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 2026-73**
COUNTY OF JOHNSON	§	

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) 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 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

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 40A and Lot 40B, Part of Fishcamp Trail, to create Lot 40A-R1, Block B, in Precinct 1.

WITNESS OUR HAND THIS, THE 10TH DAY OF AUGUST 2026.

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

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

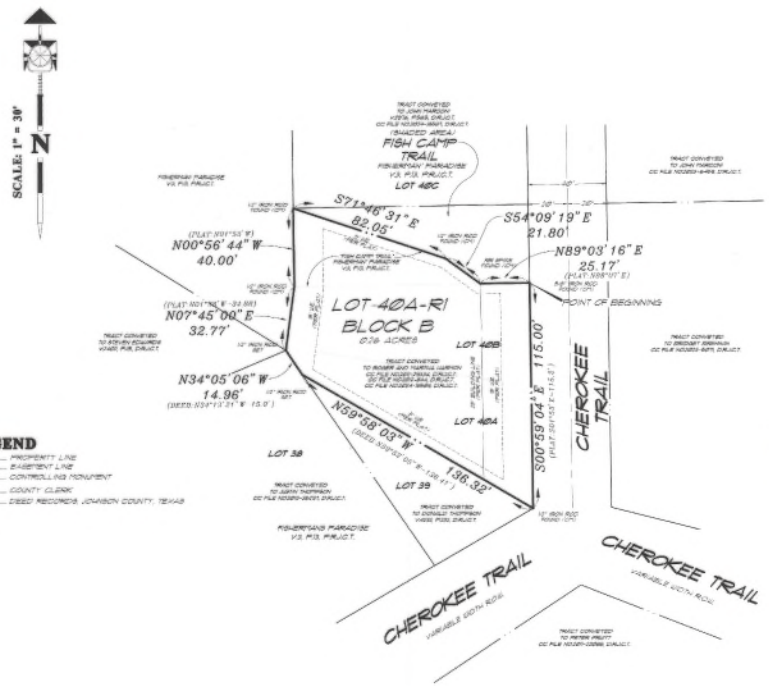
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

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



LEGEND

— — — — PROPERTY LINE
- - - - - - EASEMENT LINE
(CM) CONTROLLING MONUMENT
(CC) COUNTY CLERK
(D.R.J.C.T.) DEED RECORDS, JOHNSON COUNTY, TEXAS

General Notes

NOTE: THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.
NOTE: BEARINGS BASED PER GPS NAD 83 - NORTH CENTRAL ZONE
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARING AND DISTANCES ARE MEASURED.

NOTE-UTILITY PROVIDERS ARE UA ROLLOUT.
SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEM
WATER: PROVIDED BY CREST WATER-(817-618-9159)

ELECTRICITY: UNITED COOPERATIVE SERVICES (817-447-9292)

NOTE: THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
NOTE: THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL
NOTE: THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No.48251C0240B-J, effective date December 4, 2012, this property is located in Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain.)

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 "ALL" BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR RECOGNIZED AS PART OF THE "NFIP."

BLOCKING THE FLOW OF WATER OR CONSTRICTING 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.

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.

Utility Easement

5' FROM LOT LINE ON SIDES
(B FROM LOT LINE IN BACK
(5' FROM LOT LINE IN FRONT

Building Lines

50' FROM LOT LINE (STATE HWY 4 RR HWY)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

Right of Way Dedication

40' ROW FROM CENTER OF ROAD ON R. M. OR STATE HWY.
30' ROW FROM CENTERS OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
* UNLESS OTHERWISE REQUIRED BY MASTER THOROUGHFARE PLAN.

Approved by Johnson County Commissioner's Court
This the _____ day of _____, 2025.

BY: _____
COUNTY JUDGE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
(N.T.S.)

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 EFFICIENCY 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.

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, impose 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 permitted herein are adequately existing on the property portrayed by this plat, do not violate the statutes or common law of or incorporated into 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

It is a Criminal Offense punishable by a fine of up to $500.00.00, 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 execution 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.

Owner's Certificate

Whereas Roger and Martha Harmon are the owners of a tract or parcel of land situated in Johnson County, Texas, being all of Lot 40B part of Lot 40B, Block B and part of Fish Camp Road of Fisherman's Paradise, an addition to Johnson County, Texas according to the plat recorded in Volume 3, Page 13, Plat Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 5/8" iron rod found for corner at the intersection of the west line Cherokee Court (40' right-o-way) with the south line of Fish Camp Trail (40' right-of-way), being the northeast corner of said Lot 40B of said Fisherman's Paradise;
Thence South 00°59'04" East with the west line of said Cherokee Court and the east line of said Lot 40B and said Lot 40A a distance of 115.00 feet to a 1/2" iron rod found for corner at the intersection of the west line of said Cherokee Court with the north line of said Cherokee Trail, being a corner of Lot 40A of said Fisherman's Paradise and the southeast corner of a tract conveyed to R. Harmon by deed recorded under County Clerks File No.2012-00844, Deed Records, Johnson County, Texas;
Thence North 59°58'03" West with the southwest line of said Harmon tract a distance of 136.32 feet to a 1/2" iron rod set for corner in the common line between said Lot 40A and Lot 39 of said Fisherman Paradise, being a corner of said Harmon tract;
Thence North 34°05'06" West with the common line between said Lot 40A and said Lot 39 a distance of 14.96 feet to a 1/2" iron rod set for corner, being the common corner of said Lot 40A and Lot 39 of said Fisherman Paradise, being a corner of said Harmon tract;
Thence North 07°45'00" East with the west line of said Lot 40B a distance of 32.77 feet to a 1/2" iron rod found for corner in the south line of said Fish Camp Trail, being the northwest corner of said Lot 40B, and being a corner of this tract;
Thence North 00°56'44" West a distance of 40.00 to a 1/2" iron rod found for corner in the north line of said Fish Camp Trail, being the northwest corner of this tract;
Thence South 71°46'38" East a distance of 82.05 feet to a 1/2" iron rod found for corner, being a corner of this tract;
Thence South 54°09'19" East a distance of 21.80 feet to a railroad spike found for corner, being a corner of this tract;
Thence North 89°03'16" East with the south line of said Fish Camp Trail and the north line of said Lot 40B a distance of 25.17 feet to the POINT OF BEGINNING and containing 0.26 acres of land, ore or less, as surveyed on the ground in October, 2025 by Tucker Surveyors.

NOW, THEREFORE, KNOW TO ALL MEN BY THESE PRESENTS

This we, Roger and Martha Harmon, do hereby adopt this plat as Lot 40A-R1, Block B, Fisherman's Paradise, an addition to Johnson County, Texas, and do 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 MY HAND AT JOHNSON COUNTY, TEXAS, this the 3 day of August 2026.

Roger Harmon

Martha Harmon
Martha Harmon

State of Texas
County of Johnson
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Roger Harmon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of August 2026.

Notary Public
My Commission Expires 2/13/2028

Jennifer Mashburn
Notary Public, State of Texas
Notary ID 134762808
My Commission Exp. 02-13-2028

State of Texas
County of Johnson
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Martha Harmon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of August 2026.

Notary Public
My Commission Expires 2/13/2028

Jennifer Mashburn
Notary Public, State of Texas
Notary ID 134762808
My Commission Exp. 02-13-2028

PLAT RECORDED IN
Year _____ INSTRUMENT # _____
Slide _____
DATE _____

County Clerk, Johnson County, Texas

Deputy Clerk

State of Texas
County of Johnson

I, Donnie L. Tucker, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Johnson County, Texas.

Donnie L. Tucker, RPLS #5144

7/29/26
Date

RePlat

Lot 40A-R1, Block B
Fisherman's Paradise

An Addition To Johnson County, Texas

BEING 0.26 ACRES - ALL OF LOT 40A AND LOT 40B, PART OF FISHCAMP TRAIL, FISHERMAN'S PARADISE
Volume 3, Page 13, PLAT RECORDS
JOHNSON COUNTY, TEXAS

DATE: March 2026 SCALE: 1" = 30'

OWNER:
Roger and Martha Harmon
316 Cherokee Trail
Rio Vista, Texas 76093
Phone: 817-926-0864
email: rogerharmon67@gmail.com

SURVEYOR:
DONNIE L. TUCKER
TEXAS SURVEYORS
P.O. BOX 1855
BURLESON, TEXAS 76097
PHONE: (817) 295-2999
FAX: (817) 295-3311
email: tucker@txsurveyors.com

FIRM NO.10194218

TEXAS
LICENSED SURVEYING FIRM WHERE IN TEXAS

SURVEYORS
P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-3311
JOB NO.202603006

VG-92-2026-24791

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 24791

Real Property Recordings

Recorded On: August 10, 2026 01:07 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 - 24791
Receipt Number:	20260810000117
Recorded Date/Time:	August 10, 2026 01:07 PM
User:	Martika S
Station:	CCL45

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

CC 8.10.2026

AGENDA ITEM
A 6

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, Lot 40A and Lot 40B, Part of Fish Camp Trail, recorded in Volume 3, Page 13, Plat Records of Johnson County, Texas:

Lot 40A and Lot 40B, Part of Fish Camp Trail
to be revised
to Form 40A-R1, Block B

At: **9:00 o'clock a.m.** on: August 10, 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:

July 15,18, and 22, 2026

Posted on the County Website beginning July 10, 2026

AGENDA ITEM A 6

AGENDA PLACEMENT FORM

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

Date: July 28, 2026

Meeting Date: August 10, 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

8.10.2026

Description:

Public Hearing to Revise the Plat of Fisherman's Paradise, Lot 40A and Lot 40B, Part of Fish Camp Trail, to be Revised to Form 40A-R1, Block B, Located in Precinct 1.

Consideration of Order 2026-73, Order Approving the Revised Plat of Fisherman's Paradise, Lot 40A and Lot 40B, Part of Fish Camp Trail, to be Revised to Form 40A-R1, Block B, Located in Precinct 1.

Water Source is Crest Water Company

(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