



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 2026-25

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 **Dear Meadows Estates**, Lots 1-10, 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 23RD DAY OF MARCH 2026.



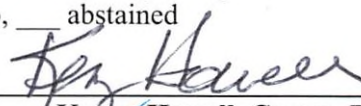
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



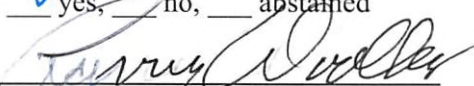
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



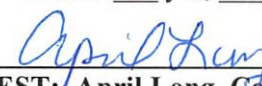
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

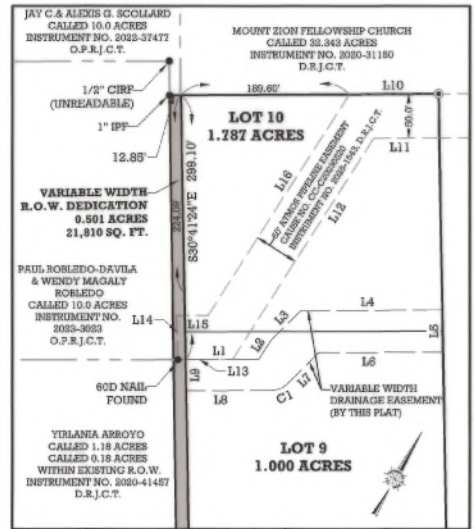


ATTEST: April Long, County Clerk





VICINITY MAP
N.T.S.



DETAIL "A"
1" = 100'

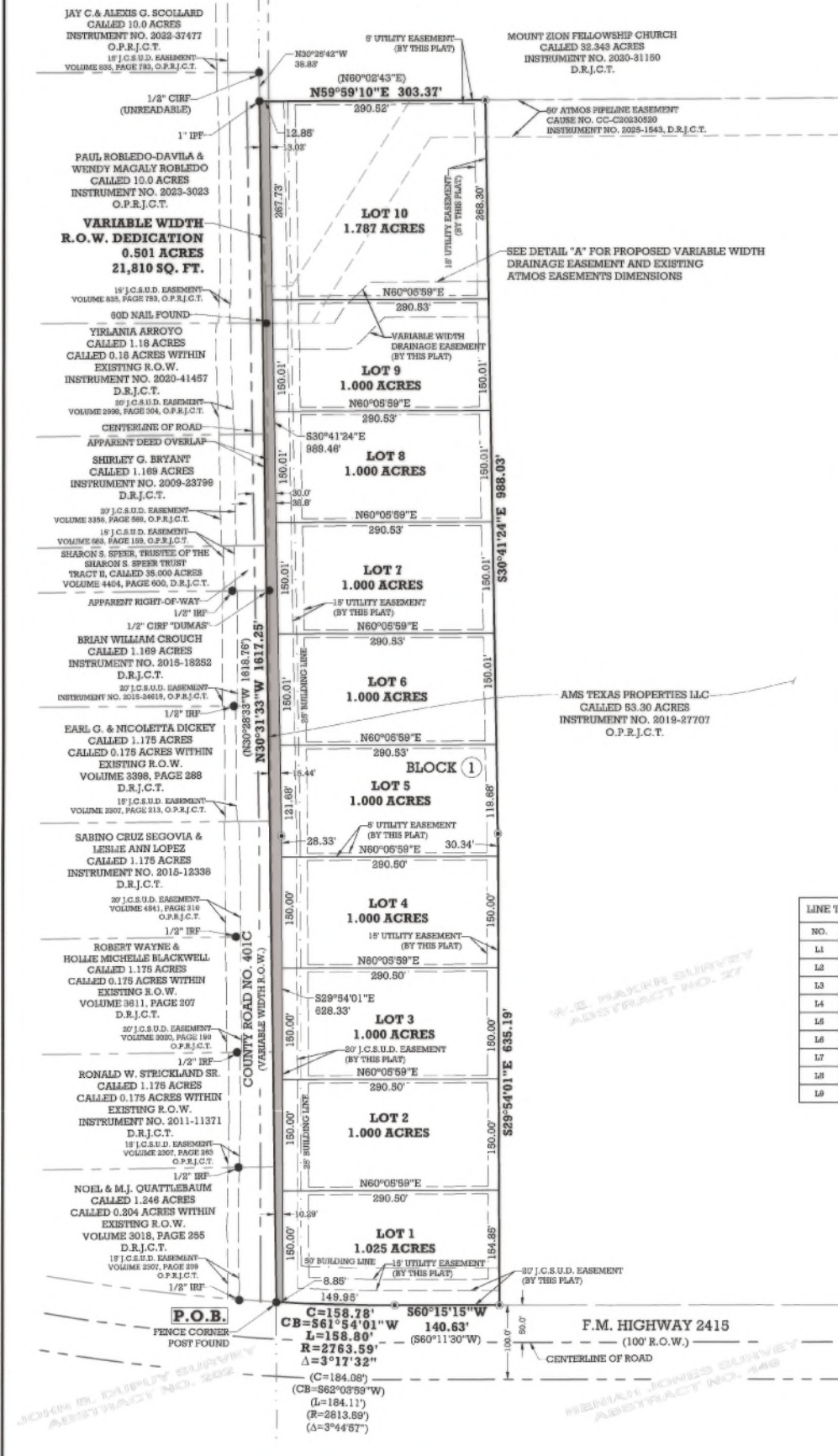
NO.	BEARING	LENGTH
L1	N60°05'59"E	28.83'
L2	N02°44'56"E	26.10'
L3	N19°40'03"E	46.88'
L4	N58°47'21"E	158.61'
L5	S30°41'34"E	46.50'
L6	S60°05'59"W	140.39'
L7	S19°05'59"W	48.31'
L8	S80°05'59"W	95.24'
L9	N30°09'10"W	36.28'

NO.	BEARING	LENGTH
L10	N59°58'27"E	100.92'
L11	S89°58'27"W	74.32'
L12	S05°44'58"W	298.41'
L13	S60°09'11"W	61.72'
L14	N31°26'56"W	56.03'
L15	S60°09'11"W	35.74'
L16	N02°44'56"E	296.31'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	49°00'00"	29.00'	22.78'	S37°36'59"W	22.20'



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



	SUBJECT PROPERTY LINE
	ADJOINER LINE
	EASEMENT
	SURVEY ABSTRACT LINE
	PROPOSED R.O.W. DEDICATION
	MONUMENT FOUND (AS NOTED)
	5/8" IRON ROD SET WITH CAP
	STAMPED "TOPOGRAPHIC" BLOCK NUMBER

O.P.R.J.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	= DEED RECORDS, JOHNSON COUNTY, TEXAS
(XXXX)	= DEED CALLS
P.O.B.	= PLACE OF BEGINNING
CIFF	= CAPPED IRON ROD FOUND
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND

AMS TEXAS PROPERTIES LLC 891 WALTER P. HOLIDAY DR CLEBURNE, TX 76033 (817) 641-8804
SURVEYOR/ENGINEER LOYALTY INNOVATION LEGACY 481 WINDYBOLT ROAD, SUITE 200 - HOUSTON, TEXAS 77058 TELEPHONE: (817) 944-7747 FAX: (817) 944-7744 TELEFAX: (817) 944-7744 WWW.TOPOGRAHY.COM

LOTS 1-10, BLOCK 1	
DEAR MEADOWS ESTATES	
AN ADDITION TO JOHNSON COUNTY, TEXAS	
11.317 ACRES	
W.E. BAKER SURVEY, ABSTRACT NO. 27	
FILE: FP_CA_DEAR MEADOWS_20260302_MYLARS	SHEET
DRAFT: BWM/GE	CHECK: SED
DATE: 03/02/2026	1 of 2

OWNER'S DEDICATION:

STATE OF TEXAS 5
COUNTY OF JOHNSON 5

BEING A TRACT OF LAND SITUATED IN THE W.E. BAKER SURVEY, ABSTRACT NO. 27, JOHNSON COUNTY, TEXAS, BEING PART OF A CALLED 53.30 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-27701, OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PINNAC CORNER POST FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 3419 FOR THE SOUTHWEST CORNER OF SAID 53.30 ACRE TRACT AND BEING ON THE EASTELY LINE OF A CALLED 1.246 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 3014, PAGE 258, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

THENCE N 30° 31' 33" W, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 3419 AND WITH THE WESTERLY LINE OF SAID 53.30 ACRE TRACT, A DISTANCE OF 181.28 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 53.30 ACRE TRACT AND BEING ON THE EASTELY LINE OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023-3023, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH AN UNREADABLE CAP BEARS N 30° 25' 42" W, A DISTANCE OF 29.97 FOR THE NORTHEAST CORNER OF SAID 10.0 ACRE TRACT;

THENCE N 29° 29' 10" E, WITH THE NORTHERLY LINE OF SAID 53.30 ACRE TRACT, TO AND WITH THE SOUTHERLY LINE OF A CALLED 38.343 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-31150, D.R.J.C.T., A DISTANCE OF 303.37 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC";

THENCE DEPARTING THE NORTHERLY LINE OF SAID 53.30 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 38.343 ACRE TRACT, BY 90 AND ACROSS SAID 53.30 ACRE TRACT AS FOLLOWS:

S 30° 41' 24" E, A DISTANCE OF 869.03 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC";

S 29° 24' 01" E, A DISTANCE OF 833.19 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE SOUTHERLY LINE OF SAID 53.30 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 3419;

THENCE WITH THE SOUTHERLY LINE OF SAID 53.30 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 3419 AS FOLLOWS:

S 60° 15' 13" W, A DISTANCE OF 145.63 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2763.66 FEET, AN ARC LENGTH OF 138.80 FEET AND A CHORD BEARING AND DISTANCE OF S 61° 24' 01" W, 138.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.317 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AMS TEXAS PROPERTIES LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-10, BLOCK 1, DEAR MEADOWS ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAN.

EXECUTED THIS 4 DAY OF MARCH, 2024.

BY: [Signature]

AMS TEXAS PROPERTIES LLC

NAME: CHAD ALLEN

TITLE: PRESIDENT

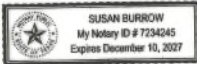
STATE OF TEXAS 5
COUNTY OF JOHNSON 5

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Allen, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 4 DAY OF March, 2024.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 12/10/2027

GENERAL NOTES:

- 1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GARD BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJACENT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.
6. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENTS RECORDED IN INSTRUMENT NO. 2014-12769 AND INSTRUMENT NO. 2018-4854, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), DO AFFECT SUBJECT PROPERTY.

PLAT NOTES

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

CERTIFICATION:

THAT I, S. ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 26, 2023.

[Signature] 3/2/24
S. ERIK DUMAS, R.P.L.S. NO. 5371



DUTIES OF DEVELOPER/ PROPERTY OWNER

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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, IMPART OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONS, 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 CONNECTION DOCUMENTS ASSOCIATED THEREWITH.

FILING A PLAT

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, 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 EXISTING CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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 REPEAT 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

- 1. 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.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 58510C003, EFFECTIVE DATE DECEMBER 4, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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 LOTS OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
5. 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.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, TRENCHES, TUBES, OTHER GROUNDS, 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 ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLS, MAINTENANCE AND ACCESS TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PRIVATE SEWAGE FACILITY

- 1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH 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 PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELIEVE 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 OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH ENVIRONMENTAL REGULATIONS.
3. A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN IF THE AMOUNT OF WATER THAT IS REQUIRED TO USE OF IT IS NOT CORRELATED TO THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-790-8280

SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: UNITED COOPERATIVE SERVICES 817-896-4000

RIGHT OF WAY DEDICATION: 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION UNLESS OTHERWISE REQUIRED BY MASTER PROCHOFER PLAN 44' ROW FROM CENTER OF ROAD ON FARM TO MARKET OR STATE HIGHWAYS UNLESS OTHERWISE REQUIRED BY MASTER THROUGHFARE PLAN

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___, 202__.

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

Table with 4 columns: LEGEND, ABBREVIATIONS, OWNER, FINAL PLAT. Contains symbols for property lines, abbreviations for O.P.R.J.C.T., D.R.J.C.T., etc., owner information for AMS TEXAS PROPERTIES LLC, and final plat details including 'LOTS 1-10, BLOCK 1 DEAR MEADOWS ESTATES' and 'W.E. BAKER SURVEY, ABSTRACT NO. 27'.



VG-92-2026-8240

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 8240

Real Property Recordings

Recorded On: March 23, 2026 03:38 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 - 8240
Receipt Number: 20260323000162
Recorded Date/Time: March 23, 2026 03:38 PM
User: Honor C

Record and Return To:

JUDGE BOEDEKER
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: March 6, 2026

Meeting Date: March 23, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


Court Decision: <small>This section to be completed by County Judge's Office</small>
 3-23-2026

Description:
Consideration of Order 2026-25, Order Approving the Final Plat of Dear
Meadows Estates, Lots 1-10, Block 1; Located in Precinct 4.

Water Source is JCSUD.

(May attach additional sheets if necessary)

Person to Present: _____

(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**