



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

COUNTY OF JOHNSON

§
§
§

ORDER 2026-19

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

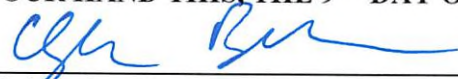

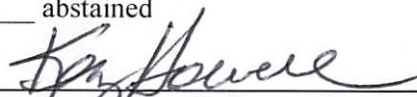
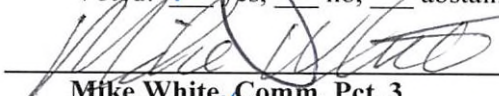
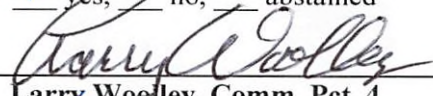
WHEREAS, an application for a plat of a subdivision has been presented to Development Services of Johnson County; and

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:

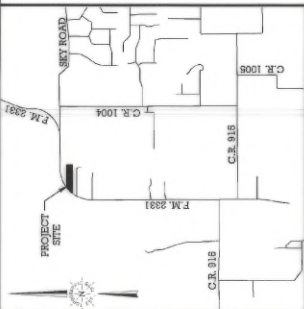
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Thunder Ranch & Wheels Addition**, Lot 1, Block 1, in Precinct 2 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

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

	
Christopher Boedeker, Johnson County Judge	
Voted: <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no, <input type="checkbox"/> abstained	
	
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2
Voted: <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no, <input type="checkbox"/> abstained	Voted: <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no, <input type="checkbox"/> abstained
	
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4
Voted: <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no, <input type="checkbox"/> abstained	Voted: <input checked="" type="checkbox"/> yes, <input type="checkbox"/> no, <input type="checkbox"/> abstained


ATTEST: April Long, County Clerk





VICINITY MAP
N.T.S.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°37'46"	1972.41	454.76	N46°31'38"E	433.08
C2	12°46'04"	1968.41	457.20	S46°50'35"W	438.40

R.O.W. DEDICATION
0.100 ACRES
4,360 SQ. FT.

F.M. HIGHWAY NO. 2831
(R.O.W. RIGHT-OF-WAY)

3" METAL FENCE
CORNER FOUND

8" UTILITY EASEMENT
(BY THIS PLAT)

30" J.C.S.U.D.E.
(BY THIS PLAT)

30" J.C.E.C.A.E.
(BY THIS PLAT)

30" U.T.S.C.E.
VOLUME 989, PAGE 81
D.R.J.C.T.

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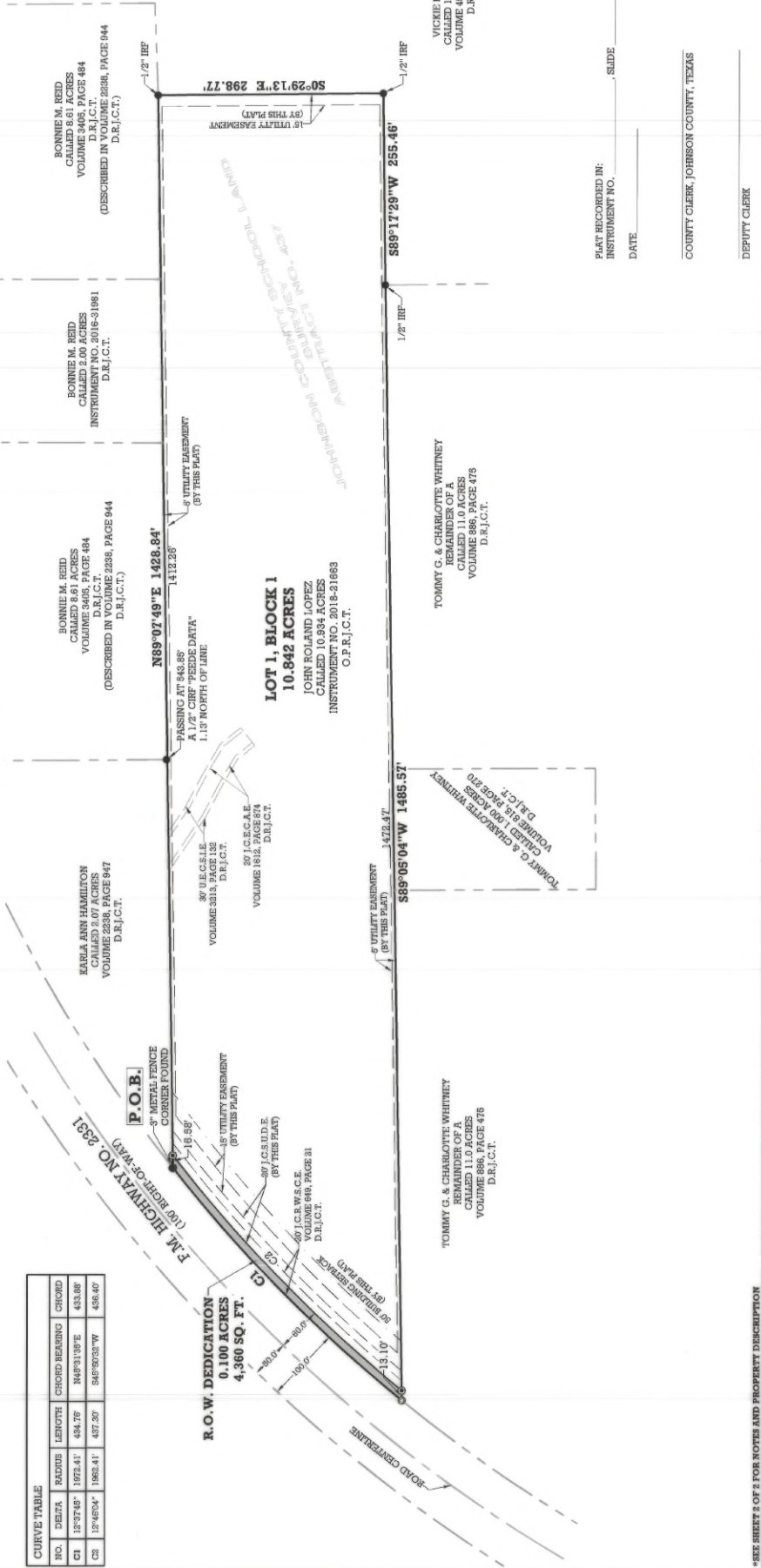
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VOLUME 989, PAGE 81
D.R.J.C.T.

- JOHNSON COUNTY SPECIAL UTILITY DISTRICT (J.C.S.U.D.) EASEMENT NOTES:**
- EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, AS RECORDED IN INSTRUMENT NO. 2020-23706 WHEREBY A PORTION OF A TRACT REFERENCED IN SAID DOCUMENT, 20' EASEMENT CENTERED ON WATERLINE AS INSTALLED.
 - EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, AS RECORDED IN INSTRUMENT NO. 2018-17830 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, THE SUBJECT TRACT IS A PART OF A TRACT REFERENCED IN SAID DOCUMENT, 20' EASEMENT CENTERED ON WATERLINE AS INSTALLED.
 - EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 3183, PAGE 384 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, THE SUBJECT TRACT IS A PART OF A TRACT REFERENCED IN SAID DOCUMENT, 20' EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY.
 - EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 3846, PAGE 384 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, THE SUBJECT TRACT IS A PART OF A TRACT REFERENCED IN SAID DOCUMENT, 15' EASEMENT CENTERED ON WATERLINE AS INSTALLED.
 - EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 989, PAGE 21 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, THE SUBJECT TRACT IS A PART OF A TRACT REFERENCED IN SAID DOCUMENT, 15' EASEMENT CENTERED ON WATERLINE AS INSTALLED.
 - EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 649, PAGE 21 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, THE SUBJECT TRACT IS A PART OF A TRACT REFERENCED IN SAID DOCUMENT, 20' EASEMENT CENTERED ON WATERLINE AS INSTALLED.

- GENERAL NOTES:**
- ORIGINAL DOCUMENT SIZE: 18" X 24"
 - ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE CRIB BASED UPON THE TEXAS STATE PLAT MAP OF THE CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - ADJACENT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.



LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT LINE
- EASEMENT
- R.O.W. DEDICATION
- MONUMENT FOUND (AS NOTED)
- 5/8" IRON ROD SET WITH CAP
- STAMPED "TOPOGRAPHIC"

ABBREVIATIONS

O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
C.C.C.D. = DEED CALLS
P.O.B. = PLACE OF BEGINNING
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
CRF = CAPPED IRON ROD FOUND
J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
U.E.C.S.U.D.E. = UNITED ELECTRIC COOPERATIVE SERVICES, INCORPORATED EASEMENT
J.C.E.C.A.E. = JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION EASEMENT

OWNER

JOHN ROLAND LOPEZ
18300 FM 2431
GODLEY, TEXAS 76044
(817)857-8674

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
47 WAMOST RD. STE. 200 HANCOCK, TEXAS 76046
TELEPHONE (817) 857-4441 FAX (817) 857-4442
TX REG. SURVEYOR LICENSE NO. 134000004
www.topographic.com

FINAL PLAT

LOT 1, BLOCK 1
THUNDER RANCH & WHEELS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
JOHNSON COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 497
10.942 ACRES

PLAT RECORDED IN: _____
INSTRUMENT NO. _____
DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FILE: FP_JL_LOPEZ_RV_PARK_20260107
DRAFT: BWM
CHECK: FCN
DATE: 01/07/2026

SHEET
1 of 2

AGENDA PLACEMENT FORM

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

Date: February 23, 2026

Meeting Date: March 9, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Julie Edmiston



Description:

Consideration of Order 2026-19, Order Approving the Final Plat of Thunder Ranch & Wheels Addition, Lot 1, Block 1, Located in Precinct 2.

Water Source is JCSUD.

(May attach additional sheets if necessary)

Person to Present: _____

(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**



VG-92-2026-6766

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 6766

Real Property Recordings

Recorded On: March 09, 2026 04:14 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 - 6766
Receipt Number: 20260309000160
Recorded Date/Time: March 09, 2026 04:14 PM
User: Honor C
Station: ccl30

Record and Return To:

JOHNSON COUNTY
RM 120 - PAULA REID
CLEBURNE TX 76031



**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