



# 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 2026-41

## 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 **Hidden Oaks Ranch Estates**, Lot 5, Block 1 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.

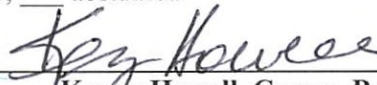
WITNESS OUR HAND THIS, THE 11<sup>TH</sup> DAY OF MAY 2026.

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

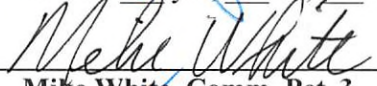
Voted:  yes,  no,  abstained

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

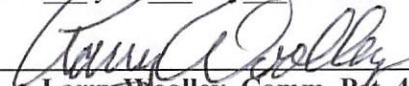
Voted:  yes,  no,  abstained

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

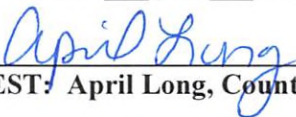
Voted:  yes,  no,  abstained

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

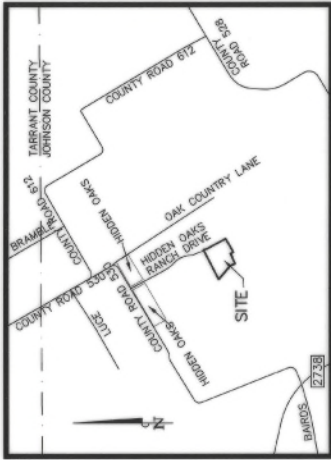
Voted:  yes,  no,  abstained

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

Voted:  yes,  no,  abstained

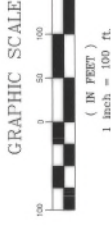
  
\_\_\_\_\_  
**ATTEST: April Long, County Clerk**





VICINITY MAP  
SCALE: 1" = 2000'  
JOHNSON COUNTY, TEXAS

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	204.30'	80.00'	S45° 29' 13"E	153.14'



Water: Bethesda Water Supply Corporation  
Phone: 817-295-2131  
Electric: United Cooperative Services  
Phone: 817-447-9292  
Septic: Private Individual Septic System

**LEGEND**  
N NORTH  
S SOUTH  
E EAST  
W WEST  
• DEGREES  
- MINUTES  
/ SECONDS/ARCHES  
D.R./C.T.  
DEED RECORDS  
JOHNSON COUNTY, TEXAS  
O.P.R./J.C.T.  
OFFICIAL PUBLIC RECORDS  
JOHNSON COUNTY, TEXAS  
P.R./C.T.  
PLAT RECORDS  
JOHNSON COUNTY, TEXAS  
CONTROLLING MONUMENT

FINAL PLAT  
OF

**HIDDEN OAKS  
RANCH ESTATES**

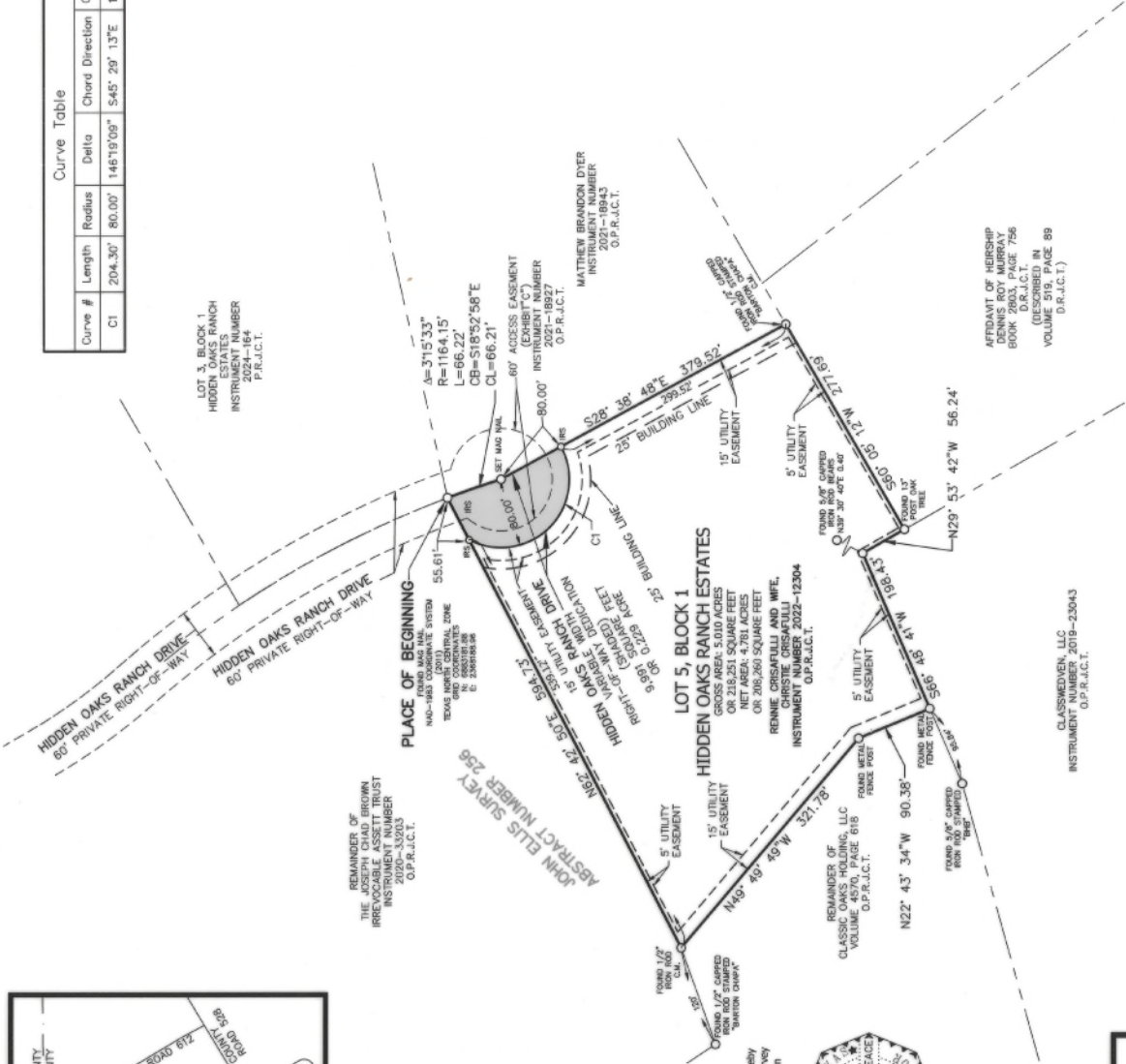
LOT 5, BLOCK 1  
BEING 5.010 ACRES OUT OF THE  
JOHN ELLIS SURVEY, ABSTRACT NO. 256  
JOHNSON COUNTY, TEXAS

Preparation Date: January 2026  
Revision Date: April 17, 2026  
SHEET 1 OF 2

PROJECT NO. 582-26-001  
PREPARED BY:  
**BANNISTER**  
ENGINEERING  
Mansfield, TX 76063 817.942.2094  
TBPELS REGISTRATION NO. 10193823

OWNER:  
RENNIE CRISAFULLI AND  
CHRISTIE CRISAFULLI  
2027 BRIANNA LANE  
ARLINGTON, TEXAS 76001  
PHONE: 817-842-2094  
mpeocee@bannistereng.com

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MARK PEACE, RPLS  
PHONE: 817-842-2094  
mpeocee@bannistereng.com



NOTE: All iron rods set (IRS) are 5/8-inch with a plastic cap stamped 'BANNISTER ENGINEERING FIRH-10193823'.

**SURVEYOR'S CERTIFICATE:**

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey on January 25, 2025 of the here and that the corner monuments shown herein shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

*Gregory Mark Peace*  
Gregory Mark Peace  
Registered Professional Land Surveyor  
Texas Registration No. 6608



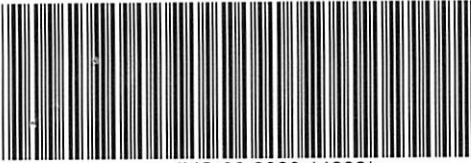
COUNTY OF JOHNSON  
APPROVED BY:  
THIS DAY \_\_\_\_ OF \_\_\_\_ 2026.  
\_\_\_\_\_  
COUNTY JUDGE

This plat filed in Instrument Number \_\_\_\_\_, Slide \_\_\_\_\_  
Date: \_\_\_\_\_

County Clerk, Johnson County, Texas

Deputy Clerk





\*VG-92-2026-14282\*

Johnson County  
April Long  
Johnson County Clerk

**Instrument Number:** 2026 - 14282

Real Property Recordings

Recorded On: May 11, 2026 01:33 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 - 14282  
Receipt Number: 20260511000131  
Recorded Date/Time: May 11, 2026 01:33 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:** April 28, 2026

**Meeting Date:** May 11, 2026

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:**



<p><b>Court Decision:</b> This section to be completed by County Judge's Office</p> 
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**Description:**

Consideration of Order 2026-41, Order Approving the Final Plat of Hidden Oaks Ranch Estates, Lot 5, Block 1, Located in Precinct 3.

Water Source is Bethesda WSC.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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**