



JOHNSON COUNTY

COMMISSIONERS COURT

JUN 09 2025

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 2025-46

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

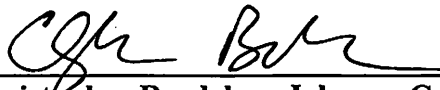
WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

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:

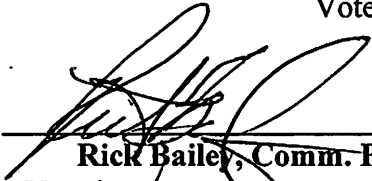
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Ranches at Eagle Ridge**, Lots 11 and 12 to create Lot 12R, in Precinct 1.

WITNESS OUR HAND THIS, THE 9TH DAY OF JUNE 2025.



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



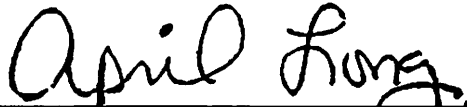
Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained



Larry Woolley, Comm. Pct. 4

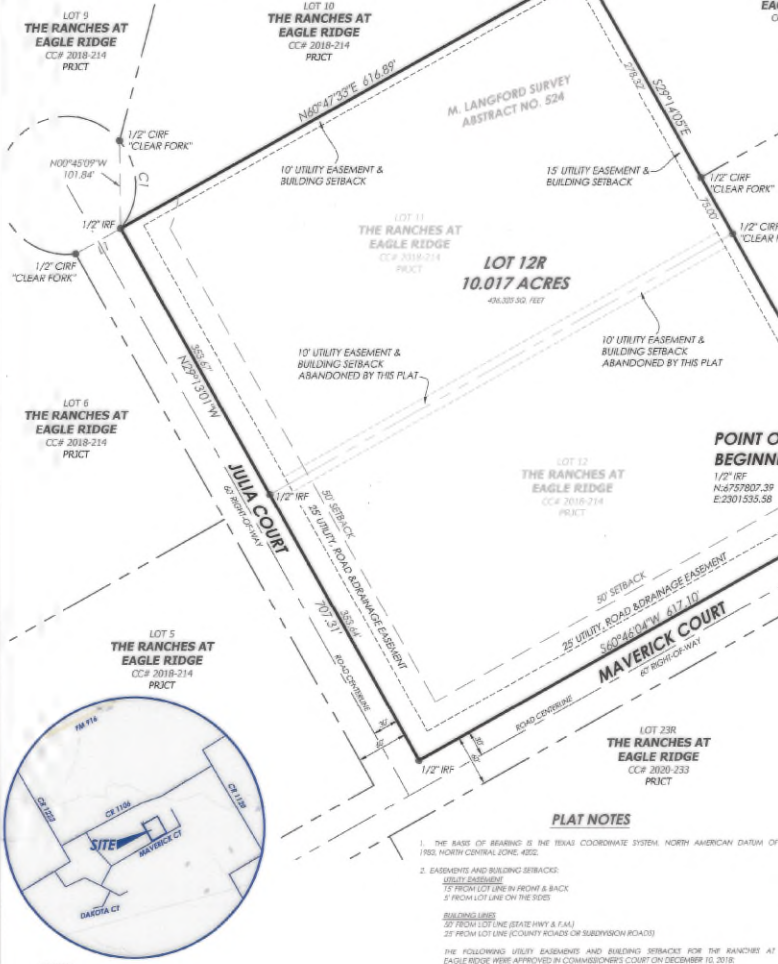
Voted: ☒ yes, ☐ no, ☐ abstained



ATTEST: April Long, County Clerk



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	80.00	110.40	101.84	N00°45'09"W	79°03'53"
LINE	BEARING	DISTANCE			
L-1	S60°46'03"W	80.02			



OWNER:
ISMAEL JOE JALAPA
204 N. HUGHES ST
RIO VISTA, TX 76093
214-534-3409

LEGEND
DRT - DEED RECORDS, JOHNSON COUNTY, TEXAS
PLT - PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# - COUNTY CLERK'S INSTRUMENT NUMBER
RF - IRON ROD FOUND
CRS - 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
PFB - POINT OF BEGINNING

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

SUBMITTED THE 19th DAY OF MAY, 2025.



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMBINED PANEL NO. 4821C(02)2, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADJUDICATING THE "RF". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY INTENSE, 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 "RF".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS 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 OF FLOOD EASEMENTS.

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.

1/2" CRP
"CLEAR FORK"

1/2" CRP
"CLEAR FORK"

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1/2" CRP
"CLEAR FORK"

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, ISMAEL JOE JALAPA, OWNER OF A 10.017 ACRE TRACT OF LAND SITUATED IN THE M. LANGFORD SURVEY, ABSTRACT NUMBER 524, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 11 AND 12, THE RANCHES AT EAGLE RIDGE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-214, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 12, SAME BEING THE SOUTHERNMOST CORNER OF LOT 12, SAID THE RANCHES AT EAGLE RIDGE, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF MAVERICK COURT, A 60' RIGHT-OF-WAY, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" AT THE EASTERNMOST CORNER OF SAID LOT 13 BEARS NORTH 40 DEGREES 47 MINUTES 24 SECONDS EAST, A DISTANCE OF 484.45 FEET;

THENCE SOUTH 40 DEGREES 44 MINUTES 04 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 617.10 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 12, BEING AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY LINE AND THE NORTHWEST RIGHT-OF-WAY LINE OF JULIA COURT, A 60' RIGHT-OF-WAY;

THENCE NORTH 29 DEGREES 13 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE NORTHWEST CORNER OF SAID LOT 12, AND CONTINUING IN ALL 707.31 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 11, SAME BEING THE SOUTHERNMOST CORNER OF LOT 10, SAID THE RANCHES AT EAGLE RIDGE, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" BEARS FOR REFERENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 101.84 FEET;

THENCE NORTH 40 DEGREES 47 MINUTES 33 SECONDS EAST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE NORTHWEST LINE OF SAID LOT 11, BEING COMMON WITH THE SOUTHWEST LINE OF SAID LOT 10, A DISTANCE OF 616.89 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 11, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 10, BEING ON THE SOUTHWEST LINE OF LOT 14, SAID THE RANCHES AT EAGLE RIDGE;

THENCE SOUTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID LOTS 11 AND 12, BEING COMMON WITH THE SOUTHWEST LINES OF SAID LOTS 14 AND 13, AT A DISTANCE OF 278.32 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" AT THE SOUTHERNMOST CORNER OF SAID LOT 14, AT A DISTANCE OF 333.32 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" AT THE EASTERNMOST CORNER OF SAID LOT 11, AND CONTINUING IN ALL 707.05 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 10.017 ACRES OR 436,353 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT ISMAEL JOE JALAPA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 12R, THE RANCHES AT EAGLE RIDGE, 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 HEREON UNLESS OTHERWISE DESIGNATED ON THE PLAT.

WITNESS MY HAND THIS 19 DAY OF May, 2025.

ISMAEL JOE JALAPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Ismael Joe Jalapa*, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 19 DAY OF May, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-15-26



REPLAT LOT 12R

THE RANCHES AT EAGLE RIDGE
BEING 10.017 ACRES OF LAND AND BEING A REVISION OF LOTS 11 AND 12, THE RANCHES AT EAGLE RIDGE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# 2018-214, PLAT RECORDS, JOHNSON COUNTY, TEXAS



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 241081 DATE: MAY 19, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

APPROVED: JOHNSON COUNTY COMMISSIONER'S COURT

DATE _____

COUNTY JUDGE _____

NOTICE OF PUBLIC HEARING

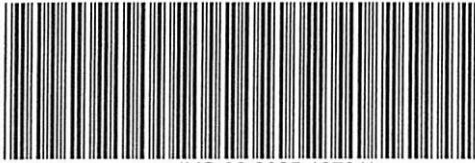
Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of The Ranches at Eagle Ridge, Lots 11 and 12, recorded in Instrument Number 2018-214, of the Official Plat Records of Johnson County, Texas:

**Lots 11 and 12,
to be combined to Form
Lot 12R**

At: **9:00 o'clock a.m.** on: June 9, 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 22, 24, and 27th, 2025



VG-92-2025-16701

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2025 - 16701

Real Property Recordings

Recorded On: June 09, 2025 02:47 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: 2025 - 16701
Receipt Number: 20250609000176
Recorded Date/Time: June 09, 2025 02:47 PM
User: Lillian C

Record and Return To:

JOHNSON COUNTY
RM 120 - PAULA REID

Station: ccl23

CLEBURNE TX 76031



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

April Long

AGENDA PLACEMENT FORM

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

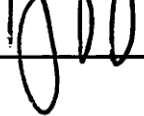
Date: May 29th, 2025

Meeting Date: June 9th, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
 6-9-25

Description:

Public Hearing to Revise the Plat of The Ranches at Eagle Ridge, Lots 11 and 12 to be combined to Form Lot 12R, in Precinct 1.

Consideration of Order 2025-46, Order Approving the Revised Plat of The Ranches at Eagle Ridge, Lots 11 and 12 to be combined to Form Lot 12R, in Precinct 1.

Water Source is Private Water Well

(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**

Approved in CC on 9/11/2023