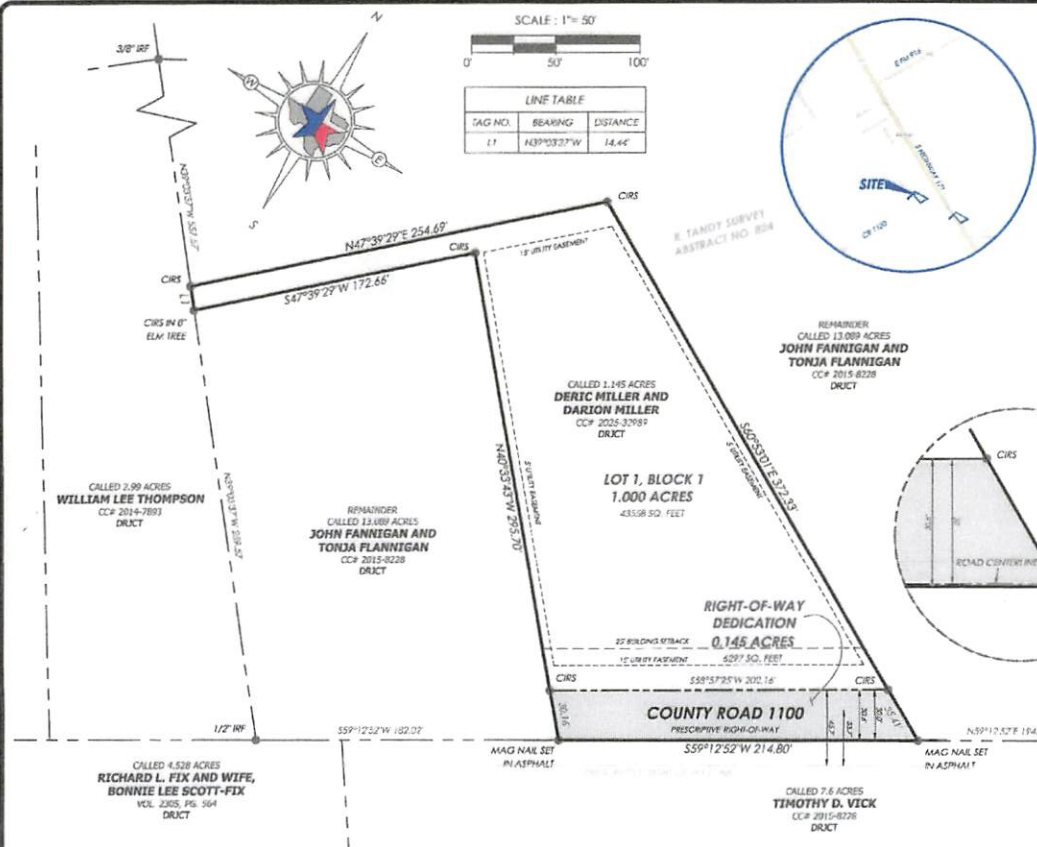
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. 4**

Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**ATTEST: April Long, County Clerk**





SCALE: 1" = 50'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
17	N87°53'37\"/>	

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF JOHNSON

WHEREAS, ERIC and DARION MILLER, OWNERS of a 1.145 ACRE TRACT OF LAND SITUATED in the R. TANDY SURVEY ABSTRACT NUMBER 824, JOHNSON COUNTY, TEXAS, AND BEING ALL of a CALLED 1.145 ACRE TRACT OF LAND (HEREINAFTER BY ERIC and DARION MILLER, RECORDED in COUNTY CLERK INSTRUMENT NUMBER 2025-22997, DEEDS RECORDED, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTICES AND RESOLVES AS FOLLOWS:

**BEING** THAT A COTTON SPRINKLE SET FOR THE TOWNSHIP CORNER OF SAID CALLED 1.145 ACRE TRACT BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1100, A PRESCRIPTIVE RIGHT-OF-WAY FROM WHICH A 1/2" IRON ROD STANDS AT THE SOUTHWEST CORNER OF A CALLED 13.089 ACRE TRACT OF LAND DESCRIBED BY DEEDS TO JOHN FANNING AND TONJA FLANNIGAN, RECORDED in COUNTY CLERK INSTRUMENT NUMBER 2015-8228, DEEDS RECORDED, JOHNSON COUNTY, TEXAS, BEARS NORTH 59 DEGREES 12 MINUTES 32 SECONDS EAST A DISTANCE OF 194.87 FEET;

**THENCE** SOUTH 89 DEGREES 12 MINUTES 32 SECONDS WEST, ALONG THE LOWER SOUTHWEST LINE OF SAID CALLED 1.145 ACRE TRACT AND WITH SAID COURSE, A DISTANCE OF 214.80 FEET TO A COTTON SPRINKLE SET FOR THE LOWER SOUTHWEST CORNER OF SAID CALLED 1.145 ACRE TRACT FROM WHICH A 1/2" IRON ROD STANDS AT THE SOUTHWEST CORNER OF SAID CALLED 13.089 ACRE TRACT BEARING SOUTH 59 DEGREES 12 MINUTES 32 SECONDS WEST A DISTANCE OF 182.02 FEET;

**THENCE** NORTH 40 DEGREES 33 MINUTES 43 SECONDS WEST, ALONG THE LOWER SOUTHWEST LINE OF SAID CALLED 1.145 ACRE TRACT AT A DISTANCE OF 303.6 FEET, PASSING A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR REFERENCE AND CONTINUING IN ALL 303.6 FEET TO A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR AN INTERIOR PT. CORNER OF SAID CALLED 1.145 ACRE TRACT;

**THENCE** SOUTH 47 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG THE UPPER SOUTHWEST LINE OF SAID CALLED 1.145 ACRE TRACT AT A DISTANCE OF 172.66 FEET TO AN 8" ELM TREE FOR THE UPPER SOUTHWEST CORNER OF SAID CALLED 1.145 ACRE TRACT BEING ON THE NORTHEAST LINE OF A CALLED 2.99 ACRE TRACT (OR LAND DESCRIBED BY DEEDS TO WILLIAM LEE THOMPSON RECORDED in COUNTY CLERK INSTRUMENT NUMBER 2014-7893, DEEDS RECORDED, JOHNSON COUNTY, TEXAS);

**THENCE** NORTH 39 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 1.145 ACRE TRACT BEING COMMON WITH THE NORTHEAST LINE OF SAID CALLED 2.99 ACRE TRACT A DISTANCE OF 144.8 FEET TO A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FROM WHICH A 3/8" IRON ROD STANDS AT THE WESTERLIEST CORNER OF SAID CALLED 1.145 ACRE TRACT BEARING NORTH 39 DEGREES 10 MINUTES 31 SECONDS WEST A DISTANCE OF 587.17 FEET;

**THENCE** NORTH 47 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 1.145 ACRE TRACT AT A DISTANCE OF 224.97 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR REFERENCE AND CONTINUING IN ALL 224.97 FEET TO THE POINT OF BEGINNING;

**THENCE** SOUTH 80 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 1.145 ACRE TRACT AT A DISTANCE OF 236.72 FEET, PASSING A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR REFERENCE AND CONTINUING IN ALL 236.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.145 ACRES OF 48,553 SQUARE FEET OF LAND MORE OR LESS.

**HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:**

THAT ERIC and DARION MILLER, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, D&D MILLER ADDITION**, IN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, SUBJECT TO REGULATION, THE EASEMENTS, RIGHTS OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND THIS 30th DAY OF Jan, 2025.

*Eric Miller*  
 ERIC MILLER

WHEREAS, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Eric Miller 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 HEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 30th DAY OF January, 2025.

*Ashley N Sanders*  
 ASHLEY N SANDERS  
 COUNTY PUBLIC CLERK FOR THE STATE OF TEXAS



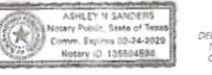
MY COMMISSION EXPIRES 03/24/2029

WITNESS MY HAND THIS 30th DAY OF Jan, 2025.

*Darion Miller*  
 DARION MILLER

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 30th DAY OF January, 2025.

*Ashley N Sanders*  
 ASHLEY N SANDERS  
 COUNTY PUBLIC CLERK FOR THE STATE OF TEXAS



OWNER:  
 ERIC & DARION MILLER  
 100 CLYBURN BLVD.  
 CLEBURNE, TX 76033  
 952-201-7456

**LEGEND**

(CIR) = EASED RECORDS, JOHNSON COUNTY, TEXAS  
 (PLAT) = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
 (CC#) = COUNTY CLERK INSTRUMENT NUMBER  
 (RF) = IRON ROD FOUND  
 (CIS) = 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"  
 (P) = POINT OF BEGINNING

**PLAT NOTES**

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83) NORTH COORDINATE ZONE 16N.
- EASEMENTS AND EASED RECORDS:  
 (CIR) = EASED RECORDS  
 (PLAT) = PLAT RECORDS  
 (CC#) = COUNTY CLERK INSTRUMENT NUMBER  
 (RF) = IRON ROD FOUND  
 (CIS) = 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"  
 (P) = POINT OF BEGINNING

**STATE OF TEXAS JOHNSON COUNTY**

THE APPROVAL AND PLANS OF THE PLAT BY JOHNSON COUNTY DOES NOT PREVENT THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY FROM ANY ACTION TO ACQUIRE OR CONVEY TO ANY OTHER PARTY OR TO ASSIGN OR TRANSFER ANY RIGHT OR LIABILITY TO JOHNSON COUNTY BY FORMERLY EMPLOYEES OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY WAIVES NO REPRESENTATION THAT THE CROSS STREETS, RIVERS, DRAINAGE CHANNELS OR OTHER "NATURAL" FEATURES, DEVICES OR FIXTURES FORMERLY PLACED AND ACTUALLY EXISTING ON THE PROPERTY DESCRIBED BY THIS PLAT DO NOT VIOLATE THE STATUTE OR COMMON LAW OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

**PLAT NOTICE**

THE APPROVAL AND PLANS OF THE PLAT BY JOHNSON COUNTY DOES NOT PREVENT THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY FROM ANY ACTION TO ACQUIRE OR CONVEY TO ANY OTHER PARTY OR TO ASSIGN OR TRANSFER ANY RIGHT OR LIABILITY TO JOHNSON COUNTY BY FORMERLY EMPLOYEES OR EMPLOYEES OF JOHNSON COUNTY.

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**FLOOD STATEMENT**

ACCORDING TO THE FLOOD EVIDENCE MAP (FEM) FOR JOHNSON COUNTY, TEXAS AND ACCORDING TO THE FLOOD EVIDENCE MAP (FEM) FOR JOHNSON COUNTY, TEXAS, DATED OCTOBER 4, 2010, A PORTION OF THE PROPERTY SET FORTH HEREIN IS LOCATED WITHIN THE FLOOD EVIDENCE MAP (FEM) FOR JOHNSON COUNTY, TEXAS.

THE ABOVE DESCRIBED TRACT IS NOT IN A DESIGNATED FLOOD HAZARD AREA SUBJECT TO FLOODING PARTICULARLY FROM LOCAL DRAINAGE OR SMALL RIVERS, WHICH COULD BE EXCEEDED BY SEVERE WEATHER. FLOODING FROM LOCAL DRAINAGE OR SMALL RIVERS COULD BE EXCEEDED BY SEVERE WEATHER. FLOODING FROM LOCAL DRAINAGE OR SMALL RIVERS COULD BE EXCEEDED BY SEVERE WEATHER.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE DITCH OR ANY OTHER DRAINAGE DITCH.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, MARSHALL W. MILLER, 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 HEREON WERE PROPERLY PLACED UNDER ALL PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBSTITUTION NEAR ANGLES OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 30th DAY OF JANUARY, 2025.

*Marshall Miller*  
 MARSHALL W. MILLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4880



**JOHNSON COUNTY APPROVAL BLOCK**

PLAT RECORDED IN YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

SIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK JOHNSON COUNTY TEXAS \_\_\_\_\_

DEPUTY CLERK \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**D&D MILLER ADDITION**  
 BEING 1.145 ACRES OF LAND SITUATED IN THE R. TANDY SURVEY, ABSTRACT NUMBER 824, JOHNSON COUNTY, TEXAS

**-LONESTAR-**  
**LAND SURVEYING, LLC**  
 TBPELS FIRM# 10194707  
 3521 SW WILSHIRE BLVD.,  
 JOSHUA, TX 76068  
 817-935-8701  
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 250436 DATE: JANUARY 21, 2025  
 REVISED DATE: \_\_\_\_\_  
 REVISION NOTES: \_\_\_\_\_



Johnson County  
April Long  
Johnson County Clerk

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**Instrument Number:** 2026 - 5156

Real Property Recordings

Recorded On: February 23, 2026 03:10 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$0.00

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\*\*\*\*\* **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 - 5156  
Receipt Number: 20260223000175  
Recorded Date/Time: February 23, 2026 03:10 PM  
User: Honor C

**Record and Return To:**

COUNTY JUDGE'S OFFICE  
RETURN TO PAULA

Station: ccl30



**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

**AGENDA PLACEMENT FORM**


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

Date: February 11, 2026

Meeting Date: February 23, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:  




**Description:**

Consideration of Order 2026-12, Order Approving the Final Plat of D&D Miller Addition, Lot 1, Block 1, Located in Precinct 1.

Water Source is Parker Water.

(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: 10 minutes

Session Requested: (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

Check All Departments That Have Been Notified:

- County Attorney     IT     Purchasing     Auditor
- Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**