



# JOHNSON COUNTY COMMISSIONERS COURT

MAY 14 2024

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 2024-44

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 30<sup>th</sup> 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.

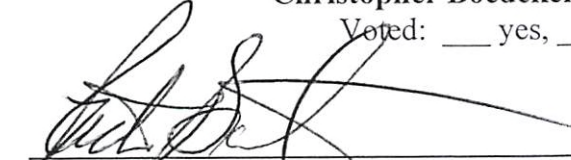
### NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Bluewater Oaks Holiday Sites**, Lots 359-362 and a Portion of Thomas Matty Survey, Abstract No. 538, to create Lot 359A, in Precinct 4.


WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF MAY 2024.

\_\_\_\_\_  
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





(CALLED 558.81 ACRES)  
THE JUMBA LLC  
DOC. NO. 2021-38042  
D.R.J.C.T.

REMAINDER OF  
(CALLED 226.76 ACRES)  
KEVIN J. MOORE  
DOC. NO. 2023-2941  
D.R.J.C.T.

**LOT 359A**  
176,164 SQ. FT. OR  
4.044 ACRES

(CALLED 3.0 ACRES)  
BLUE WATER OAKS PROPERTY OWNERS ASSOCIATION,  
SEWER SERVICE AND WATER SUPPLY CORPORATION  
DOC. NO. 2023-17915  
D.R.J.C.T.

(CALLED 0.75 ACRES)  
BLUE WATER OAKS  
PROPERTY OWNERS ASSOCIATION, INC  
VOL. 1051, PG. 341  
D.R.J.C.T.

THOMAS MATTY SURVEY  
ABSTRACT NO. 538

OWNER:  
BLUE WATER OAKS PROPERTY OWNERS ASSOCIATION  
SEWER SERVICE AND WATER SUPPLY CORPORATION  
172 RILL COURT  
ALVARADO, TEXAS 78005  
JASON CARRELL, PRESIDENT  
PHONE # 817-223-4886  
DAVID PREISNER, SUPERINTENDENT  
PHONE # 405-670-1558

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY  
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,  
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SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL  
SIGNATURE ARE NOT VALID.

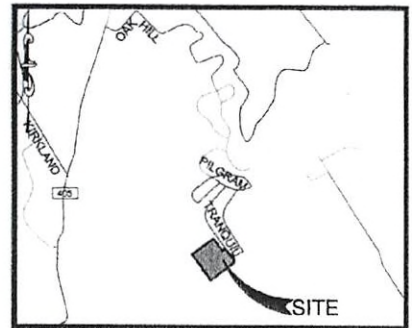
(1) NOTE: The basis of bearings for this survey is the Texas State Plane  
Coordinate System Grid, North Central Zone (N252), North American Datum  
(NAD83).

(2) (C) = Curvature correction.  
(3) Unless otherwise noted, subject property is affected by any and all  
deeds, easements and other matters that are shown on or as part of the  
recorded plat and/or as part of the record title.

**BLUESTAR SURVEYING**

FORM NUMBER 10142300  
1110 SOUTH MAIN ST. SUITE 100  
ALVARADO, TEXAS 78005  
WWW.BLUESTARSURVEYING.COM

JN 23-093-P SHEET 1 OF 2 DATE: 4/14/23



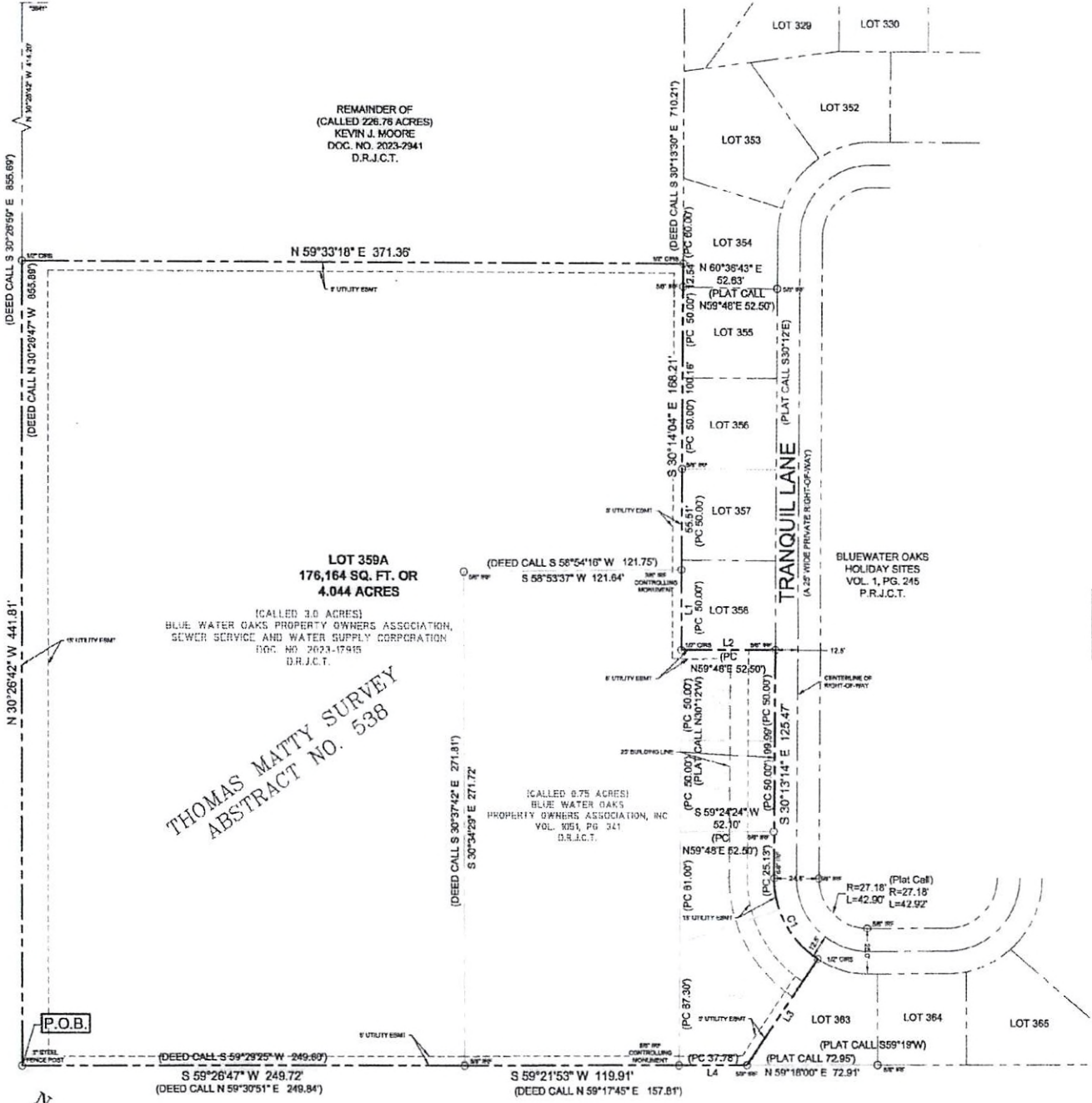
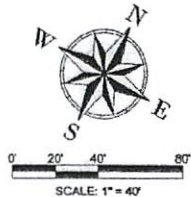
Plat Recorded in  
Instrument # \_\_\_\_\_  
Slide, \_\_\_\_\_  
Date \_\_\_\_\_  
County Clerk, Johnson County, Texas  
"Deputy Clerk"

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	57°51'59"	52.18'	52.70'	S59°09'13"E	50.49'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S30°12'06"E	44.66'
L2	N59°24'46"E	52.60'
L3	S3°29'31"W	70.37'
L4	S66°18'00"W	38.00'

**REPLAT SHOWING  
LOT 359A  
BLUEWATER OAKS HOLIDAY SITES**

BEING A REPLAT OF LOTS 359-362  
ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 245, P.R.J.C.T.  
AND A PORTION OF  
THOMAS MATTY SURVEY, ABSTRACT NO. 538  
LOCATED IN THE CITY OF ALVARADO, ETJ,  
JOHNSON COUNTY, TEXAS  
4.044 ACRES  
MAY 18, 2023



(CALLED 558.81 ACRES)  
THE JUMBA LLC  
DOC. NO. 2021-38042  
D.R.J.C.T.



OWNER'S CERTIFICATE

WHEREAS BLUE WATER OAKS PROPERTY OWNERS ASSOCIATION, SEWER SERVICE AND WATER SUPPLY CORPORATION, is the sole owner of a 4.04 acre tract of land situated in the THOMAS MATTY SURVEY, ABSTRACT NO. 538, in the ETJ of Alvarado, Johnson County, Texas, being that certain called 3.0 acre tract of land described in a deed to Blue Water Oaks Property Owners Association, Sewer Service and Water Supply Corporation, recorded in Document Number 2023-17915, Deed Records, Johnson County, Texas, being a called 0.75 Acre tract of land described in a deed to Blue Water Oaks Property Owners Association, Inc., recorded in Volume 1051, Page 341, Deed Records, Johnson County, Texas, and all of Lot 359, 360, 361, and Lot 362, Blue Water Oaks Holiday Sites, recorded in Volume 1, Page 245, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch steel fence corner post found for the common corner of said called 3.0 acre tract, and a called 556.81 acre tract of land described in a deed to The Jumba, LLC, recorded in Document Number 2021-38042, Deed Records, Johnson County, Texas;

THENCE N 30°26'42" W, along the common line of said called 3.0 acre tract, and said called 556.81 acre tract, a distance of 441.81 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 59°13'16" E, crossing said called 3.0 acre tract, a distance of 371.36 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said called 3.0 acre tract, and Lot 354, Blue Water Oaks Holiday Sites, an addition in the ETJ of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 1, Page 245, Plat Records, Johnson County Texas;

THENCE S 30°14'44" E, along the common line of said called 3.0 acre tract, and said Lot 354, passing a 5/8 inch iron rod found for the common corner of said Lot 354 and Lot 355, of said Blue Water Oaks Holiday Sites at a distance of 12.54 feet, passing the common corner of said Lot 355 and Lot 356, of said Blue Water Oaks Holiday Sites, passing a 5/8 inch iron rod found for the common corner of said Lot 356 and Lot 357, of said Blue Water Oaks Holiday Sites at a distance of 112.70 feet, passing the common corner of said Lot 357 and Lot 358, of said Blue Water Oaks Holiday Sites, and continuing a total distance of 100.21 feet to a 3/8 inch iron rod found for the common corner of said called 3.0 acre tract, and a called 0.75 acre tract of land described in a deed to Blue Water Oaks Property Owners Association, Inc., recorded in Volume 1051, Page 341, Deed Records, Johnson County, Texas;

THENCE S 30°12'06" E, along the common line of said called 0.75 acre tract, and said Lot 358, a distance of 44.56 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 358, and said Lot 359;

THENCE N 59°24'40" E, along the common line of said Lot 358, and said Lot 359, a distance of 52.60 feet to a 5/8 inch iron rod found for the common corner of said Lot 358, and said Lot 359, said point being in the west right-of-way line of Tranquil Lana (a 25 foot wide public right-of-way);

THENCE S 30°13'14" E, along the east line of said Lot 359, and along the west right-of-way line of said Tranquil Lana, passing the common corner of said Lot 359, and said Lot 360, passing a 5/8 inch iron rod found for the common corner of said Lot 360, and said Lot 361, at a distance of 95.99 feet, and continuing a total distance of 125.47 feet to a 5/8 inch iron rod found for corner, said point being in a curve to the left having a radius of 52.18 feet, a delta angle of 57°6'19";

THENCE, along the east line of said Lot 361, and along the west right-of-way line of said Tranquil Lana, passing the common corner of said Lot 361, and said Lot 362, and continuing an arc distance of 52.70 feet, a chord bearing and distance of S 56°09'13" E, 50.49 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 362, and Lot 363, of said Blue Water Oaks Holiday Sites;

THENCE S 03°29'21" W, along the common line of said Lot 362, and said Lot 363, a distance of 70.37 feet to a 5/8 inch iron rod found for the common corner of said Lot 362, and said Lot 363, said point being in the west north line of said called 556.81 acre tract;

THENCE S 59°18'00" W, along the common line of said Lot 362, and said called 556.81 acre tract, a distance of 38.00 feet to a 5/8 inch iron rod found for the common corner of said Lot 362, said called 556.81 acre tract, and said called 0.75 acre tract;

THENCE S 59°21'53" W, along the common line of said called 0.75 acre tract, and said called 556.81 acre tract, a distance of 119.81 feet to a 5/8 inch iron rod found for the common corner of said called 3.0 acre tract, said called 556.81 acre tract, and said called 0.75 acre tract;

THENCE S 50°26'47" W, along the common line of said called 3.0 acre tract, and said called 556.81 acre tract, a distance of 249.72 feet to the POINT OF BEGINNING and containing 176,104 square feet or 4.044 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That BLUE WATER OAKS PROPERTY OWNERS ASSOCIATION, SEWER SERVICE AND WATER SUPPLY CORPORATION, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BLUEWATER OAKS HOLIDAY SITES, LOT 359-A, an addition to Johnson County, Texas, and hereby dedicate to Blue Water Oaks Property Owners Association, Sewer Service and Water Supply Corporation use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS OUR HAND, this the 24 day of April, 2024.

By: Jason Carrell, President

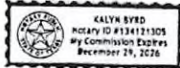
STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Jason Carrell, 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 24 day of April, 2024.

Notary Public In and for The State of Texas

My Commission Expires: 12/26/29



GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of Alvarado Texas The designation of the proposed usage of the area shown on plat is for commercial 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: Blue Water Oaks Property Owners Association, Sewer Service & Water Supply Corporation. 817-783-7772 Electricity: Unified Co-Op Services 817-656-4000 Sewer: Blue Water Oaks 817-783-7772

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4825100350J, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of 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 surfaces 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 floodway is prohibited.

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 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 hereto 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 efficiency 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, petrolling, 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.

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 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.

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 (COR89E).
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, Privately Maintained ROW; The streets here are platted for 25' thus 12.5' from center of street.
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024
County Clerk, Johnson County, Texas \_\_\_\_\_ County Judge \_\_\_\_\_
\*Deputy Clerk\*

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, May 19, 2023. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez Date: 04/19/2024



REPLAT SHOWING

LOT 359A BLUEWATER OAKS HOLIDAY SITES BEING A REPLAT OF LOTS 359-362 ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 245, P.R.J.C.T. AND A PORTION OF THOMAS MATTY SURVEY, ABSTRACT NO. 538 LOCATED IN THE CITY OF ALVARADO, ETJ, JOHNSON COUNTY, TEXAS 4.044 ACRES MAY 18, 2023

OWNER: BLUE WATER OAKS PROPERTY OWNERS ASSOCIATION SEWER SERVICE AND WATER SUPPLY CORPORATION 172 RILL COURT ALVARADO, TEXAS 76009 JASON CARRELL, PRESIDENT PHONE # 817-223-4886 DAVID PREISNER, SUPERINTENDENT PHONE # 405-570-1058

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(1) NOTICE: The basis of bearings for this survey is the Texas State Plane Coordinate System GCS, North Central Zone NAD83, North American Datum 1983(2011).
(2) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
(3) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
(4) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BLUESTAR SURVEYING logo and contact information: 5506 PROFESSIONAL LAND SURVEYOR, 12147300, 5506, 817-650-9926, WWW.BLUESTARSURVEYING.COM, JN 23-093-P SHEET 2 OF 2 DATE: 4/14/23



**AGENDA PLACEMENT FORM**

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

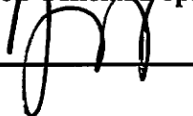
**Date:** April 29, 2024

**Meeting Date:** May 13, 2024

**Submitted By:** Julie Edmiston

**Department:** Public Works

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



**Court Decision:**  
This section to be completed by County Judge's Office



May 13, 2024

**Description:**

Public Hearing to Revise the Plat of Blue Water Oaks Holiday Sites, Lots 359-362 and a Portion of Thomas Matty Survey, Abstract No. 538 to Form Lot 359A in Precinct 4.

Consideration of Order 2024-44, Order Approving the Revised the Plat of Blue Water Oaks Holiday Sites, Lots 359-362 and a Portion of Thomas Matty Survey, Abstract No. 538 to Form Lot 359A in Precinct 4.

(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

May 13, 2024

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 Blue Water Oaks Holiday Sites, Lots 359-362 recorded in Volume 1, Page 245, of the Official Plat Records of Johnson County, Texas and a Portion of Thomas Matty Survey, Abstract No. 538, Johnson County, Texas:

**Lots 359-362 and a Portion of Thomas Matty Survey, Abstract No. 538  
to Form  
Lot 359A**

At: **9:00 o'clock a.m.** on: May 13<sup>th</sup>, 2024 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:

April 27,30<sup>th</sup> and May 2nd, 2024