



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedecker
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 2026-24

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 **Theron and Jessica Hughes Addition**, Lot 1, Block 1, in Precinct 4 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 23RD DAY OF MARCH 2026.

Christopher Boedecker

Christopher Boedecker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long
ATTEST: April Long, County Clerk





JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR TOWN.
- THE DEDICATION OF THE PROPOSED GRASS FOR THIS PLAT IS FOR PRIVATE USE.
- UTILITY PROVISIONS:
WATER SERVICES PROVIDED BY PRIVATE WATER WELL.
ELECTRIC SERVICES TO BE PROVIDED BY THE ELECTRIC DELIVERY COMPANY, L.L.C. USING 110V-240V SINGLE PHASE SERVICES PROVIDED BY PRIVATE INDIVIDUAL SERVICE SYSTEM.
- BLADES/STAIRS:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND UNDEVELOPED AREAS, UNDEVELOPED AREAS ARE IN FLOOD ZONE X-1. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY FLOOD INSURANCE RATE MAP.

THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPS FOR JOHNSON COUNTY, TEXAS, DOES NOT NECESSARILY DEFINE AN AREA WHERE "ELEVATIONS" APPLICABLE FROM FEMA FLOOD ZONE MAPS, WHICH COULD BE SUBJECT TO CHANGE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY FLOOD INSURANCE RATE MAPS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY FLOOD INSURANCE RATE MAPS.

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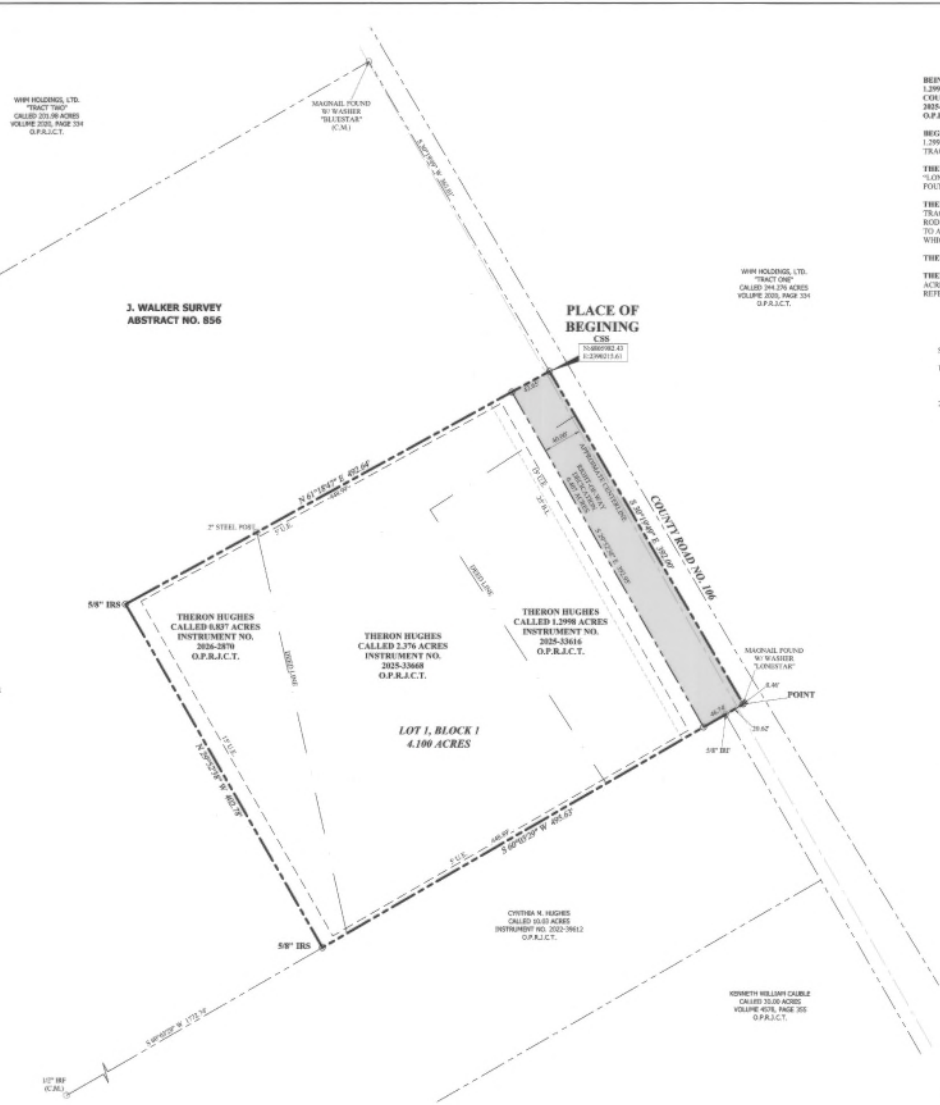
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PROPERTY DESCRIPTION:

BEING A TRACT OF LAND LOCATED IN THE J. WALKER SURVEY, ABSTRACT NO. 856, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.2998 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-2016, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.A.C.T.) AND ALL OF A CALLED 2.7% ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-2019, O.P.A.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET (N89W0154) IN ASPHALT IN COUNTY ROAD NO. 106, FOR THE NORTHEASTLY CORNER OF 1.2998 ACRE TRACT FROM WHICH A MAG NAIL WITH WASHER STAMPED "BLUESTAR" FOUND FOR THE NORTHEASTLY CORNER OF SAID 1.2998 ACRE TRACT BEARS S 30°19'49" W, A DISTANCE OF 361.1 FEET;

THENCE S 29°19'49" E, WITH SAID COUNTY ROAD NO. 106, AT A DISTANCE OF 41.89 FEET, PASSING A MAG NAIL WITH A WASHER STAMPED "LONSTAR" FOUND 5.54 FEET LEFT OF SAID LINE, AT A DISTANCE OF 391.54 FEET, PASSING A MAG NAIL WITH A WASHER STAMPED "LONSTAR" FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 392.00 FEET TO A POST FOR THE SOUTHEASTLY CORNER OF SAID 1.2998 ACRE TRACT;

THENCE S 89°07'29" W, AT A DISTANCE OF 20.42 FEET, PASSING A 5/8" IRON ROD FOUND FOR THE NORTHEASTLY CORNER OF A CALLED 1.840 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-2611, O.P.A.C.T., AT A DISTANCE OF 46.7 FEET, PASSING A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 495.4 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE SOUTHERLY LINE OF SAID 1.840 ACRE TRACT FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWESTLY CORNER OF SAID 1.840 ACRE TRACT BEARS S 69°37'29" W, A DISTANCE OF 172.1 FEET;

THENCE, N 29°22'37" E, A DISTANCE OF 482.78 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET;

THENCE, N 41°19'47" E, AT A DISTANCE OF 152.62 FEET, PASSING A 2" STEEL FENCE POST FOUND FOR THE NORTHWESTLY CORNER OF SAID 2.7% ACRE TRACT, AT A DISTANCE OF 481.9 FEET, PASSING A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 481.64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.897 ACRES OF LAND.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (42N), NAD83 (NAD2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.00000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DUPLICATION 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 ERRORS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS, THAT THERON HUGHES, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DENOTING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, HUGHES ADDITION, IN 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: *Theron Hughes* 2/27/26 DATE
THERON HUGHES

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27 DAY OF FEBRUARY, 2026 BY THERON HUGHES, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-30-2028

Joseph Edward Opler
My Commission Expires
01/30/2028
Notary #01822026

FINAL PLAT SHOWING

LOT 1, BLOCK 1
THERON AND JESSICA HUGHES ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
BEING 4.507 ACRES OF LAND LOCATED IN THE
J. WALKER SURVEY, ABSTRACT NO. 856
JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:
I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON FEBRUARY 26, 2026 AND THAT THE MONUMENTS, ANGLES, POINTS OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN, THERON HAS HAD THEM MARKED, AND THESE POINTS PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2603

OWNER:
THERON HUGHES
11032 COUNTY ROAD 106
SPRINGDALE, TEXAS 75586
PHONE: 817-240-0424

Scale: 1"=400' Date: 02/19/2026 DWG: 20250139-FINAL PLAT
Drawn: JDO Checked: RL.Y Job: 20250139

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.trans14.com
info@trans14.com

PLAT RECORDED IN:
YEAR _____ INSTRUMENT # _____
SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

APPROVED BY JOHNSON COUNTY COMMISSIONERS
ON THE _____ DAY OF _____, 2026.

COUNTY CLERK



VG-92-2026-8239

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 8239

Real Property Recordings

Recorded On: March 23, 2026 03:38 PM

Number of Pages: 3

" 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 - 8239
Receipt Number: 20260323000162
Recorded Date/Time: March 23, 2026 03:38 PM
User: Honor C

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

Station: ccl30



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

AGENDA PLACEMENT FORM

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

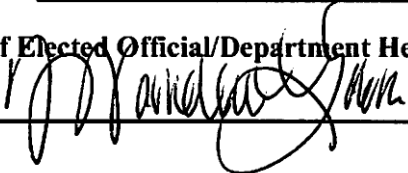
Date: March 3, 2026

Meeting Date: March 23, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
 3-23-2026

Description:

Consideration of Order 2026-24, Order Approving the Final Plat of Theron and Jessica Hughes Addition, Lot 1, Block 1; Located in Precinct 4.

Water Source is Private Water Well.

(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**