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 2026-78**
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 **Monroe Acres**, Lot 1, Block 1, to create Lots 1R-1 & 1R-2, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 24TH 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

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL USE.
3. UTILITY PROVIDERS:

   WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE: 817-760-8200

   ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED CO-OP SERVICES PHONE 817-556-4000

   SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

4. FLOOD STATEMENT:

   ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0325J, EFFECTIVE DATE, DECEMBER 04, 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 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.

5. 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.

6. UTILITY EASEMENTS:

   15' FROM LOT LINE IN FRONT
   15' FROM LOT LINE IN BACK
   5' FROM LOT LINE ON THE SIDES

7. 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

8. BUILDING LINES:

   50' FROM LOT LINE (STATE HWY. & F.M.)
   25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. 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 EXECUTORY 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.

10. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

11. 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 DEVELOPMENT SERVICES 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 WITHIN 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.

12. 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.

13. 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.

14. 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.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____DAY OF _____, 20____.

_____
COUNTY JUDGE

LEGEND

CIRF	IRON ROD FOUND WITH A PLASTIC CAP
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
IRS = ○	IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORD, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORD, JOHNSON COUNTY, TEXAS
J.C.S.U.D.E	JOHNSON COUNTY SPECIAL UTILITY EASEMENT

GRID NORTH

0' 100' 200' 300'

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
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.
3. THE EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2986, PAGE 421 O.P.R.J.C.T. IS A BLANKET EASEMENT AND CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 20' WIDE EASEMENT DESCRIBED THEREIN.
4. THE EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 1008, PAGE 293 O.P.R.J.C.T. IS A BLANKET EASEMENT AND CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THIS 15' WIDE EASEMENT DESCRIBED THEREIN.





PLAT RECORDED IN

YEAR _____ INSTRUMENT #_____

SLIDE_____

_____

DATE

_____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____

DEPUTY CLERK

LOTS 1R-1 & 1R-2, BLOCK 1
MONROE ACRES
BEING A REPLAT OF LOT 1, BLOCK 1, MONROE ACRES VOLUME 9, PAGE 56, PLAT RECORDS, JOHNSON COUNTY, TEXAS
LOCATED IN THE D. MILLICAN SURVEY, ABSTRACT NO. 540
JOHNSON COUNTY, TEXAS

OWNERS:
CLYDE L. CABLER &
CINDY D. CABLER
4600 COUNTY ROAD NO. 312
CLEBURNE, TEXAS 76031
PHONE: 817-939-9013

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE D. MILLICAN SURVEY, ABSTRACT NO. 540, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 8.67 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2978, PAGE 304, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALSO KNOWN AS LOT 1, BLOCK 1, MONROE ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 56, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1, MONROE ACRES, ALSO BEING THE NORTHERLY CORNER OF LOT 1, BLOCK 1, ELLIS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 799, P.R.J.C.T., ALSO BEING THE SOUTHEASTERLY CORNER OF A 23.319 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-35112, O.P.R.J.C.T., ALSO BEING THE SOUTHERLY CORNER OF A 3.722 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-31742, O.P.R.J.C.T.;

THENCE, ALONG NORTHERLY LINE OF SAID LOT 1, MONROE ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

N 60°44'55" E, A DISTANCE OF 81.72 FEET TO A 4" WOODEN POST FOUND;

N 48°46'40" E, A DISTANCE OF 275.61 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WESTERLY LINE OF COUNTY ROAD NO. 312, BEING THE NORTHERLY CORNER OF SAID LOT 1, MONROE ACRES, FROM WHICH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BARNEY BALLARD" FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 3.722 ACRE TRACT BEARS, N 48°46'40" E, A DISTANCE OF 8.29 FEET;

THENCE, ALONG THE EASTERLY LINE OF SAID LOT 1, MONROE ACRES AND WITH THE WESTERLY LINE OF SAID COUNTY ROAD NO. 312, THE FOLLOWING BEARINGS AND DISTANCES:

S 50°13'26" E, A DISTANCE OF 356.61 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 236.69 FEET AND A CENTRAL ANGLE OF 19°37'42";

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING S 40°24'40" E, A CHORD DISTANCE OF 80.69 FEET, AND AN ARC LENGTH OF 81.09 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE END OF THE CURVE;

S 30°35'48" E, A DISTANCE OF 248.93 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING A CURVE TO THE LEFT, HAVING A RADIUS OF 246.44 FEET AND A CENTRAL ANGLE OF 32°04'19";

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 46°37'30" E, A CHORD DISTANCE OF 136.15 FEET, AND AN ARC LENGTH OF 137.95 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHEASTERLY CORNER OF SAID LOT 1, MONROE ACRES, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 8.67 ACRE TRACT BEARS N 59°37'46" E, A DISTANCE OF 13.06 FEET;

THENCE, S 59°37'46" W, WITH SOUTHERLY LINE OF SAID LOT 1, MONROE ACRES, A DISTANCE OF 572.68 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1, MONROE ACRES AND ELL CORNER OF SAID LOT 1, ELLIS ADDITION;

THENCE, N 27°08'54" W, WITH WESTERLY LINE OF SAID LOT 1, MONROE ACRES AND WITH EASTERLY LINE OF SAID LOT 1, ELLIS ADDITION A DISTANCE OF 36.07 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE, N 26°48'57" W, WITH WESTERLY LINE OF SAID LOT 1, MONROE ACRES AND WITH EASTERLY LINE OF SAID LOT 1, ELLIS ADDITION A DISTANCE OF 709.57 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 8.490 ACRES OF LAND.**

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT CLYDE L. CABLER AND CINDY D. CABLER, OWNERS, OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1R-1 & 1R-2, BLOCK 1, MONROE ACRES, 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.

BY: _____ 07-22-26
CLYDE L. CABLER DATE

BY: _____ 07-22-26
CINDY D. CABLER DATE

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF JULY 2026 BY CLYDE L. CABLER, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-30-2029

Joseph Donald Draper
My Commission Expires
1/30/2029
Notary ID 135232304

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF JULY 2026 BY CINDY D. CABLER, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-30-2029

Joseph Donald Draper
My Commission Expires
1/30/2029
Notary ID 135232304

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 11, 2026 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

STATE OF TEXAS
REGISTERED
ROBERT L. YOUNG
5400
PROFESSIONAL
LAND SURVEYOR

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.transtx.com
info@transtx.com

© TTSM 2026

PELS NO. 10132700

Scale: 1"=100'	Date: 07/16/2026	DWG: 20260038-REPLAT
Drawn: JDD	Checked: GWB	Job: 20260038

CC 8.24.2026

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 Monroe Acres, Lot 1, Block 1, recorded in Volume 9, Page 56, Plat Records of Johnson County, Texas:

Lot 1, Block 1
to be revised
to Create Lots 1R-1 & 1R-2, Block 1

At: **9:00 o'clock a.m.** on: August 24, 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 29, August 1, and 5, 2026

Posted on the County Website beginning July 24, 2026

VG-92-2026-26345

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 26345

Real Property Recordings

Recorded On: August 25, 2026 09:03 AM

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 - 26345
Receipt Number:	20260825000047
Recorded Date/Time:	August 25, 2026 09:03 AM
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

AGENDA ITEM
A 6

AGENDA PLACEMENT FORM

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

Date: August 10, 2026

Meeting Date: August 24, 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
8.24.2026

Description:

Public Hearing to Revise the Plat of of Monroe Acres, Lot 1, Block 1 to Create Lots 1R-1 & 1R-2, Block 1, Located in Precinct 4.

Consideration of Order 2026-78, Order Approving the Revised Plat Monroe Acres, Lot 1, Block 1 to Create Lots 1R-1 & 1R-2, Block 1, Located in Precinct 4.

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