



**JOHNSON COUNTY
COMMISSIONERS COURT**

OCT 23 2023

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

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 2023-84

COUNTY OF JOHNSON

§

§

**ORDER APPROVING REVISION OF PLAT PURSUANT TO
SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE**

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 the Public Works Department of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **Fisherman's Paradise**, Lot 22 & a Portion of Recreation Area, Block A, to create Lot 22R, Block A, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 23rd day of October 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Fisherman's Paradise**, Lot 22 & a Portion of Recreation Area, Block A, to create Lot 22R, Block A, in Precinct 1.

WITNESS OUR HAND THIS, THE 23RD DAY OF OCTOBER 2023.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

April Long

ATTEST: **April Long, County Clerk**



F. M. HIGHWAY NO. 916
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

BRASS CORNER
MONUMENT ENG P12222
N 55°52'53" E 251.92'
(DEED CALL N 54°53'31" E 251.81')

MORGAN ACRES LLC
INST NO 2022-00826
D.R.J.C.T.

N 58°04'48" E 133.40'
(PLAT CALL N60°48'51"E 130.19')

N 56°52'02" E 51.94'
N 70°55'45" E 64.75'
N 70°55'45" E 37.62'

LAKESIDE DRIVE
N 43°16'07" E 78.04'
(PLAT CALL R68°58'W 87.35')

OLD WAGON TRAIL
(PLAT CALL N61°38'45" W 200.57')
(PLAT CALL S65°30'40" E 124.94')
(PLAT CALL S68°52'02" E 127.81')

LT ETCHISON
DOC NO 2023-4665
D.R.J.C.T.
LOT 22, BLOCK A
FISHERMAN'S PARADISE
VOL 3, PG 50
P.R.J.C.T.
LOT 22R, BLOCK A
36,985 SQ. FT. OR
0.849 ACRES
B.F.E. = 593.5'
M.F.F. = 595.5'

RECREATION AREA COMMON AREA, BLOCK A
SHOWN ON PLAT OF
FISHERMAN'S PARADISE
RECORDED VOL. 3, PG 50
P.R.J.C.T.
NO DIMENSIONS SHOWN

RECREATION AREA COMMON AREA, BLOCK A
SHOWN ON PLAT OF
FISHERMAN'S PARADISE
RECORDED VOL. 3, PG 50
P.R.J.C.T.
NO DIMENSIONS SHOWN

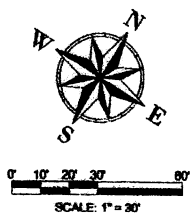
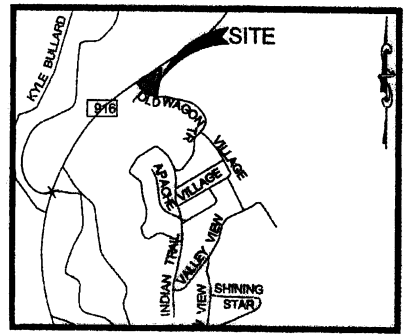
NICOLE REYES
INST NO 2021-23822
D.R.J.C.T.
LOT 1, BLOCK A
FISHERMAN'S PARADISE
VOL 3, PG 13
P.R.J.C.T.

P.O.B.

MARK C. RIDLEY SURVEY
ABSTRACT NO. 736

REPLAT SHOWING
LOT 22R, BLOCK A
FISHERMAN'S PARADISE
BEING A REPLAT OF LOT 22 &
A PORTION OF RECREATION AREA, BLOCK A
FISHERMAN'S PARADISE
ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 50, P.R.J.C.T.
SITUATED IN THE
MARK C. RIDLEY SURVEY, ABSTRACT NO. 736
JOHNSON COUNTY, TEXAS
0.849 ACRES
AUGUST 30, 2023

Plat Recorded in _____
Instrument # _____
Slide, _____
Date _____
County Clerk, Johnson County, Texas
"Deputy Clerk" _____



OWNER:
L. T. ETCHISON
P.O. BOX 2884
RIO VISTA, TEXAS 78083
ATT: L. T. ETCHISON
PHONE # 817-513-3213
EMAIL: lretchison@gmail.com

COPYRIGHT © BLUESTAR SURVEYING LLC. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED
IN RETRIEVABLE SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. CORRECT THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the True Meridian
Coordinate System (GAL, North Central Zone (GCS), North American Datum
1983).
(2) (C) is a Copying Invention.
(3) Unless otherwise noted, nothing is to be attached to any and all notes,
details, statements and other matters that are shown on or as part of the
mentioned plot and/or as part of this commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
111 WINDY BRIDGE ST. #17-689-9204
ALBUQUERQUE, NEW MEXICO 87105
WWW.BLUESTARSURVEYING.COM

JN 23-056-P SHEET 1 OF 2 DATE: 8/30/23

OWNER'S CERTIFICATE

WHEREAS L. T. ETCHISON is the sole owner of a 0.849 acre tract of land situated in the MARK C. RIDLEY SURVEY, ABSTRACT NO. 736, in Johnson County, Texas, being Lot 22, Block A, Fisherman's Paradise, an addition in Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, and a portion of Recreation Area Common Area, Block A, as shown on Fisherman's Paradise, an addition in Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, being that same tract of land described in a deed to L. T. Etchison, recorded in Instrument Number 2023-4665, and Instrument Number 2023-22589, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, said point being in the north right-of-way line of old Wagon Trail, (a variable width public right-of-way);

THENCE N 61°39'43" W, along the south line of said Lot 22, Block A, and along the north right-of-way line of said Old Wagon Trail, a distance of 200.57 feet to a PK Nail with washer STAMPED "5814" found for the southwest corner of said Lot 22, Block A, said pint being the southeast corner clip intersection of said Old Wagon Trail, and F.M. Highway No. 916, (a variable width public right-of-way);

THENCE N 07°11'07" E, along the west line of said Lot 22, Block A, and along said Corner clip intersection, a distance of 75.85 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 22, Block A, the northerly corner clip intersection of said Old Wagon Trail, and F.M. Highway No. 916;

THENCE N 58°04'48" E, along the north line of said Lot 22, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 133.40 feet to a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, same being the common corner of said Etchison tract, recorded in Instrument Number 2023-4665, and said Etchison tract, recorded in Instrument Number 2023-22589;

THENCE N 56°52'02" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 51.94 feet to a Texas Department of Transportation wood right-of-way marker found for corner;

THENCE N 70°55'45" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 64.75 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being the northeast corner of said Etchison tract, recorded in Instrument Number 2023-22589;

THENCE S 09°55'54" W, along the east line of said Etchison tract, recorded in Instrument Number 2023-22589, and crossing said Recreation Area Common Area, Block A, a distance of 294.97 feet to the **POINT OF BEGINNING**, and containing 36,995 square feet or 0.849 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That L. T. ETCHISON, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as FISHERMAN'S PARADISE, LOT 22R, BLOCK A, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown herein.

WITNESS OUR HAND, this the 2nd day of October, 2023.

By: L.T. Etchison
L. T. Etchison

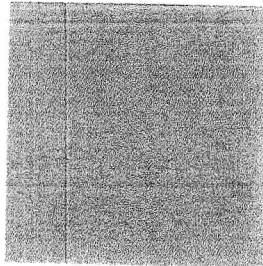
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared L. T. Etchison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2nd day of October, 2023.

David Clave
Notary Public in and for
The State of Texas

My Commission Expires: 10/11/2026



GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any city or town.

The designation of the proposed usage of the areas shown on plat is for Single Family Residential use.

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

Water: Great Water Company 817-645-5493
Electricity: HILCO Electric Cooperative, Inc. 800-338-6425 ext 2215
Septic: Private Individual Septic Systems.

Private Sewage Facility

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.

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 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.

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:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48261C0425J, effective date December 4, 2012, (this property is located in zones "A & X" (Areas determined to be in the flood plain).

The above referenced FEMA flood insurance rate map is for 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

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

The existing creeks or drainage channels traversing along or across this addition will remain an open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

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

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

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.

Duties of Developer/Property Owner

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.

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.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed herein 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.

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 purposes of construction, reconstruction, inspection, maintenance, patrolling, maintaining and adding in or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Filing a plat:

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 land 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.

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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COR89).
- 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:

Right-Of-Way Dedication 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement 15' from lot line in front and back 5' from lot line on the sides
Building Lines 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded in

Instrument # _____

Slide, _____

Date _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 2023

County Clerk, Johnson County, Texas _____

County Judge _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, August 30, 2023. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez
Date 10/02/2023



**REPLAT SHOWING
LOT 22R, BLOCK A
FISHERMAN'S PARADISE
BEING A REPLAT OF LOT 22 &
A PORTION OF RECREATION AREA, BLOCK A
FISHERMAN'S PARADISE**

ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 50, P.R.J.C.T.
SITUATED IN THE
MARK C. RIDLEY SURVEY, ABSTRACT NO. 736
JOHNSON COUNTY, TEXAS
0.849 ACRES
AUGUST 30, 2023

OWNER:
L. T. ETCHISON
P.O. BOX 2594
RIO VISTA, TEXAS 78093
ATT: L. T. ETCHISON
PHONE # 817-513-3213
EMAIL: ltetchison@gmail.com

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, INDEXED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.
(1) NOTE: The basis of bearings for this survey is the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum 1983 (NAD83).
(2) FLOOD - Contingible easement.
(3) Unlabeled overhead reflect, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat which is part of the site commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 101472000
1117 SECOND AVENUE, SUITE 200, FORT WORTH, TEXAS 76102
PHONE: 817-659-0230
WWW.BLUESTARSURVEYING.COM
JUN 23-056-P SHEET 2 OF 2 DATE: 8/30/23

AGENDA PLACEMENT FORM

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

Date: October 11, 2023

Meeting Date: October 23, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



<p>Court Decision: This section to be completed by County Judge's Office</p> <p>COMMISSIONERS COURT</p> <p>OCT 23 2023</p> <p>Approved</p>
--

Description:

Public Hearing to Revise the Plat of Fisherman's Paradise, Lot 22 & a Portion of Recreation Area, Block A to Form Lot 22R.

Consideration of order 2023-84, Order Approving The Revised Plat of Fisherman's Paradise, Lot 22 & a Portion of Recreation Area, Block A to Form Lot 22R in Precinct 1.

(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**

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of Fisherman's Paradise, Lot 22 & a Portion of Recreation Area, recorded in Volume 3, Page 50, of the Official Plat Records of Johnson County, Texas:

**Lot 22 & a Portion of Recreation Area
to Form
Lot 22R, Block A**

At: **9:00 o'clock a.m.** on: November 13th, 2023 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in 'Times Review' classified section under 'LEGAL NOTICE' on these dates:

October 5,7 and 10th, 2023