



JOHNSON COUNTY COMMISSIONERS COURT



JUL 09 2021

Becky Ivey, County Clerk  
Johnson County Texas

By md Deputy

MIKE WHITE  
Commissioner Pct. #3

LARRY WOOLLEY  
Commissioner Pct. #4

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioner's Court

STATE OF TEXAS

§  
§  
§

ORDER #2021-46

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 as 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 the Public Works Department 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 the Public Works Department 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; and



WHEREAS, a motion was made by Commissioner Woolley, Pct. #4 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve the revision of the plat of **Crystal Palace Estates**, Phase II, by dividing Lot 7 Block 1, Lot 1 Block 2, Lot 8 Block 3, Lot 1 Block 4 and Lot 1 Block 5 to form Lots 1-37 Block 1, Lots 1-28 Block 2, Lot 8 Block 3, Lots 1-9 Block 4 and Lots 1-5 Block 5 in Johnson County, Texas, Precinct #4."

Said motion was approved by a vote of the Commissioners Court on the 9<sup>th</sup> day of July, 2021.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the revision of the plat of **Crystal Palace Estates**, Phase II, by dividing Lot 7 Block 1, Lot 1 Block 2, Lot 8 Block 3, Lot 1 Block 4 and Lot 1 Block 5 to form Lots 1-37 Block 1, Lots 1-28 Block 2, Lot 8 Block 3, Lots 1-9 Block 4 and Lots 1-5 Block 5 in Johnson County, Texas, Precinct #4.

**WITNESS OUR HAND THIS, THE 9<sup>th</sup> DAY OF JULY, 2021.**

absent  
\_\_\_\_\_  
**Roger Harmon, Johnson County Judge**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained

~~[Signature]~~  
\_\_\_\_\_  
**Rick Bailey, Comm. Pct. #1**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

[Signature]  
\_\_\_\_\_  
**Kenny Howell, Comm. Pct. #2**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

[Signature]  
\_\_\_\_\_  
**Mike White, Comm. Pct. #3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

[Signature]  
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. #4**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

ATTEST: [Signature]  
\_\_\_\_\_  
**Becky Ivey, County Clerk**



**JOHNSON COUNTY, TEXAS NOTES:**

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROMOTERS:  
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT. PHONE 817-760-8200.  
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE 817-536-4000.  
SEPTIC IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

**5. FLOOD STATEMENT:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4621000223-4, 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 SEWER, CONCENTRATED RAINFALL COUPLED WITH IMMEDIATE 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".

**6. FLOOD NOTES:**  
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 TRAVELING 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 TRANSFERRED BY OR ADJUSTED 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 FLOODS.

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, SOIL, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

**7. UTILITY EASEMENTS:**  
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 GROUNDS, 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 ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**8. UTILITY EASEMENTS:**  
15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN BACK  
5' FROM LOT LINE ON THE SIDES

**9. 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

**10. BUILDING LINES:**  
50' FROM LOT LINE (STATE HWY. & F.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)  
35' FROM LOT LINE FOR CRYSTAL PALACE ESTATES

**11. 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 EXECUTOR CONTRACT TO CONVEY THAT IS BELIEVED TO BE A PURCHASE 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.

**12. 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.**

**13. 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 THE PUBLIC WORKS DEPARTMENT 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 OBSTACLES, BLOCKS, OR UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH ENVIRONMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOS 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.

**14. DUTY 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 LAWS 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.

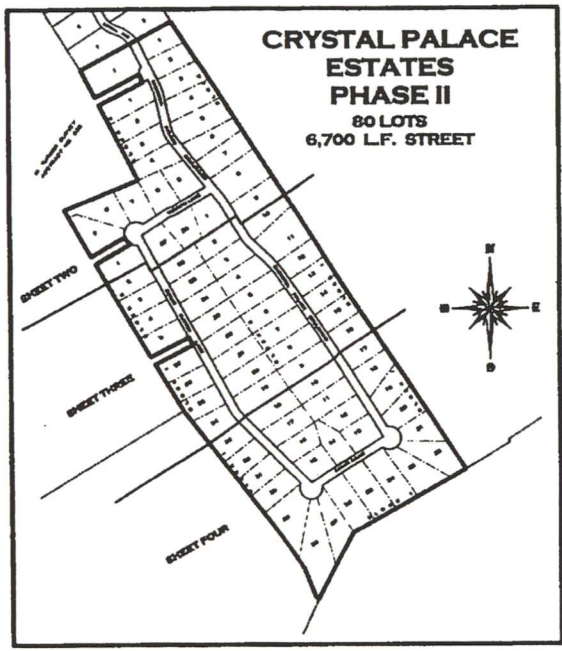
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

**15. EGRESS:**  
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 MAINTAIN 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.

**16. ROAD PLAT IS NOT ACCEPTANCE OF ROAD 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 ORDER OF THE COMMISSIONERS COUNTY CLERK 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.

\*VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY.\*



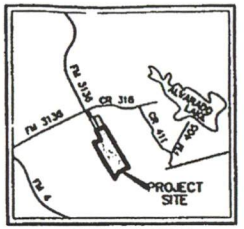
- SURVEYOR'S NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011).
  2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL 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. ALL CORNERS ARE 5/8" IRON RODS SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED.
  4. UTILITY EASEMENTS SHOWN ON CRYSTAL PALACE ESTATES, VOLUME 8, PAGE 681, P.R.J.C.T. TO BE ABANDONED BY THIS PLAT.

**REVISED PLAT SHOWING**

**CRYSTAL PALACE ESTATES PHASE II**  
LOTS 1-37, BLOCK 1, LOTS 1-28, BLOCK 2, LOT 8, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 BEING A REVISED PLAT OF LOT 7, BLOCK 1, LOT 1, BLOCK 2, LOT 8, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, CRYSTAL PALACE ESTATES, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 681, PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

PLAT RECORDED IN INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE \_\_\_\_\_ COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY \_\_\_\_\_

OWNER:  
ROBERT TODD  
P.O. BOX 1212  
ALVARADO, TEXAS 78009  
PHONE: (817) 760-8833



VICINITY MAP (NOT TO SCALE)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT ROBERT TODD OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-37, BLOCK 1, LOTS 1-28, BLOCK 2, LOT 8, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5, CRYSTAL PALACE ESTATES, PHASE II, 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 AREA SHOWN HEREON.

*Robert Todd*  
BY: ROBERT TODD

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT TODD, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8<sup>th</sup> DAY OF June 2021

*Laura Grace Peddie*  
NOTARY PUBLIC



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_  
COUNTY JUDGE

**SURVEYOR'S CERTIFICATION**  
THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MARCH 09, 2021 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Robert L. Young*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 9400



SHEET ONE OF FIVE

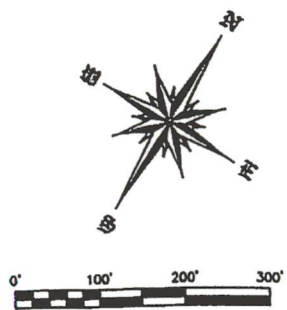
**TRANS TEXAS SURVEYING & MAPPING**

401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-856-8440  
FAX: 817-856-8845

Scale: 1"=100' Date: 06/07/2021 DWG: 20120079-FINAL I  
Drawn: LGP Checked: RLY Job: 20120079

TPLS NO. 10122700





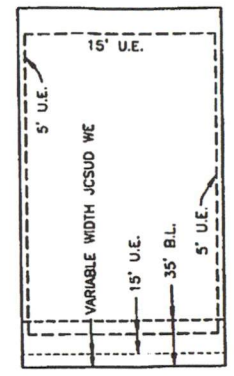
**LEGEND**

- O 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- O (C.M.) 5/8" IRON ROD FOUND CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- SFP STEEL FENCE POST
- JCSUD JOHNSON COUNTY SPECIAL UTILITY DISTRICT

**PLACE OF BEGINNING**  
1/2" IRF  
N: 8819489.16  
E: 2347004.33

**M. TURNER SURVEY**  
**ABSTRACT NO. 825**

ROBERT LEE TODD  
CALLED 203.441 ACRES  
VOLUME 1708, PAGE 601,  
O.P.R.J.C.T.



CENTERLINE 60' R.O.W.  
**TYPICAL BUILDING LINES AND EASEMENTS**

LOUIS VUITTON US MANUFACTURING, INC.  
CALLED 200 ACRES  
INSTRUMENT NO. 01-17-24004  
O.P.R.J.C.T.

**REVISED PLAT**  
**SHOWING**

**CRYSTAL PALACE ESTATES**  
**PHASE II**

LOTS 1-37, BLOCK 1, LOTS 1-28, BLOCK 2,  
LOT 8, BLOCK 3,  
LOTS 1-8, BLOCK 4, LOTS 1-8, BLOCK 5  
BEING A REVISED PLAT OF LOT 7, BLOCK 1, LOT 1, BLOCK 2,  
LOT 8, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5,  
CRYSTAL PALACE ESTATES, PHASE II,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 681,  
PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

SHEET TWO OF FIVE



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-886-3440  
FAX: 817-886-3545

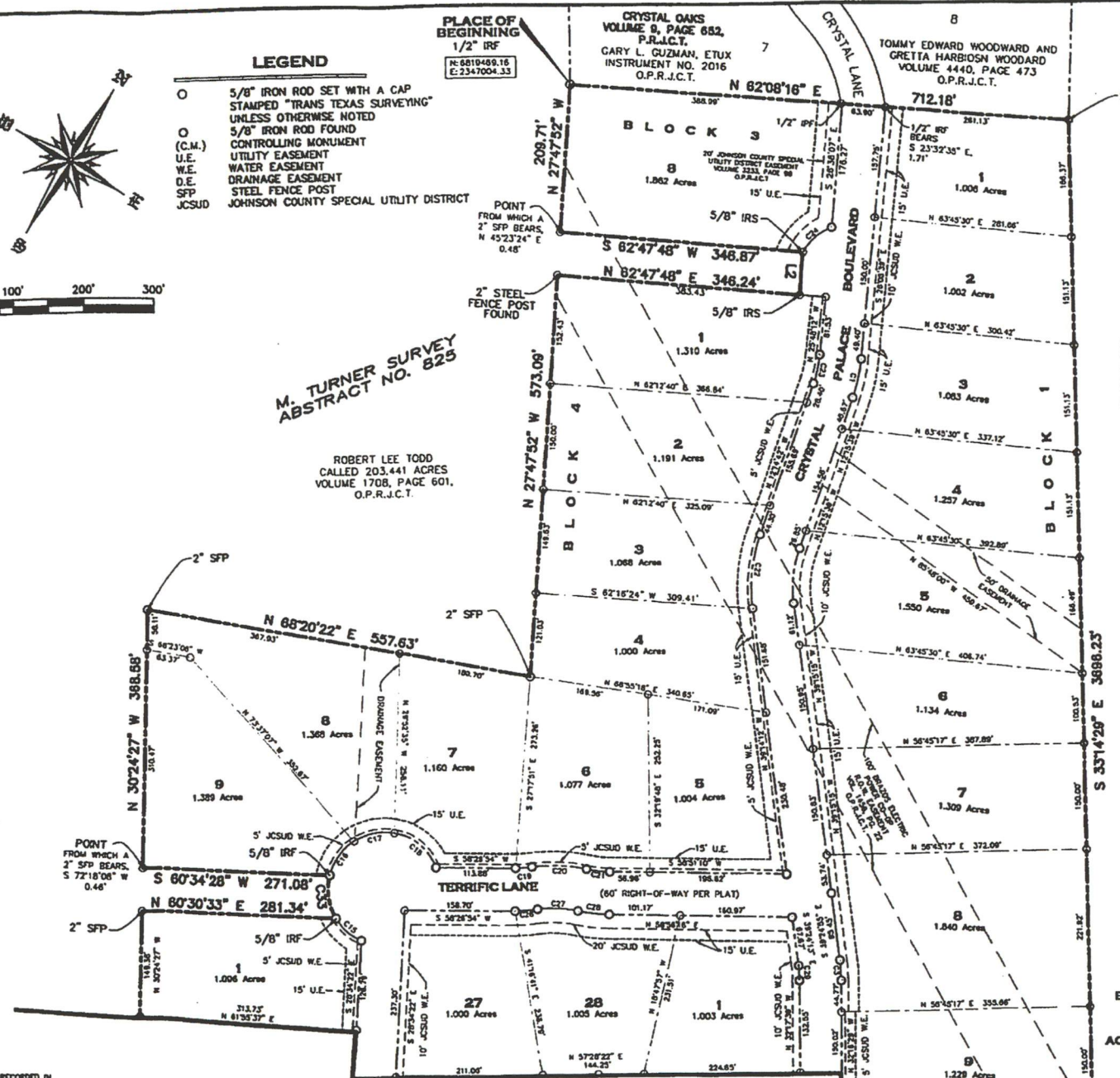
Scale: 1"=100' Date: 06/07/2021 DWG: 20120079-FINAL PLAT  
Drawn: LGP Checked: RLY Job: 20120079

PLAT RECORDED IN  
INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

"VOID UNLESS RECORDED BY THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

OWNER:  
ROBERT TODD  
P.O. BOX 1212  
ALVARADO, TEXAS 78009  
PHONE: (817) 790-8833

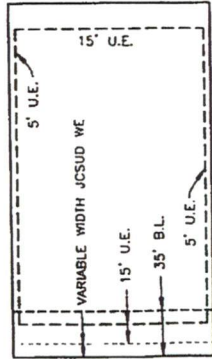
**MATCH LINE**





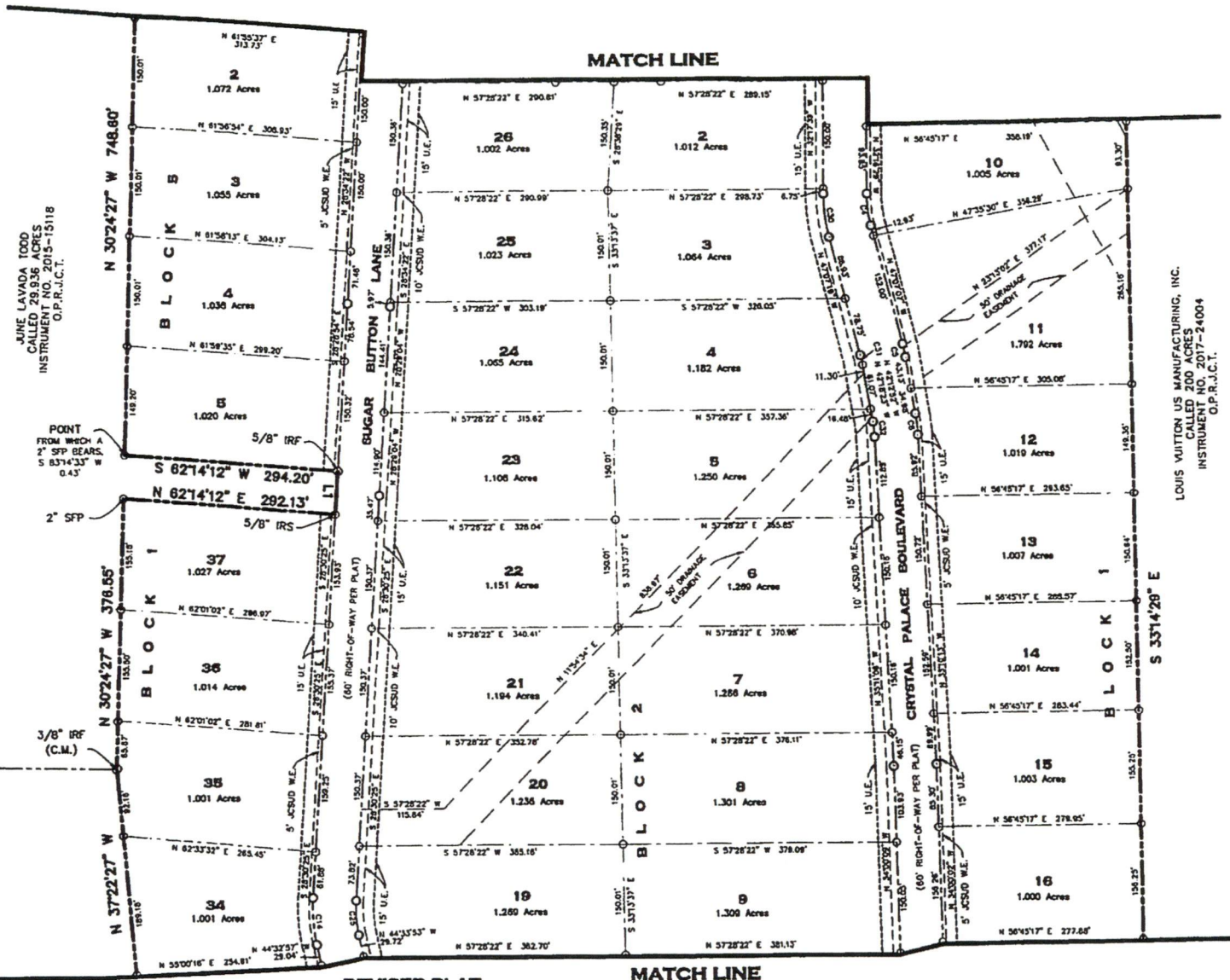
**LEGEND**

- 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- 5/8" IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- SFP STEEL FENCE POST
- JCSJD JOHNSON COUNTY SPECIAL UTILITY DISTRICT



CENTERLINE 60' R.O.W.

**TYPICAL BUILDING LINES AND EASEMENTS**



REVISED PLAT SHOWING

**CRYSTAL PALACE ESTATES PHASE II**

LOTS 1-37, BLOCK 1, LOTS 1-28, BLOCK 2, LOT 8, BLOCK 3, LOTS 1-9, BLOCK 4, LOTS 1-5, BLOCK 5 BEING A REVISED PLAT OF LOT 7, BLOCK 1, LOT 1, BLOCK 2, LOT 8, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, CRYSTAL PALACE ESTATES, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 681. PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.-J.C.T.)

OWNER:  
ROBERT TODD  
P.O. BOX 1212  
ALVARADO, TEXAS 76009  
PHONE: (817) 790-8633

SHEET THREE OF FIVE

Scale: 1"=100'  
Drawn: LGP

Date: 06/07/2021  
Checked: RLY

DWG: 20120079-FINAL PLAT  
Job: 20120079

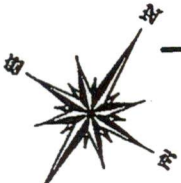
401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-856-3440  
FAX: 817-856-3845

PLAT RECORDED IN  
INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

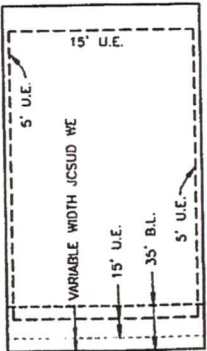
LOUIS VULTON US MANUFACTURING, INC.  
CALLED 200 ACRES  
INSTRUMENT NO. 2017-24004  
O.P.R.-J.C.T.





**LEGEND**

- O 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
- O (C.M.) 5/8" IRON ROD FOUND
- U.E. CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- SFP STEEL FENCE POST
- JCSUD JOHNSON COUNTY SPECIAL UTILITY DISTRICT



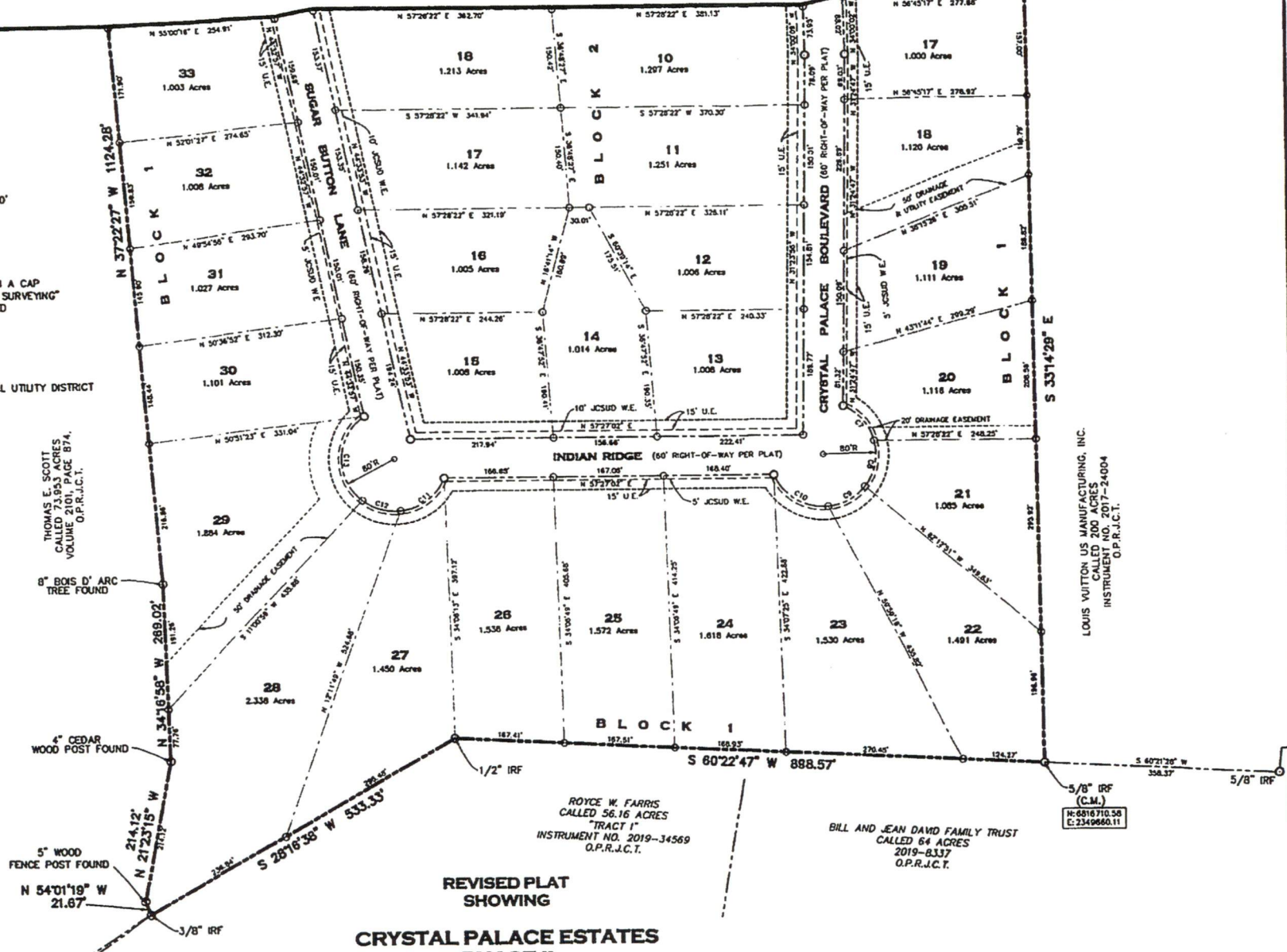
CENTERLINE 60' R.O.W.

**TYPICAL BUILDING LINES AND EASEMENTS**

PLAY RECORDED IN  
INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

"WOOD UNLESS RECORDED IN THE PLAY RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

**MATCH LINE**



**REVISED PLAT SHOWING**

**CRYSTAL PALACE ESTATES PHASE II**

LOTS 1-7, BLOCK 1, LOTS 1-28, BLOCK 2,  
LOT 8, BLOCK 3,  
LOTS 1-6, BLOCK 4, LOTS 1-5, BLOCK 5  
BEING A REVISED PLAT OF LOT 7, BLOCK 1, LOT 1, BLOCK 2,  
LOT 8, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5,  
CRYSTAL PALACE ESTATES, PHASE II,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 681,  
PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

**OWNER:**

ROBERT TODD  
P.O. BOX 1272  
ALVARADO, TEXAS 75009  
PHONE: (817) 790-9833

LOUIS YOUTON US MANUFACTURING, INC.  
CALLED 200 ACRES  
INSTRUMENT NO. 2017-24004  
O.P.R.J.C.T.

BILL AND JEAN DAVID FAMILY TRUST  
CALLED 64 ACRES  
2019-8137  
O.P.R.J.C.T.

ROYCE W. FARRIS  
CALLED 56.16 ACRES  
"TRACT 1"  
INSTRUMENT NO. 2019-34569  
O.P.R.J.C.T.

5/8" IRF (C.M.)  
N: 6816710.38  
E: 2349880.11

SHEET FOUR OF FIVE



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-586-3440  
FAX: 817-586-3545

Scale: 1"=100' Date: 06/07/2021 DWG: 20120079-FINAL PLAT  
Drawn: LGP Checked: RLY Job: 20120079

THIS NO. 10122700

**PROPERTY DESCRIPTION**

BEING 105.542 ACRES OF LAND LOCATED IN THE M. TURNER SURVEY, ABSTRACT NO. 823, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 203.441 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1708, PAGE 601, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING ALL OF CRYSTAL PALACE ESTATES, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 681, 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 AT THE SOUTHWEST CORNER OF LOT 7, CRYSTAL PALACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 632, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE N 62°08'16" E, WITH THE SOUTH LINE OF SAID CRYSTAL OAKS, A DISTANCE OF 712.18' FEET TO A 2-1/2" STEEL FENCE POST FOUND AT THE SOUTHEAST CORNER OF LOT 8, OF SAID CRYSTAL OAKS, BEING IN THE WESTERLY LINE OF A CALLED 200.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3846, PAGE 28, O.P.R.J.C.T.;

THENCE S 33°14'28" E, WITH THE WEST LINE OF SAID 200.0 ACRE TRACT, A DISTANCE OF 3,895.23' FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF A CALLED 84 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 788, PAGE 608, O.P.R.J.C.T.;

THENCE S 60°22'47" W, WITH THE NORTH LINE OF SAID 84 ACRE TRACT, A DISTANCE OF 889.57 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT;

THENCE S 28°18'35" W, A DISTANCE OF 533.33 FEET TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF A CALLED 73.953 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2101, PAGE 874, O.P.R.J.C.T.;

THENCE WITH THE EAST LINE OF SAID 73.953 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 54°01'18" W, A DISTANCE OF 21.67 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 21°25'15" W, A DISTANCE OF 214.12 FEET TO A 4" CEDAR POST FOUND;

N 34°18'58" W, A DISTANCE OF 288.02 FEET TO A BOIS D' ARC TREE FOUND;

N 37°22'27" W, A DISTANCE OF 1124.28 FEET TO A 3/8" IRON ROD FOUND IN THE NORTHEAST CORNER OF SAID 73.953 ACRE TRACT AND BEING IN AN ELL CORNER OF SAID 203.441 ACRE TRACT;

THENCE CROSSING SAID 203.441 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 30°24'27" W, A DISTANCE OF 378.55 FEET TO A 2" STEEL FENCE POST FOUND;

N 62°14'12" E, A DISTANCE OF 292.13 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 28°26'48" W, A DISTANCE OF 80.56 FEET TO A 3/8" IRON ROD FOUND;

S 62°14'12" W, A DISTANCE OF 294.20 FEET TO A 2" STEEL FENCE POST FOUND;

N 30°24'27" W, A DISTANCE OF 748.80 FEET TO A 2" STEEL FENCE POST FOUND;

N 60°30'33" E, A DISTANCE OF 281.34 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 79.83 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT HAVING A CHORD BEARING OF N 40°05'02" W, A DISTANCE OF 81.05 FEET AND AN ARC LENGTH OF 82.85 FEET TO A POINT;

S 60°34'28" W, A DISTANCE OF 271.08 FEET TO A 2" STEEL FENCE POST FOUND;

N 30°24'27" W, A DISTANCE OF 368.58 FEET TO A 2-1/2" STEEL FENCE POST FOUND;

N 68°20'22" E, A DISTANCE OF 557.63 FEET TO A 2-1/2" STEEL FENCE POST FOUND;

N 27°47'32" W, A DISTANCE OF 573.09 FEET TO A 2" STEEL FENCE POST FOUND;

N 62°47'48" E, A DISTANCE OF 346.24 FEET TO A 5/8" IRON ROD FOUND;

N 27°12'12" W, A DISTANCE OF 60.65 FEET TO A 5/8" IRON ROD FOUND;

S 62°47'48" W, A DISTANCE OF 346.87 FEET TO A 2" STEEL FENCE POST FOUND;

THENCE N 27°47'52" W, A DISTANCE OF 209.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 105.542 ACRES OF LAND.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00	55.88'	55.74'	S 19°08'14" E	13°55'09"
C2	170.00	79.39'	78.67'	S 25°48'28" E	26°45'23"
C3	230.00	28.86'	28.84'	N 35°48'34" W	7°11'18"
C4	170.00	44.04'	43.92'	N 39°41'48" W	14°50'38"
C5	230.00	18.59'	18.59'	S 44°00'37" E	4°37'55"
C6	230.00	29.12'	29.10'	N 39°19'49" W	7°15'12"
C7	80.00'	73.02'	70.51'	S 73°13'37" E	52°17'43"
C8	80.00'	73.81'	71.22'	S 20°38'52" E	52°51'46"
C9	80.00'	65.42'	63.61'	S 29°12'31" W	46°51'01"
C10	80.00'	101.67'	94.96'	N 89°02'29" E	72°48'53"
C11	80.00'	86.38'	82.24'	S 20°23'00" W	61°51'43"
C12	80.00'	61.50'	60.00'	N 73°20'19" E	44°02'55"
C13	80.00'	150.92'	129.52'	S 30°35'33" E	108°05'21"
C14	230.00'	64.25'	64.04'	N 36°35'16" W	16°00'19"
C15	79.83'	48.37'	47.64'	S 79°55'24" E	34°43'01"
C16	79.83'	60.00'	58.60'	S 03°55'42" W	43°03'44"
C17	79.83'	60.00'	58.60'	N 46°59'26" E	43°03'44"
C18	79.83'	81.14'	77.69'	N 82°21'39" W	58°14'06"
C19	170.00'	23.74'	23.72'	S 54°33'45" W	8°00'08"
C20	230.00'	78.12'	77.74'	N 60°15'58" E	19°27'36"
C21	170.00'	33.30'	33.25'	N 64°23'43" E	11°13'27"
C22	230.00'	108.36'	107.36'	S 25°45'59" E	26°59'36"
C23	170.00'	40.23'	40.14'	N 19°01'27" W	13°33'31"
C24	80.00'	54.87'	53.80'	N 17°59'15" E	39°17'52"
C25	170.00'	47.56'	47.40'	N 36°28'43" W	16°01'44"
C26	230.00'	32.13'	32.11'	N 53°53'32" E	8°00'17"
C27	170.00'	57.72'	57.44'	S 60°35'40" W	19°27'07"
C28	230.00'	45.08'	45.01'	S 64°23'56" W	11°13'47"
C29	170.00'	21.09'	21.08'	S 35°50'56" E	7°06'34"
C30	230.00'	59.74'	59.57'	N 39°32'49" W	14°52'52"
C31	170.00'	13.93'	13.92'	S 44°38'41" E	4°41'38"
C32	170.00'	21.13'	21.12'	S 38°44'44" E	7°07'17"
C33	79.83'	62.65'	61.05'	N 40°05'02" W	44°57'42"

LINE	BEARING	DISTANCE
L1	N 28°26'48" W	60.58'
L2	N 27°12'12" W	60.65'

**REVISED PLAT  
SHOWING**

**CRYSTAL PALACE ESTATES  
PHASE II**

LOTS 1-37, BLOCK 1, LOTS 1-28, BLOCK 2,  
LOT 8, BLOCK 3,  
LOTS 1-9, BLOCK 4, LOTS 1-8, BLOCK 5  
BEING A REVISED PLAT OF LOT 7, BLOCK 1, LOT 1, BLOCK 2,  
LOT 8, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5,  
CRYSTAL PALACE ESTATES, PHASE II,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 681,  
PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

OWNER:  
ROBERT TOOD  
P.O. BOX 1212  
ALVARADO, TEXAS 78009  
PHONE: (817) 790-8833

PLAT RECORDED IN  
INSTRUMENT NO. \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

"VOID UNLESS  
RECORDED IN THE  
PLAT RECORDS OF  
JOHNSON COUNTY,  
WITHIN ONE (1) YEAR  
OF THE DATE OF  
APPROVAL BY THE  
COUNTY."

SHEET FIVE OF FIVE

		401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3548	
		Scale: 1"=100'	Date: 06/07/2021
TP's NO. 10122700	Drawn: LCP	Checked: RLY	Job: 20120079