



# 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

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THE STATE OF TEXAS

§

ORDER 2026-43

COUNTY OF JOHNSON

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

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**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 Development Services 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 Development Services 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 **The Retreat, Phase 27**, Lots 32 and 33, Block 103 to create Lot 32-R, Block 103 in Precinct 1.

WITNESS OUR HAND THIS, THE 26<sup>TH</sup> DAY OF MAY 2026.

*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

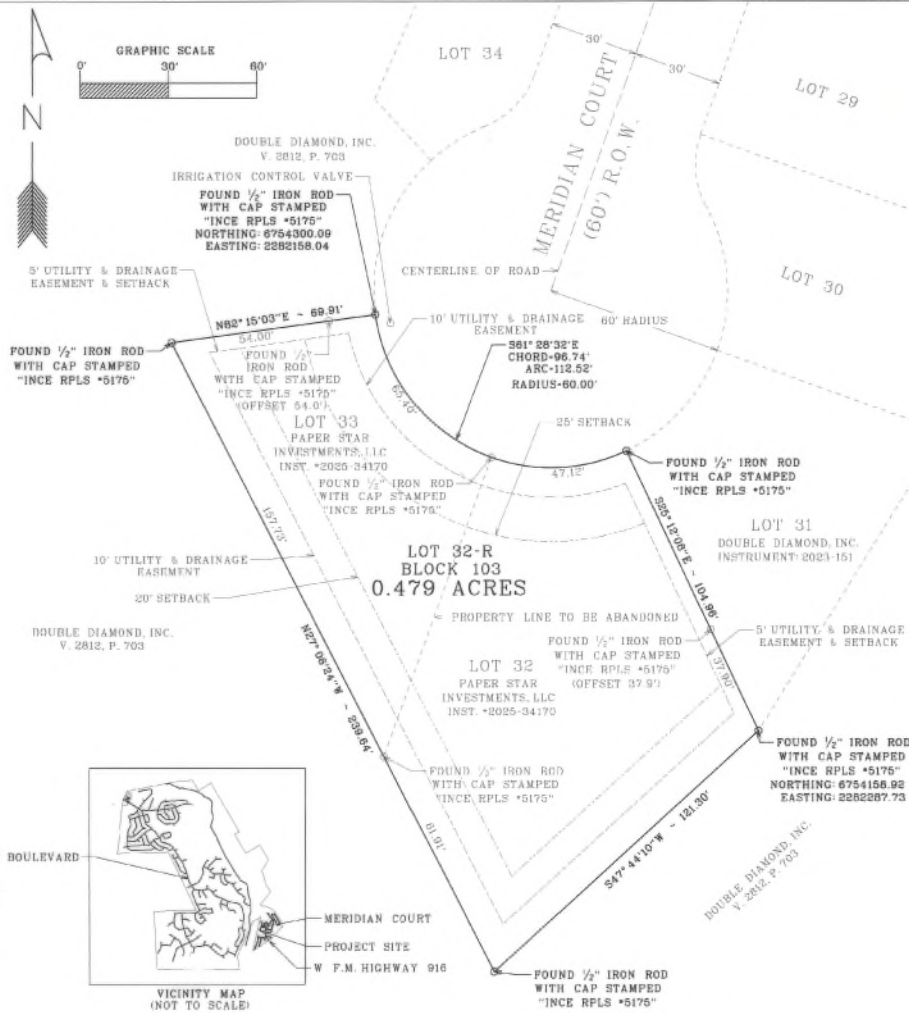
*April Long*

ATTEST: **April Long, County Clerk**



**JOHNSON COUNTY, TEXAS NOTES:**

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
- 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 SERVICE PROVIDED BY TEXAS WATER UTILITIES, PHONE (940) 847-2820.  
ELECTRIC SERVICE IS TO BE PROVIDED BY HILCO ELECTRIC COOPERATIVE, PHONE (940) 807-0301.  
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY TEXAS WATER UTILITIES, INC., PHONE (940) 847-2820.
- FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 480300001, EFFECTIVE DATE: NOVEMBER 24, 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 TRAVELING 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.
- 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 JUDGING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENTS:  
REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS WERE APPROVED FOR THE RETREAT, PHASE 27, COURT OF JULY 24, 2020.  
10' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.  
5' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS.  
WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS. THE EXISTING 10' UTILITY AND DRAINAGE EASEMENTS BETWEEN LOTS 32 AND 33 SHALL BE REMOVED WITH THE FILING OF THIS PLAT.
- RIGHT-OF-WAY DEDICATION:  
50' ROW FROM CENTER OF ROAD OR F.M. OR STATE  
30' ROW FROM CENTER OF COUNTY OR SUBDIVISION ROADS  
NONE BY THIS PLAT.
- BUILDING LINES:  
50' FROM LOT LINE (STATE HWY & F.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)  
20' REAR OR 10' WHEN ADJOINING A GOLF COURSE PER DEVELOPER  
5' SIDES PER DEVELOPER
- 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 REPEAT 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 REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- 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 OF IMPROVE IMPACT OR TRAFFIC OR TO TAKE 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.
- 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 AND RECORDED 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.



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
COUNTY JUDGE \_\_\_\_\_

PLAT RECORDED IN \_\_\_\_\_, SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

REVISED PLAT SHOWING  
LOT 32-R, BLOCK 103  
THE RETREAT, PHASE 27,  
SUBDIVISION IN  
JOHNSON COUNTY, TEXAS  
BEING A REVISION OF LOTS 32 AND 33,  
BLOCK 103, THE RETREAT, PHASE 27, ACCORDING  
TO THE PLAT RECORDED IN SLIDE E-711, AND AS  
INSTRUMENT \*2023-151, ET SEQ. OF THE  
OFFICIAL PLAT RECORDS OF JOHNSON  
COUNTY, TEXAS

OWNERS:  
PAPER STAR INVESTMENTS, LLC  
7040 COMAL DRIVE  
IRVING, TEXAS 75039  
PHONE: (806) 470-2615

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:  
THAT PAPER STAR INVESTMENTS, LLC, OWNER OF THE BELOW DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 32-R, BLOCK 103, THE RETREAT, PHASE 27, 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.

PAPER STAR INVESTMENTS, LLC DATE: 5/11/2026  
BREE DAUPHINEE  
STATE OF TEXAS COUNTY OF JOHNSON County of Dallas  
BEFORE ME, UNDERSHOEN, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BREE DAUPHINEE, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>th</sup> DAY OF MAY, 2026.  
NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: 03/15/2030  
ROBERT PAUL BAKER Notary Public, State of Texas Comm. Expires 03-15-2030 Notary ID 133645280

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lots 32 and 33, Block 103, Phase 27 of The Retreat Subdivision in Johnson County, Texas, according to plat recorded in Slide E-711 and as instrument #2023-151, et seq. of the Official Plat Records of Johnson County, more particularly described as follows:

- BEGINNING at a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the southwest line of a cul-de-sac at the end of Meridian Court for the northeast corner of said Lot 33 and for the most northerly northeast corner of this:
- THENCE with the southwest line of said cul-de-sac and along a curve to the left having a radius of 60.00 feet, S61°28'32"E for a chord distance of 96.74 feet, an arc distance of 112.52 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the most easterly northeast corner of said Lot 32 and for the most easterly northeast corner of this;
- THENCE S25°12'08"E, at 37.90 feet passing a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for reference, in all a distance of 104.96 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the southeast corner of said Lot 32 and for the southeast corner of this;
- THENCE S47°44'10"W 121.30 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the southwest corner of said Lot 32 and for the southwest corner of this;
- THENCE N27°06'24"W, at 81.91 feet passing a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the northwest corner of said Lot 32 and for the southwest corner of said Lot 33, in all a distance of 239.64 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the northwest corner of said Lot 33 and for the northwest corner of this;
- THENCE N82°15'03"E, at 54.00 feet passing a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for reference, in all a distance of 69.91 feet to the place of beginning, containing 0.479 acres of land.

SURVEYOR'S NOTES:  
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.  
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

SURVEYOR'S CERTIFICATION:  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 9175



INCE SURVEYING & ENGINEERING  
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
PHONE: 254-694-7700 FAX: 254-694-7230 FIRM #10068000  
SCALE 1"=30' APRIL 17, 2026 SURVEY NO. SN251106.1



\*VG-92-2026-15865\*

Johnson County  
April Long  
Johnson County Clerk

**Instrument Number:** 2026 - 15865

Real Property Recordings

Recorded On: May 26, 2026 01:33 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: 2026 - 15865  
Receipt Number: 20260526000169  
Recorded Date/Time: May 26, 2026 01:33 PM  
User: Honor C

**Record and Return To:**

JUDGE BOEDEKER  
RETURN TO Paula

Station: ccl30



**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*

## 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 Retreat, Phase 27, Lots 32 and 33, Block 103 recorded in Slide B-584, and as Instrument #2023-151, et seq. of the Official Plat Records of Johnson County, Texas:

**Lots 32 and 33, Block 103  
to be combined to Form  
Lot 32-R, Block 103**

At: **9:00 o'clock a.m.** on: May 26, 2026 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 9,13, and 16, 2026

**AGENDA PLACEMENT FORM**

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

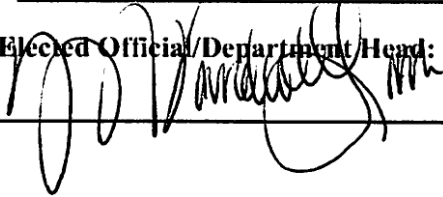
Date: May 5, 2026

Meeting Date: May 26, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



**Description:**

Public Hearing to Revise the Plat of The Retreat, Phase 27, Lots 32 & 33, Block 103 to be Combined to Form Lot 32-R, Block 103, Located in Precinct 1.

Consideration of Order 2026-43, Order Approving the Revised Plat of The Retreat, Phase 27, Lots 32 & 33, Block 103 to be Combined to Form Lot 32-R, Block 103, Located in Precinct 1.

Water Source is Texas Water Utilities, LP.

(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:** \_\_\_\_\_ minutes

**Session Requested:** (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

County Attorney     IT     Purchasing     Auditor  
 Personnel     Development Services     Facilities Management

Other Department/Official (list) \_\_\_\_\_

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