



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 2026-07

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 **Highest Estates, Section Two** Lot 87, to create Lots 87R-1 and 87R-2, in Precinct 2.

Filed For Record 3:19 PM

FEB 09 2026

April Long
County Clerk, Johnson County Texas

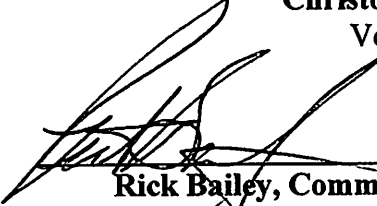
BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 9TH DAY OF FEBRUARY 2026.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



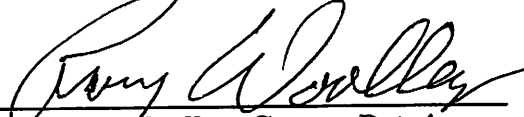
Kenny Howell, Comm. Pct. 2

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



State of Texas
County of Johnson

Whereas Warehouse Space, LLC, being the sole owner(s) of that certain 2.755 acre tract of land being all of Lot 87, Highest Estates, Section Two, as recorded in Volume 5, Page 12, Plat Records, Johnson County, Texas, being all of that certain tract conveyed to Warehouse Space, LLC in Doc. No. 2025-20329, Real Property Records, Johnson County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod, in the west right-of-way of Second Street, same being at the northeast corner of said Lot 87, for the northeast and beginning corner of this tract:

THENCE S 00°51'50" W, 48.51 feet, with the west right-of-way of said Second Street, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at the intersection of the west right-of-way of Second Street and the north right-of-way of Valley Road, for the easterly southeast corner of this tract;

THENCE S 67°03'29" W, 266.88 feet, with the north right-of-way of said Valley Road, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for the southerly southeast corner of this tract;

THENCE N 89°53'31" W, 677.33 feet, to a found 5/8" iron rod, at the southwest corner of said Lot 87, for the southwest corner of this tract;

THENCE N 26°33'29" E, 167.54 feet, to a found 5/8" iron rod, at the northwest corner of said Lot 87, for the northwest corner of this tract;

THENCE S 89°53'31" E, 848.88 feet, along the north line of said Lot 87, to the POINT OF BEGINNING, and containing 2.755 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@tse.com - 817-594-0400
Project ID: W25207059-PP
Field Date: November 28, 2025
Revised Date: December 1, 2025



Table with 3 columns: Line, Bearing, Distance. Row 1: L1, S 00°51'50" W, 48.51. Row 2: L2, S 00°06'29" W, 8.73.

Surveyor's Notes

All with respect to the documents listed in Title Commitment No. 25002240 the following enclosures and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in: Vol. 5, Pg. 12, P.R.J.C.T. Vol. 964, Pg. 572 Vol. 974, Pg. 203, P.R.J.C.T.

Subject to the following Enclosure(s) and/or Document(s): Vol. 652, Pg. 63 (Block's Vol. 652, Pg. 67, Block's Vol. 1527, Pg. 62) (Block's Vol. 594, Pg. 89) (Block's Vol. 874, Pg. 594) (Block's P.R.J.C.T.)

The following Enclosure(s) and/or Document(s) does not affect this tract: Vol. 370, Pg. 55; Vol. 370, Pg. 55, P.R.J.C.T.

According to easement descriptions, vicinity apparent location of utility in the last electronic record, Texas Railroad Commission Public, GO View, Texas Utility Location Services (TUES) and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 4825C00501 dated December 4, 2016 for up to date flood hazard information always visit the official FEMA website at FEMA.gov

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were not located during this plat. Always call 811 end/or Utility Provider before excavation or construction.

E) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction of this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

F) All corners are C.I.E.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC.", unless otherwise noted.

Now, Therefore, Know All Men By These Presents:

That Warehouse Space, LLC, owner of the herein described tract of land, do hereby adopt this plat designating the herein described property as Lots 87R-1 and 87R-2, Highest Estates, Section Two, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public areas shown hereon unless otherwise designated on this plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Johnson County, Texas.

Witness, my hand, this 23 day of December, 2025.

By:

James Duggar
Warehouse Space, LLC (Owner)
James Duggar (Member)

State of Arkansas
County of Washington

Before me, the undersigned authority, a notary public in and for the State of Arkansas, my commission expires 12/31/2027, I do hereby certify that James Duggar is 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 purpose and considerations therein expressed, on behalf of said office and in the capacities stated.

Given under my hand and seal of office on this 23 day of December, 2025.

Jessica Garcia
Notary Public in and for the State of Arkansas
My Commission Expires Jun 26, 2027

Jessica Garcia
Notary Public - Arkansas
Washington County
Commission # 12701184
My Commission Expires Jun 26, 2027

Arkansas County Notes

Filing a Plat

1) It is a Criminal Offense punishable by a fine of up to \$100,000, confinement in the county jail for up to 90 days or both the fine and confinement for a person who knowingly or recklessly provides false information to a clerk of court, a notary public, a surveyor, or a person authorized to receive or record a deed or a contract of sale or other recorded instrument to cause that instrument to be recorded in the public records of the county. This offense includes providing false information to a clerk of court, a notary public, a surveyor, or a person authorized to receive or record a deed or a contract of sale or other recorded instrument to cause that instrument to be recorded in the public records of the county. This offense includes providing false information to a clerk of court, a notary public, a surveyor, or a person authorized to receive or record a deed or a contract of sale or other recorded instrument to cause that instrument to be recorded in the public records of the county.

2) A person who knowingly or recklessly provides false information to a clerk of court, a notary public, a surveyor, or a person authorized to receive or record a deed or a contract of sale or other recorded instrument to cause that instrument to be recorded in the public records of the county is guilty of a Class C misdemeanor.

Filing a Plat is not acceptance of roads for County Maintenance.

3) The approval and filing of a plat which indicates roads and streets does not make the state and streets county roads subject to county maintenance. The road center or passageway are made to this Plat shall be maintained by Johnson County, Texas to the satisfaction of the approval and filing of records with the Johnson County Clerk. However, with this plat, the user of the convenience is expressly contingent on approval and recording of the final plat and the purchaser is not upon use or occupancy of the property contingent on the recording of the plat.

4) Water Service is to be provided by Texas Water Utilities, LP (282-207-5400).

5) The designation of the proposed course of the area shown on plat is for Single Family Residential.

6) The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months of the date of this plat filing.

7) Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, ditches, streets, other structures or improvements which in any way encroach or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat, or any public utility including Johnson County, shall have the right to install all of lines of poles or wires to and from said easements for all purposes of electrical, communication, inspection, maintenance and adding or removing all or part of its respective systems without the necessity of any form of securing the permission of anyone.

8) The following building setbacks were approved in Commissioners' Court and recorded on October 1, 1966:

1) 15' front lot line to front setback
2) 10' side and rear lot lines to side and rear setbacks

9) 40' R.O.W. from center of road to R.O.W. or State
10) 20' R.O.W. from center of County Road or Road in a subdivision.

11) Building Lines:
1) The following building setbacks were approved in Commissioners' Court and recorded on October 1, 1964:
2) 10' Building Line from lot line to front
3) 10' Building Line from perimeter address boundary on side and rear

12) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

13) The following FEMA flood insurance rate map is for use in administering the national flood insurance program (NFIP). It does not necessarily show all areas subject to flooding. Participants from local insurers or small risks, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems, their own lot or other structures, creeks, low areas, drainage ditches or other surface or subsurface conditions existing at or near the subject property which are not studied or addressed as part of the "NFIP".

14) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

15) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control or erosion.

16) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

17) Johnson County has the right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, ditches or buildings, which obstruct the flow of water through drainage channels.

18) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facility are complied with.

19) Respective and/or acceptance of a private sewage facility by the Commissioner/ Senior Supervisor shall indicate any that the facility meets minimum requirements and does not follow the owner of the property from complying with county state and federal regulations. The facility must be installed, maintained, and operated in accordance with the rules and regulations of the county and the owner of the property. The facility must be installed, maintained, and operated in accordance with the rules and regulations of the county and the owner of the property.

20) A property designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of it is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

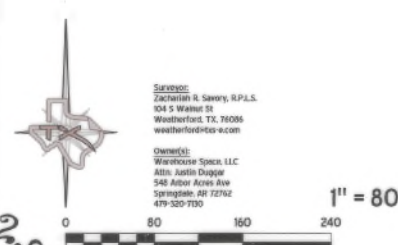
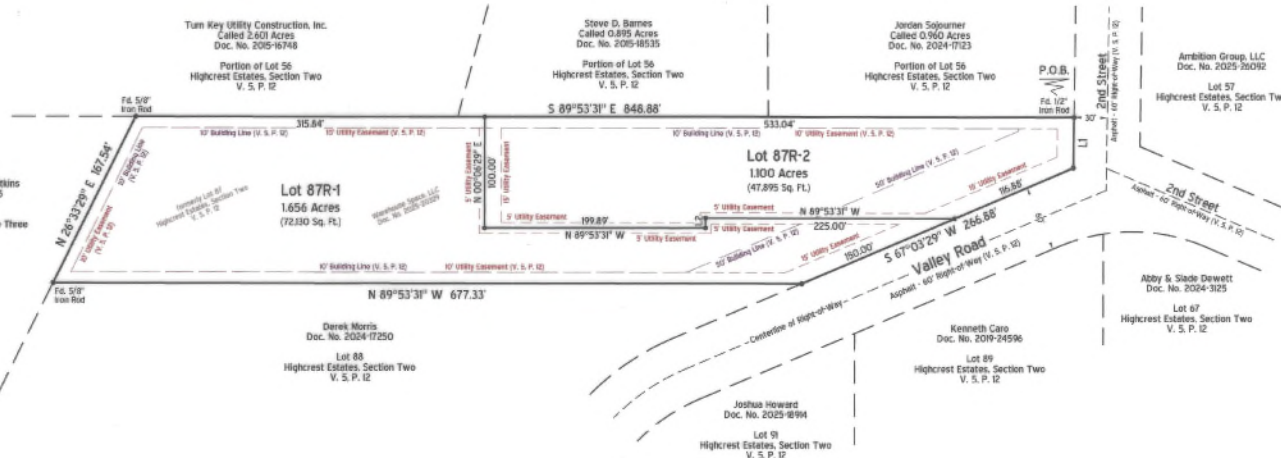
21) The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdiction in which the property is located.

22) 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 related or associated property owner or tenant, lease or transfer any duty of liability to Johnson County, the Commissioners, officials or employees of Johnson County.

23) Johnson County makes no representation that the covenants, interests, ditches, drainage channels or other drainage structures, ditches or feature 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.

24) 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.

25) At the time of plat, this subdivision does not lie within the Eastern/Jurisdiction of any City or Towns.



Notary Public section for the State of Texas, County of Johnson. Includes fields for Plat Recorded in Instrument No., Date, County Clerk, and Deputy Clerk.

Replat
Lots 87R-1 and 87R-2
Highest Estates, Section Two
an addition to Johnson County, Texas
Being a 2.755 acre replat of all of Lot 87, Highest Estates, Section Two, according to the plat recorded in Volume 5, Page 12, Plat Records, Johnson County, Texas
December 2025
TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 1016000 - ENGINEERING FIRM NO. F-17586

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 Highcrest Estates, Section 2, Lot 87, recorded in Volume 5, Page 12, of the Official Plat Records of Johnson County, Texas:

**Lot 87
to be revised to Create
Lots 87R-1 and 87R-2**

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

January 14, 21st and 28th

And posted on the County Website beginning January 5th, 2026

AGENDA PLACEMENT FORM

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

Date: January 23, 2026

Meeting Date: February 9, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:
Jennifer VanderLaan

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



2-9-2026

Description:

Public Hearing to Revise the Plat of Highcrest Estates, Lot 87, Section Two to be Revised to Create Lots 87R-1 and 87R-2, Section Two, Located in Precinct 2.

Consideration of Order 2026-07, Order Approving the Revised Plat of Highcrest Estates, Lot 87, Section Two, to be Revised to Create Lots 87R-1 and 87R-2, Section Two, Located in Precinct 2.
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: 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**