

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	§	
	§	ORDER 2025-40
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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Fisherman's Paradise**, Lot 40F-R, Block B, in Precinct 1.

Filed For Record 3:49 PM

MAY 2 7 2025

April Long
County Clerk, Johnson County Texas
BY DEPUTY

WITNESS OUR HAND THIS, THE 27^{TH} DAY OF MAY 2025.

Al Rd			
Christopher Boedeker, Johnson County Judge			
Voted: yes,			
	La Harer		
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2		
Voted: yes, no, abstained	Voted: yes, no, abstained		
Mile White	_ tury Valley		
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4		
Voted: <u>v</u> yes, no, abstained	Voted: / yes, no, abstained		
ATTEST: April Long, County Clerk			

Micah Hamilton, R.P.L.S. 104 S. Walnut St Weatherford TX 76086

weatherford@txs-e.com

704 Glade Park Ct Azle, TX 76020

817-454-0456

on the _____ day of _____ 2025 1" = 30" County Judge

Lot 15. Block A Lot 14, Block A Fisherman's Paradise V. 3, P. 50 Fisherman's Paradise V. 3. P. 50 Future Developm Fisherman's Paradise V. 3, P. 50 N 89°07'10" E 279.47" Lot 40F-R, Block B 0.440 Acres (19,168 Sq. Ft.) Block B 25' Building Line P.O.B. Lot 40G, Block B Lot 400 Block B. S 89°23'58" W v. 3, P. 13 39,78 割り Court Lot 40C Block B. Lot 40H, Block B isherman's Paradise V. 3, P. I3 Fisherman's Paradise V. 3. P. 13 Fig. 1/2" iron Rod Vicinity Map (1" = 3,000') County Clerk, Johnson County, Texas Site T State of Texas, County of Johnson Approved by Johnson County Commissioner's Court

Sheet 1 of 1 6 Arch C (18" x 24")

Johnson County Notes

Filing A Plat:

2) A purchaser may not use or accupy property described in a plat or replat of a subdivision until such time as the plat is filed in record with the County Clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads For County Maintenance:

3) The apprecial and filling of a Plast which decisations useds and sheeks does not make the needs and sheeks counting reads an except molitizenest. No rocal steed or passagement exists in this Plast said be maintained by Johnson County, Team in Counting of the Commissionary County of the Cou

5) The designation of the proposed usage of the area shown on plat is for single family residential.

6) The developer shall complete all roads and drainage facilities in a subdivision within twelve (IZ) months of the date of final plat

Utility Easements:

7) Any public utility, including phileson occurring, shell have the right to move and know moved all or port of tense, status, other question or injectionements which is any way entering or histories with the constitution of the control of the

8) 15' from lot line in thart & back 5' from lot line on the sides

Right of Way Dedications:

40" SCW from center of road on F.M. or State.
 30" BOW from center of County road or roads in a subdivision.

Building Lines:

10) 50' from lot line (State Hary & F.M.) 25' frem lot line (County Road or Subdivision Roads)

Flood Notes:

13) The existing creeks or drainage chemeis traversing along or across this addition will remain as open channels and will be mentaled by the individual senies of the last or loss that are traversed by or adjacent to the drainage coasses along or across said loss.

14) Johnson County will not be responsible for the maintenance and appraising of said diploage ways or for the control or predi-Till Jaheson County will not be responsible for any domage, personal injury or loss of life or property occasioned by flooding or flood condition.

Its Johnson County has the right but not a duty to enter onto property and clear any obstructions including but not limited to a plants, dirt, or buildings, which obstruct the flow of water through drainage assertients.

Private Sewage Facility:

17) Certita savage facility performance cannot be quaranteed even though all provisions of the Rules of Johnson county, Texas for Private savage facilities are complied with.

It) inspections ancier experience of a private sewage facility by the Public Works Department shall indicate only that mentional requirements and does not referre the owner of the property from comprising with county, state early requirements are exequirements. Private exequirements are exequired to the county and the county of the coun

19) A property designed and constructed private sewage facility system, installed in suitable set, can martinizate if the encount vester than it required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage incline in a sestion curry or arms.

Duties of Developer/Property Owner:

Indemnity:

20) The approval and filing of this plot by Johnson County does not nellove 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.

20 The approved and filling of this plot by Johnson County does not relieve the descriper of the property or owner at the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty of leading to Johnson County, the Commissioners, afficials or employees of Attention County.

23) Johanna County is relying upon the surveyor whose name is affixed herein to make accurate and truthful representations upwinth Johnson County can make determinations regarding the approved or disapproved of this plat.

Replat Lot 40F-R. Block B Fisherman's Paradise

an addition to Johnson County, Texas

Being a 0.440 acre replat of Lots 40E and 40F. Block B. Fisherman's Paradise, according to the plat as recorded in Volume 3. Page 13. Plat Records, Johnson County, Texas

April 2025





Lot 16. Block A

orman's V. 3. P.

Peradis

Chamitae Tri

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Fisherman's Paradise, Lots 40E and 40F, Block B, recorded in Volume 3, Page 13, Plat Records of Johnson County, Texas:

Lots 40E and 40F, Block B to be revised to Create Lot 40F-R, Block B

At: <u>9:00 o'clock a.m.</u> on: May 27, 2025 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:

May 1/3/6, 2025



AGENDA PLACEMENT FORM

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

Date: May 15, 2025	This section to be completed by County Judge's Office
Meeting Date: May 27, 2025	
Submitted By: Julie Edmiston	
Department: Public Works	Stason Coup
Signature of Elected Official/Department Head:	* APPROVED * 5-27-25
Description:	1 2 11 1 10 10 110
Public Hearing to Revise the Plat of Fisher	
Block B to create Lot 40F-R, Block B, in	Precinct I
Consideration of order 2025-40, Order A Fisherman's Paradise, Lots 40E and 40F, in Precinct 1.	
Water Source is Crest Water Company. (May attach additional)	al sheets if necessary)
Person to Present: Jennifer VanderLaan	
	nless the item is on the Consent Agenda)
Supporting Documentation: (check one)	2 PUBLIC □ CONFIDENTIAL
(PUBLIC documentation may be made as	vailable to the public prior to the Meeting)
Estimated Length of Presentation: 10 mir	nutes
Session Requested: (check one)	
✓ Action Item ☐ Consent ☐ Worksh	nop Executive Other
Check All Departments That Have Been Notific	ed:
☑ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel ☑ Public W	orks
Other Department/Official (list)	

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