



# 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 2025-71

## 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 the Public Works Department 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 **McPherson Addition** Lot 1, Block 1, in Precinct 1 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 AUGUST 2025.

Filed For Record 2:22 PM

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

AUG 11 2025

April Long  
County Clerk, Johnson County Texas

BY DEPUTY

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

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

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

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

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





**OWNER'S CERTIFICATION**

Of a 3.00 acres tract of land out the J.W. Atchison Survey, Abstract No. 155, Somervell County, Texas and the J.W. Atchison Survey, Abstract No. 1047, Johnson County, Texas; being all of a certain 3.00 acres tract deeded to Wallace Bradley McPherson in Instrument No. 20240914 of the Official Public Records of Somervell County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 60D nail in Somervell County Road No. 406, at the southwest corner of a certain 5.58 acres tract (Tract I) deeded to Ricky Ray Jensen & Laurie Renea Jensen in Instrument No. 20220150 of said Official Public Records, for the northwest and beginning corner of this tract, from which a found 5/8\"/>

Thence leaving said County Road, N. 87 deg. 01 min. 47 sec. E. at 26.04 feet pass a found 5/8\"/>

Thence S. 16 deg. 54 min. 25 sec. E. 199.37 feet to a found 5/8\"/>

Thence S. 73 deg. 44 min. 52 sec. W. 423.55 feet to a found 5/8\"/>

Thence N. 41 deg. 52 min. 30 sec. W. 264.80 feet to a found 5/8\"/>

Thence with the north line of said Sarah Agnes Riddle tract, N. 69 deg. 48 min. 16 sec. W. at 39.05 feet pass a found 5/8\"/>

Thence along said County Road No. 406, N. 02 deg. 54 min. 37 sec. W. 59.15 feet to the place of beginning.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Wallace Bradley McPherson, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as McPherson Addition, Lot 1, Block 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon unless otherwise designated on this plat.

Wallace Bradley McPherson  
Wallace Bradley McPherson

Date 8 / 1 / 2025

SWORN AND SUBSCRIBED BEFORE ME BY THIS THE 1 DAY OF August, 2025

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES 2/18/29



**SURVEYOR NOTES:**

Basic of bearing is State Plane Grid, Texas North Central Zone, 4202 (NAD83).

The distances shown are horizontal ground distances.

All corners are found 5/8\"/>

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 area 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.

**UTILITY PROVIDERS**

Water: Frisco Water Web  
Electricity: United Cooperative Services- 817-556-4000  
Septic: On Site Sewage Facility (RR Services Inc.) 254-396-2851

**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.

**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.

**Flood Statement:**  
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0279K, effective date APRIL 5, 2019, this property is located in zone "X". (Areas determined to be outside the 500-year flood plain).

According to the Flood Insurance Rate Map for Somervell County, Texas and Incorporated Areas, Community Panel No. 48250C0100K, effective date SEPTEMBER 21, 2023 this property is located in zone "X". (Areas determined to be outside the 500-year 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 roadway 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.

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, Cody Hahn, A Registered Professional Land Surveyor of the State of Texas, have plotted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, as shown hereon and that this plat correctly represents that survey made by me or under my direct supervision on JULY 24, 2025.

Cody Hahn  
CODY HAHN, R.P.L.S. No. 7030  
JO25008 FN25001



**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, inure 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 hereon 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:**

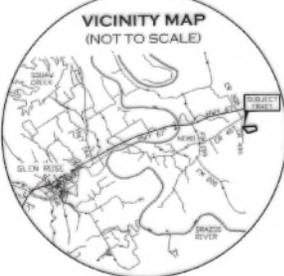
The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims 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 purpose of construction, reconstruction, inspection, patrolling, 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.

**EASEMENTS & BUILDING SETBACKS**

- Utility Easement:
  - 15' from lot line in front & back
  - 5' from lot line on the sides
- 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\*
  - \*Unless otherwise required by Major Thoroughfare Plan
- Building Lines:
  - 50' from lot line (State Hwy & F.M.)
  - 25' from lot line (County Road or Subdivision Roads)



OWNER
WALLACE BRADLEY MCPHERSON PO BOX 470, NEMO, TEXAS 76070 BRAD@MCPHERSONDRILLINGINC.COM 817-240-7013

SURVEYOR
CODY HAHN HAHN SURVEYING, LLC FIRM# 10194972 PO BOX 27 STEPHENVILLE, TX 76401 254-396-9568

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**MCPHERSON ADDITION**  
BEING A 3.00 ACRES TRACT OF LAND OUT OF THE J.W. ATCHISON SURVEY, ABSTRACT NO. 155, SOMERVELL COUNTY, TEXAS AND THE J.W. ATCHISON SURVEY, ABSTRACT NO. 1047, JOHNSON COUNTY, TEXAS

**AGENDA PLACEMENT FORM**

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

Date: August 1, 2025

Meeting Date: August 11, 2036

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:  


<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>
  8/11/2025

Description:  
Consideration of Order 2025-71, Order Approving the Final Plat of McPherson  
Addition, Lot 1, Block 1, in Precinct 1.

Water Source is a Private Water Well.

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

(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**