



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 2024-67

COUNTY OF JOHNSON

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 the Public Works Department 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 **Rebel Garden**, 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.

Filed For Record 2:17PM

JUN 24 2024

April Long
County Clerk, Johnson County Texas

BY *April Long* DEPUTY

WITNESS OUR HAND THIS, THE 24TH DAY OF JUNE 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

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:

1. A PORTION OF THIS REPLAT IS LOCATED IN THE ALVARADO ETJ AND KEENE ETJ AS SHOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
3. UTILITY PROCEEDS:
 - WATER SERVICE PROVIDED BY METRAWATER SUPPLY CORPORATION - PHONE 817-799-3514
 - ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES - PHONE 817-556-4000
 - SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM
4. FLOOD ZONING:
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48020200-1, EFFECTIVE DATE: DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE 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 SHOWN OR ADDRESSED AS PART OF THE "FIP".

BLOODING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FLOODING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CHANNELS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ACREAGE WILL REMAIN AS THEY EXIST AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS 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 FLOODING.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONTROLING.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER SAID PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

5. UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO VIEW AND REPAIR WORKS ALL OR PART OF ANY BUILDINGS, TREES, TREES, SHROUBS OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCTS OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS SHOWN ON THE PLAN, AND ANY PUBLIC UTILITY FOLLOWING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES OF INTEREST AND ACCESS TO AND FROM SAID CASINATE FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIRING, MAINTENANCE AND SEEING TO OR REMOVAL ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROGRAMING THE PERMISSION OF ANYONE.

6. UTILITY EASEMENTS:

- 10' FROM LOT LINE IN FRONT
- 10' FROM LOT LINE IN REAR
- 10' FROM LOT LINE ON THE SIDES

7. RIGHT-OF-WAY DEDICATION:

- 40' FROM CENTER OF ROAD ON P.A. OR STATE
- 30' FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION

8. BUILDING LINES:

- 10' FROM LOT LINE (STATE HWY. & P.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. ZONING & PLAT:

IT IS A GENERAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$500.00, 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 EXECUTIVE CONTRACT BY WHICH IT IS BELIEVED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID CONVEYANCE MAY BE VOID IF THE PURCHASER IS EXPRESSLY ADVISED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL AFTER THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

10. 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 APPROVED BY THE OWNER AT THE OWNER'S EXPENSE. IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBTAINABLE ISSUES, UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN IF THE AMOUNT OF WATER THAT IS REQUIRED TO SURFACE IF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

11. DUTES OF DEVELOPER/PROCESOR: JOWEL:

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 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 TO THE PROPERTY OWNED OR INTERESTED IN, WRITE OR TRANSMIT ANY DUTY OF LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CHANNELS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DITCHES, OR FEATURES IDENTIFIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT OR 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 APPEARED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OF THIS PLAT.

12. RECORD:

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 INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES, REAL OR FICTITIOUS, ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION THEREIN'S ASSOCIATED THEREWITH.

13. PLAT IS FILED FOR 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 ROAD 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 ENTERED OF RECORD IN THE MINUTES OF THE COUNTY COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COUNTY COMMISSIONERS COURT AND SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



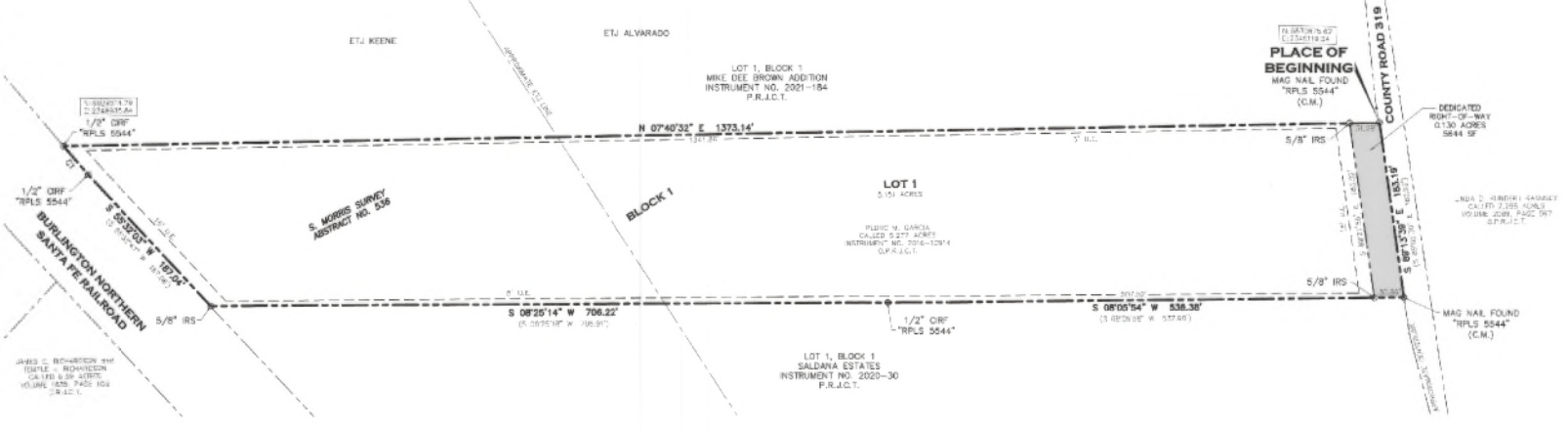
LEGEND

IRS	5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
(C.M.)	CONTROLLING INSTRUMENT
O.P.R.A.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
P.L.C.T.	PLAT RECORDS JOHNSON COUNTY TEXAS
B.L.	BUILDING LINE
U.L.	UTILITY EASEMENT



CURVE TABLE

CHORD	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
67.1	36.52	36.52	S 52°42'21" W	36.52



- SURVEYOR'S NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (GAD69). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE ASSISTANCE OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 3. () DENOTES RECORD DATA.

HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT PEDRO M. GARCIA IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MEDINA COMPOUNDS, 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: *[Signature]* PEDRO M. GARCIA DATE: 6/15/24

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024, BY PEDRO M. GARCIA.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6/15/24

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 26, 2024 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE S. MORRIS SURVEY, ABSTRACT NO. 536, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 5.277 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-184, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.A.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A MAG NAIL STAMPED "RPLS 5544" FOUND (N. 68.5075182, E. 2341111321) IN ASPHALT IN COUNTY ROAD NO. 319 FOR THE NORTHEASTERN CORNER OF SAID 5.277 ACRE TRACT AND BEING THE NORTHEASTERN CORNER OF LOT 1, BLOCK 1, WIRE DICE BROWN ADDITION, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2021-184, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.L.C.T.);
- THENCE**, S 0°13'29" E, WITH THE NORTHERLY LINE OF SAID 5.277 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 319, A DISTANCE OF 182.19 FEET TO A MAG NAIL STAMPED "RPLS 5544" FOUND IN ASPHALT FOR THE NORTHEASTERN CORNER OF SAID 5.277 ACRE TRACT AND BEING THE NORTHEASTERN CORNER OF LOT 1, BLOCK 1, SALDANA ESTATES, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2020-30, P.L.C.T.;
- THENCE**, WITH THE EASTERLY LINE OF SAID 5.277 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, SALDANA ESTATES, THE FOLLOWING BEARINGS AND DISTANCES:
- S 02°05'14" N, A DISTANCE OF 538.28 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5544" FOUND;
 - S 02°05'14" N, A DISTANCE OF 708.22 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET TO THE SOUTHWESTERLY CORNER OF THE S. H. & S. F. RAILROAD, FOR THE SOUTHEASTERN CORNER OF SAID 5.277 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, SALDANA ESTATES;
 - THENCE**, WITH THE NORTHWESTERLY LINE OF SAID S. H. & S. F. RAILROAD THE FOLLOWING BEARINGS AND DISTANCES:
 - S 02°02'03" N, A DISTANCE OF 187.04 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5544" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19,485.14 FEET AND A CENTRAL ANGLE OF 03°05'01";
 - SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 07°44'21" N, A CHORD DISTANCE OF 38.15 FEET AND AN ARC LENGTH OF 38.15 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5544" FOUND FOR THE SOUTHWESTERN CORNER OF SAID 5.277 ACRE TRACT AND BEING THE SOUTHWESTERN CORNER OF SAID LOT 1, BLOCK 1, WIRE DICE BROWN ADDITION;
- THENCE**, N 07°40'32" E, A DISTANCE OF 1,523.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.281 ACRES OF LAND.

FINAL PLAT SHOWING

LOT 1, BLOCK 1, REBEL GARDEN
AN ADDITION TO JOHNSON COUNTY, TEXAS, BEING LOCATED IN THE ETJ OF ALVARADO AND THE ETJ OF KEENE, TEXAS, BEING 5.281 ACRES OF LAND LOCATED IN THE S. MORRIS SURVEY ABSTRACT NO. 536, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-0545
www.trans-texas-surveying.com

Scale: 1"=60' Date: 06/12/2024 DWS: 20240048-MINOR PLAT
Drawn: MLH Checked: LGB Job: 20240046

AGENDA PLACEMENT FORM

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


Date: June 14, 2024

Meeting Date: June 24, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



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



June 24, 2024

Description:

Consideration of Order 2024-67, Order Approving the Final Plat of Rebel Garden, Lot 1, Block 1, in Precinct 4.

(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**