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 2026-60**
COUNTY OF JOHNSON	§	

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 Development Services 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 **Van Emburg Estates**, Lots 1-3, 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 13th DAY OF JULY 2026.

Christopher Boedeker, Johnson County Judge
Voted: ✓ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1
Voted: ✓ yes, ___ no, ___ abstained

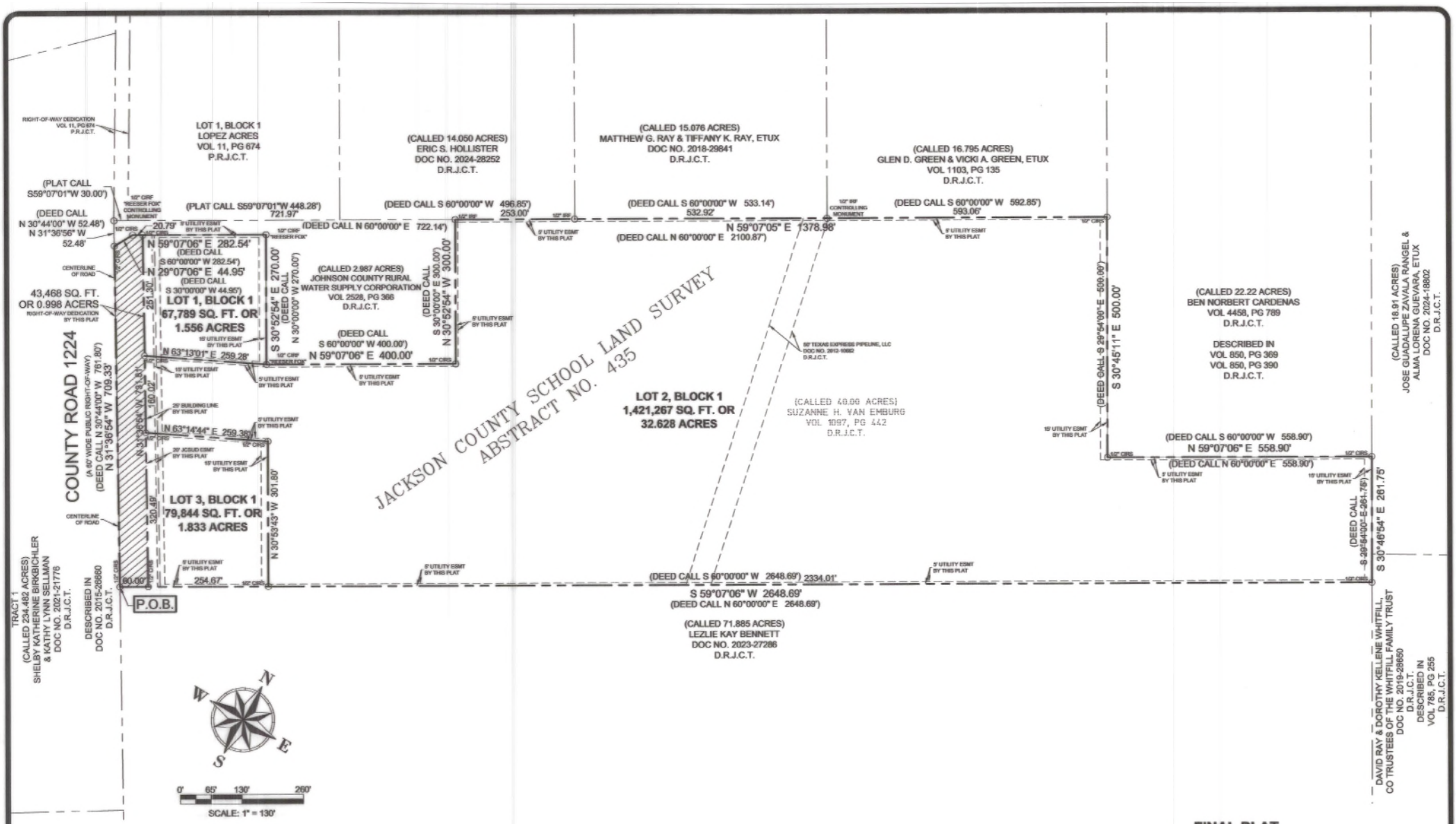
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3
Voted: ✓ yes, ___ no, ___ abstained

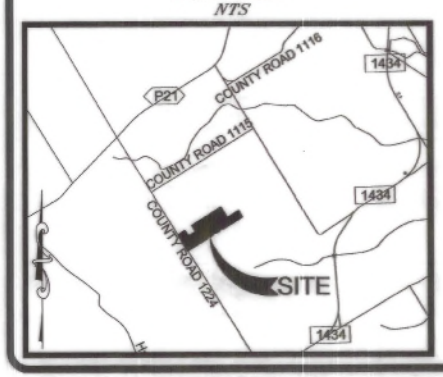
Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT
JOHNSON COUNTY, TEXAS



VICINITY MAP
NTS



Plat Recorded in

Instrument # _____

Slide _____

Date _____

_____
County Clerk, Johnson County, Texas

_____
Deputy Clerk

OWNER:
Suzanne H. Van Emburg
2137 County Road 1224
Cleburne, Texas 76033
(817) 517-1657

FINAL PLAT
VAN EMBURG ESTATES
LOTS 1-3, BLOCK 1
AN ADDITION TO THE CITY OF CLEBURNE, ETJ

BEING
37.015 ACRES
SITUATED IN THE
JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435
JOHNSON COUNTY, TEXAS
OCTOBER 21, 2025

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1010 CEDAR BREAK ST. CLEBURN, TEXAS 76033
817-659-9206
WWW.BLUESTARSURVEYING.COM

JN 25-227 | SHEET 1 OF 2 | DATE: 10/31/25

OWNER'S CERTIFICATE

BEING a 37.015 acre tract of land situated in the JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 435, in Johnson County, Texas, being a portion of a called 40.00 acre tract of land described in a deed to Suzanne H. Van Emburg, recorded in Volume 1097, Page 442, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 40.00 acre tract, and a called 71.885 acre tract of land described in a deed to Lezlie Kay Bennett, recorded in Document Number 2023-27286, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 1224, more or less;

THENCE, N 31°36'54" W, along the east line of said called 40.00 acre tract, and along the centerline of said County Road 1224, more or less, a distance of 709.33 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of a called 2.987 acre tract of land described in a deed to Johnson County Rural Water Supply Corporation, recorded in Volume 2528, Page 366, Deed Records, Johnson County, Texas;

THENCE N 29°07'06" E, crossing said called 40.00 acre tract, and along the north line of said called 2.987 acre tract, a distance of 44.95 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for an interior corner of said called 2.987 acre tract;

THENCE N 59°07'06" E, crossing said called 40.00 acre tract, and along the north line of said called 2.987 acre tract, a distance of 282.54 feet to a 1/2 inch iron rod with cap stamped "REESER FOX" found for an interior corner of said called 2.987 acre tract;

THENCE S 30°52'54" E, crossing said called 40.00 acre tract, and along said called 2.987 acre tract, a distance of 270.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for an interior corner of said called 2.987 acre tract;

THENCE N 59°07'06" E, crossing said called 40.00 acre tract, and along the south line of said called 2.987 acre tract, a distance of 400.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the southeast corner of said called 2.987 acre tract;

THENCE N 30°52'54" W, crossing said called 40.00 acre tract, and along the east line of said called 2.987 acre tract, a distance of 300.00 feet to a 1/2 inch iron rod found for the northeast corner of said called 2.987 acre tract, said point being in the common line of said called 40.00 acre tract, and a called 14.050 acre tract of land described in a deed to Eric S. Hollister, recorded in Document Number 2024-28252, Deed Records, Johnson County, Texas;

THENCE N 59°07'05" E, along the common line of said called 40.00 acre tract, and said called 14.050 acre tract, passing a 1/2 inch iron rod found for the common corner of said called 14.050 acre tract, and a called 15.076 acre tract of land described in a deed to Matthew G. Ray and Tiffany K. Ray, et ux, recorded in Document Number 2018-29841, Deed Records, Johnson County, Texas at a distance of 253.00 feet, passing a 1/2 inch iron rod found for the common corner of said called 15.076 acre tract, and a called 16.795 acre tract of land described in a deed to Glen D. Green and Vicki A. Green, recorded in Volume 1103, Page 135, Deed Records, Johnson County, Texas at a distance of 785.92 feet, and continuing a total distance of 1378.98 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 40.00 acre tract, and said called 16.795 acre tract, said point being in the west line of a called 22.22 acre tract of land in a deed to Ben Norbert Cardenas, recorded in Volume 4458, Page 789, Deed Records, Johnson County, Texas, described in Volume 850, Page 369 and Volume 850, Page 390, Deed Records, Johnson County, Texas;

THENCE S 30°45'11" E, along the common line of said called 40.00 acre tract, and said called 22.22 acre tract, a distance of 500.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 40.00 acre tract, and said called 22.22 acre tract;

THENCE N 59°07'06" E, along the common line of said called 40.00 acre tract, and said called 22.22 acre tract, a distance of 558.90 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 40.00 acre tract, and said called 22.22 acre tract, said point being in the west line of a called 18.91 acre tract of land described in a deed to Jose Guadalupe Zavala Rangel and Alma Lorena Guevara, etux, recorded in Document Number 2024-18802, Deed Records, Johnson County, Texas;

THENCE S 30°46'54" E, along the common line of said called 40.00 acre tract, and said called 18.91 acre tract, passing the common corner of said called 18.91 acre tract, and a tract of land in a deed to David Ray and Dorothy Kellene Whitfill, Co Trustees of the Whitfill Family Trust, recorded in Document Number 2019-28650, Deed Records, Johnson County, Texas, described in Volume 785, Page 255, Deed Records, Johnson County, Texas, and continuing a total distance of 261.75 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 40.00 acre tract, and a called 71.885 acre tract of land described in a deed to Lezlie Kay Bennett, recorded in Document Number 2023-27286, Deed Records, Johnson County, Texas;

THENCE S 59°07'06" W, along the common line of said called 40.00 acre tract, and said called 71.885 acre tract, a distance of 2648.69 feet to the POINT OF BEGINNING and containing 1,612,368 square feet or 37.015 acres of land more or less.

OWNER'S DEDICATION

That SUZANNE H. VAN EMBURG, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as **LOTS 1-3, BLOCK 1, VAN EMBURG ESTATES**, 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.

WITNESS OUR HAND, this the 17 day of June, 2026

By: Suzanne H. Van Emburg
Suzanne H. Van Emburg

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Suzanne H. Van Emburg, 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 owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 17 day of June, 2026

Adrienne Edens
Notary Public in and for
The State of Texas
My Commission expires: 5/14/2028

Adrienne Edens
My Commission Expires
5/14/2028
Notary ID 3612282

GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of the City of Cleburne.

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.

Water: Johnson County Special Utility District 817-760-5200
Electricity: United Cooperative Services 817-556-4000
Septic: Private Individual Septic Systems

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 Development Services 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.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0300J, 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 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.

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.

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* *Unless otherwise required by Major Thoroughfare Plan
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)

This property is subject to a 4912 Redwater, LLC Agreement in Document Number 2023-22569, Deed Records, Johnson County, Texas, and is blanket in nature.

This property is subject to a Johnson County Rural Water Supply Corporation Easement in Volume 2629, Page 245, Deed Records, Johnson County, Texas, and is blanket in nature.

This property is subject to a 20' Johnson County Special Utility District Easement in Document Number 2020-37056, Deed Records, Johnson County, Texas, and is blanket in nature.

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

Plat Recorded in

Instrument # _____

Slide _____

Date _____

_____
County Clerk, Johnson County, Texas

_____
Deputy Clerk

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 20____

_____
County Judge

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 October 31, 2025. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez

Date 06/17/2026

STATE OF TEXAS
REGISTERED
Roy Rodriguez
5596
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
VAN EMBURG ESTATES
LOTS 1-3, BLOCK 1
AN ADDITION TO THE CITY OF CLEBURNE, ETJ

BEING
37.015 ACRES
SITUATED IN THE
JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435
JOHNSON COUNTY, TEXAS
OCTOBER 21, 2025

OWNER:
Suzanne H. Van Emburg
2137 County Road 1224
Cleburne, Texas 76033
(817) 517-1657

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(NAD83).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
817-659-9208
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JN 25-227 | SHEET 2 OF 2 | DATE: 10/31/25

VG-91-2026-21596

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 21596

Real Property Recordings

Recorded On: July 13, 2026 01:47 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:	2026 - 21596
Receipt Number:	20260713000183
Recorded Date/Time:	July 13, 2026 01:47 PM
User:	Honor C
Station:	ccl30

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT JOHNSON COUNTY, TEXAS

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 ITEM
CA31

AGENDA PLACEMENT FORM

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

Date: June 23, 2026

Meeting Date: July 13, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

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

Johnson County ★ APPROVED ★ Commissioners Court

7.13.2026

Description:

Consideration of Order 2026-60, Order Approving the Final Plat of Van Emburg Estates, Lots 1-3, Block 1, Located in Precinct 1.

Water Source is JCSUD.

(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

Approved in CC on 9/11/2023