



# 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**

§

**ORDER 2026-30**

**COUNTY OF JOHNSON**

§

§

## **ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) 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**, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30<sup>th</sup> day and ends on the seventh day before the date of the Commissioners Court meeting; and

**WHEREAS**, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

### **NOW THEREFORE BE IT ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Retreat, Phase 1** Lots 7 and 8, Block 14, to create Lot 7-R, Block 14 in Precinct 1.

WITNESS OUR HAND THIS, THE 27<sup>TH</sup> DAY OF APRIL 2026.

*Christopher Boedeker*

**Christopher Boedeker, 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*

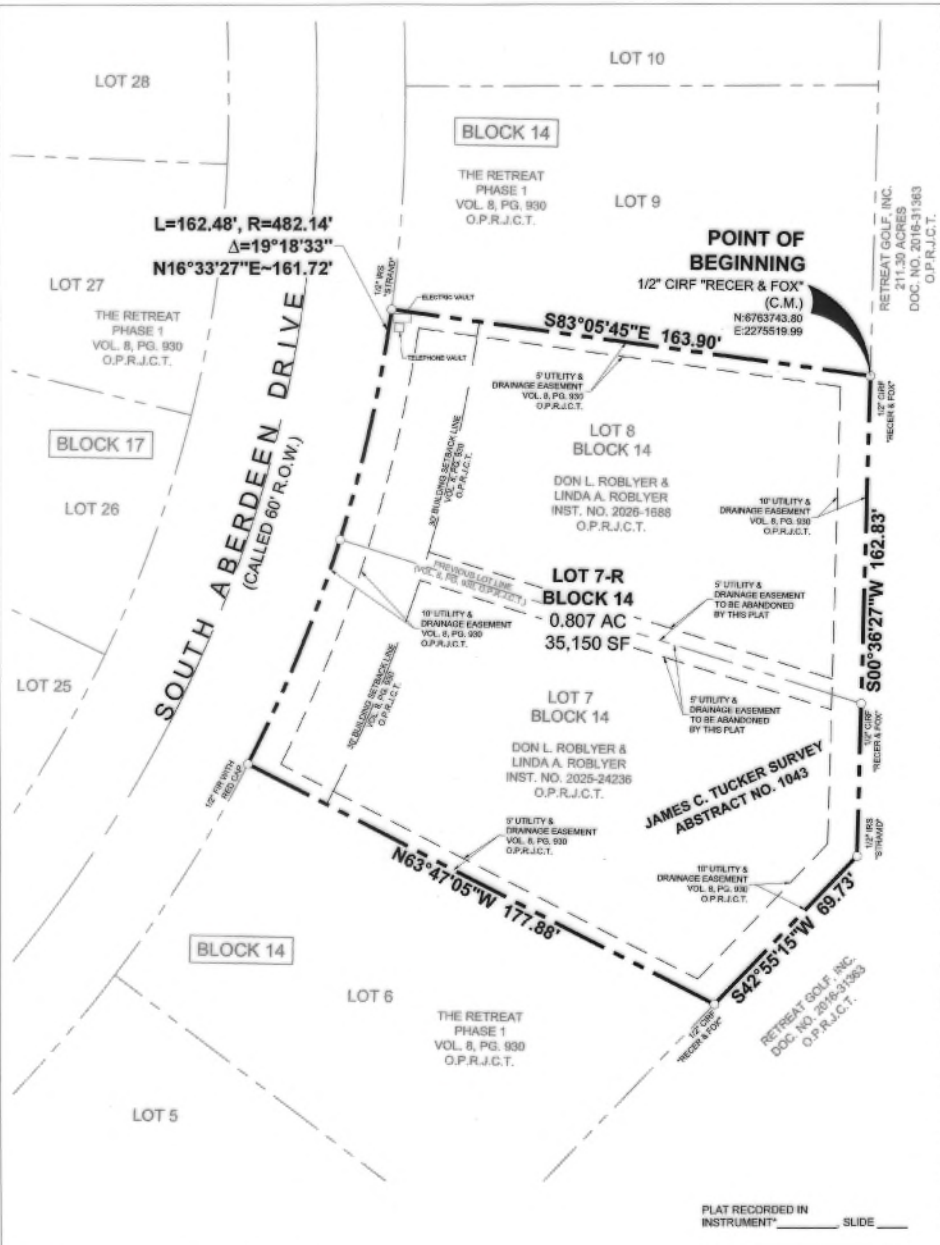
**Larry Woolley, Comm. Pct. 4**

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 OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES BY A SUBSEQUENT OTHER TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
  - WATER SERVICES PROVIDED BY TEXAS WATER UTILITIES, L.P., PHONE (800) 659-7200.
  - ELECTRIC SERVICE TO BE PROVIDED BY THE UTILITY CONTRACTOR. CONTACT INFORMATION: TEXAS ELECTRIC SERVICE, PHONE (817) 596-4000.
  - CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY TEXAS WATER UTILITIES, INC., PHONE (800) 654-7000.
- FLOOD STATEMENT:
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482530000L, SPECIFIC DATE 06/06/2016, THIS SUBDIVISION IS LOCATED IN AN AREA DETERMINED TO BE OUT OF THE FLOOD PLAIN.
  - THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN REFINANCING THE "NEW" IT DOES NOT NECESSARILY SHOW ALL AREAS THAT COULD BE FLOODED BY RAINFALL, WHICH COULD BE FLOODED BY FLOODING, COMPREHENSIVE FLOODPLAIN COUPLED WITH INTERSTATE LOCAL DRAINAGE SYSTEMS, THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SERVICES OR SUBSTANCES CONVEYING OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "MAP".
  - BEFORE THE FLOOD OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR CONSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
  - THE OWNER, CREATOR OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION, SHALL MAINTAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRaversED BY OR ADJACENT TO DRAINAGE COURSE ALIGNS OR CROSS BARS.
  - JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ANY DRAINAGE WAYS OR FOR THE CONTROL OF FLOODING. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, INJURY OR LOSS OF LIFE OR PROPERTY OCCURRING BY FLOODING OR FLOOD CONDITIONS.
  - JOHNSON COUNTY HAS THE BEST BUT NOT A DUTY TO DETERMINE PROBABILITY AND CLEAR ANY OBSTACLES FROM OCCURRING BY NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
- UTILITY EASEMENTS:
  - 10' FROM LOT LINE IN FRONT AND BACK.
  - 10' FROM LOT LINE IN THE SIDE.
  - REDUCED UTILITY EASEMENTS OF 10' ON FRONT AND REAR OF ALL LOTS WERE APPROVED BY COMMISSIONERS COURT ON MAY 13, 2002.
- RIGHT OF WAY DEDICATION:
  - NONE BY THIS PLAT.
  - 10' FROM FRONT CENTER OF ROAD ON EAST OR STATE.
  - 30' FROM FRONT CENTER OF COUNTY ROAD OR ROAD IN A SUBDIVISION, UNLESS OTHERWISE SPECIFIED IN THE SUBDIVISION PLAN.
  - ALL STREETS TO BE PRIVATELY MAINTAINED.
- BUILDING LINES:
  - 30' FROM LOT LINE (STATE HIGHWAY AND ETC).
  - 30' FROM LOT LINE (STATE HIGHWAY AND ETC).
  - 30' FROM FRONT LOT LINE FOR ALL LOTS WERE APPROVED IN COMMISSIONERS COURT ON MAY 13, 2002.
- PLAT:
  - IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO KNOWS FULLY HIS PROPERTY TO USE THE SUBDIVISION DESCRIBED IN A DEED OR CONVEYANCE A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER CONTRACT TO CONVEY THAT IS OBLIGATED TO A PURCHASER UNLESS THE PLAT OR DEED OR CONTRACT OF SALE OR OTHER CONTRACT IS APPROVED AND FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE VOID 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 OTHER THAN AS DESCRIBED IN THE PLAT.
  - A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR DEED OR CONTRACT OF SALE OF REAL PROPERTY UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- ENTIRE DEVELOPER/OWNER:
  - THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR OWNER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LEGAL, STATE OR FEDERAL LAWS OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.
  - THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR OWNER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOMESTICALLY PROTECTED PROPERTY OWNER OF EASE, EMBLEM OR TRAMPOR AND DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY.
  - JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREATION, STABILIZATION, MAINTENANCE, OR OPERATION OF ANY DRAINAGE STRUCTURES, CHANNELS OR FACILITIES DESCRIBED HEREIN ARE ACTUALLY CONTROLLED BY THE PROPERTY PORTIONED BY THIS PLAT OR NOT VIOLETS THE CREATOR OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES.
  - JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S RECORDS TO BE ACCURATE, HONEST 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 SUBJECT OF THIS PLAT DO HEREBY AGREE TO APPROVE AND INDIVIDUALLY AND JOINTLY 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 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 BY RESOLUTION OF RECORD BY 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**  
 State of Texas \_\_\_\_\_  
 County of Johnson \_\_\_\_\_

**WARRANTS:** DON L. ROBLYER and LINDA A. ROBLYER, are the sole owners of a certain 0.807 acre tract of land situated in the James C. Tucker Survey, Abstract No. 1043, Johnson County, Texas, and being all of a tract of land described in the Warranty Deed to Don L. Roblyer and Linda A. Roblyer, recorded in Instrument Number 2025-24236, Official Plat Records, Johnson County, Texas and also being all of a tract of land described in the Warranty Deed to Don L. Roblyer and Linda A. Roblyer, recorded in Instrument Number 2025-0505, Official Plat Records, Johnson County, Texas and being more particularly described by notes and bounds as follows:

**BEING:** all a 10' broad iron rod with cap "REAR & FOX", being the northeast corner of said 0.807 acre tract, also being the southeast corner of Lot 9, Block 14 of The Retreat, Phase 1, as recorded in Volume 8, Page 930, Official Plat Records, Johnson County, Texas, and also being in the West line of a 211.30 acre tract described in the Warranty Deed to Retreat Golf, Inc., recorded in Instrument Number 2016-31363, Official Plat Records, Johnson County, Texas;

**THENCE** South 07°30'22" West, being the southeast corner of said Lot 9, Block 14, and passing at a distance of 111.06 feet a 10' inch iron rod with cap "REAR & FOX", and continuing in all a total distance of 162.83 feet to a set 10' inch iron rod with cap "STRAND";

**THENCE** South 42°50'10" West, a distance of 89.79 feet to a 10' inch iron rod with cap "REAR & FOX", also being the southeast corner of said 0.807 acre tract, and also being the northeast corner of Lot 6, Block 14, of said The Retreat, Phase 1 addition;

**THENCE** North 63°47'50" West, a distance of 177.85 feet, following along the common line of said Lot 6, Block 14 and said 0.807 acre tract, to a 10' inch iron rod with cap, also being the beginning of a non-tangent curve to the left having a radius of 482.14 feet, a central angle of 19°18'33" and a long chord which bears North 10°23'33" East, a distance of 161.72';

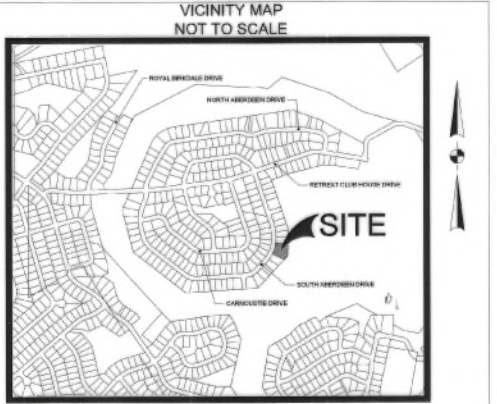
**THENCE** along said non-tangent curve to the left, an arc distance of 162.85 feet to a set 10' inch iron rod with cap "STRAND", being the northeast corner of said 0.807 acre tract and also being the southeast corner of said Lot 9, Block 14;

**THENCE** South 83°05'45" East, a distance of 163.90 feet, following along the common line of said 0.807 acre tract and said Lot 6, Block 14, to the POINT OF BEGINNING and containing 35,150 square feet or 0.807 acre of land more or less.

PLAT RECORDED IN INSTRUMENT# \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_

**DEVELOPER / OWNER:** DON L. ROBLYER & LINDA A. ROBLYER, 32614 WHITBURN TRAIL, FULSHEAR, TEXAS 77441, 832-449-0631

**ENGINEER/SURVEYOR:** STRAND, 10003 TECHNOLOGY BLVD. WEST, DALLAS, TEXAS, 75220, 972-620-8204, TBPELS FIRM NO: 10194076, DATE: 4/6/2025



**OWNER'S DEDICATION**  
 State of Texas \_\_\_\_\_  
 County of Johnson \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DON L. ROBLYER and LINDA A. ROBLYER, owners of the above described tract of land, do hereby agree to file dedicating the lands described property as LOT 7-R, BLOCK 14, THE RETREAT, PHASE 1, as defined in Johnson County, Texas and hereby dedicate to the public use, without reservation, the easements, rights, and appurtenances therein, and use of the same for the purposes stated herein, unless otherwise stipulated in this plat.

Don L. Roblyer \_\_\_\_\_ Linda A. Roblyer \_\_\_\_\_ 4/16/2025

STATE OF TEXAS  
 COUNTY OF JOHNSON

I, Mary Bullock, as a Notary Public in and for the State of Texas, on this day personally appeared Don L. Roblyer and Linda A. Roblyer, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of APRIL, 2025.

Mary Bullock  
 Notary Public in and for the State of Texas  
 My Commission Exp. 03-03-2027

My commission expires on 3/16/2027

STATE OF TEXAS  
 COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Linda A. Roblyer, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of APRIL, 2025.

Mary Bullock  
 Notary Public in and for the State of Texas  
 My Commission Exp. 03-03-2027

My commission expires on 3/16/2027

**SURVEYOR'S STATEMENT**  
 STATE OF TEXAS \_\_\_\_\_  
 COUNTY OF DALLAS \_\_\_\_\_

I, Bryan N. Partain, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plat was prepared under my direct supervision, with accurate documentation, evidence submitted on the ground during field operations and other related documentation, and that the plat substantially complies with the Rules and Regulations of the Texas Board of Professional Geographers and Land Surveyors, the Johnson County Subdivision Rules and Regulations, and Texas Local Government Code, Chapter 212. I further affirm that I have taken due care to ensure that all information on this plat was either based on or placed in compliance with the Johnson County Subdivision Rules and Regulations and that the right drawing is incorporated into this plat as a true and accurate representation of the ground field.

Donal Finley the (1st day of APRIL) 2025  
 Bryan N. Partain  
 Texas Registered Surveyor No. 4382

**LEGEND**  
 O.P.R.J.C.T. - OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
 CM - CONTROLLING MONUMENT  
 FR - FOUND IRON ROD  
 CRF - CAPPED IRON ROD FOUND  
 ROW - RIGHT-OF-WAY

**APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON** \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 COUNTY JUDGE \_\_\_\_\_

**SURVEYOR NOTES:**  
 1. THE BASE OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.  
 2. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 7 & 8, BLOCK 14 OF THE RETREAT, PHASE 1 INTO 1 SINGLE LOT.  
 3. THERE ARE NO STRUCTURES ON THE PLATED PROPERTY.  
 4. ALL CORNERS, PDS AND PTS ARE SET WITH 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED.

**REVISED PLAT SHOWING**  
**LOT 7-R, BLOCK 14**  
**THE RETREAT, PHASE 1,**  
**SUBDIVISION IN**  
**JOHNSON COUNTY, TEXAS**  
 BEING A REVISION OF LOTS 7 AND 8, BLOCK 14, THE RETREAT, PHASE 1, ACCORDING TO THE PLAT RECORDED IN SLIDE B-584, AND IN VOLUME 8, PAGE 930, ET SEQ. OF THE OFFICIAL PLAT RECORDS OF JOHNSON COUNTY, TEXAS

SCALE: 1" = 30'

DATE: 4/6/2025

JOB NO.: 240842 SHEET 1 OF 1



04/27/2026

## 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 The Retreat, Phase 1, Lots 7 and 8, Block 14 recorded in Volume 8, Page 930, Slide B-584, et seq. of the Official Plat Records of Johnson County, Texas:

**Lots 7 and 8, Block 14  
to be combined to Form  
Lot 7-R, Block 14**

At: **9:00 o'clock a.m.** on: April 27, 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:

April 11,15, and 18, 2026

**AGENDA PLACEMENT FORM**

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

Date: April 9, 2026

Meeting Date: April 27, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

[Handwritten Signature]

<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>


**Description:**

Public Hearing to Revise the Plat of The Retreat, Phase 1, Lots 7 and 8, Block 14 to be Combined to Form Lot 7-R, Block 14, Located in Precinct 1.

Consideration of Order 2026-30, Order Approving the Revised Plat of The Retreat, Phase 1, Lots 7 and 8, Block 14 to be Combined to Form Lot 7-R, Block 14, Located in Precinct 1.

Water Source is Texas Water Utilities, LP.

(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**



Johnson County  
April Long  
Johnson County Clerk

---

**Instrument Number:** 2026 - 12576

Real Property Recordings

Recorded On: April 27, 2026 04:42 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 - 12576  
Receipt Number: 20260427000188  
Recorded Date/Time: April 27, 2026 04:42 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

*April Long*