



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 2026-47

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 **Olegario Estates**, 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 26TH DAY OF MAY 2026.



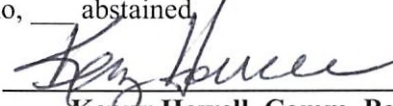
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



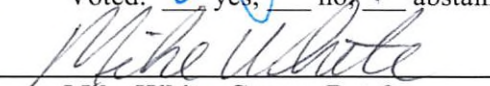
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



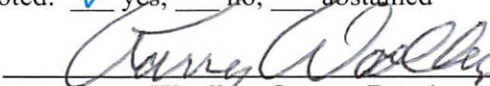
Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained



ATTEST: April Long, County Clerk



(CALLED 12.294 ACRES)
 JUDY M. SALICCO
 DOC NO 2022-6970
 D.R.J.C.T.

(CALLED 2.64 ACRES)
 AMY WELLS
 DOCUMENT NO 2021-41225
 D.R.J.C.T.

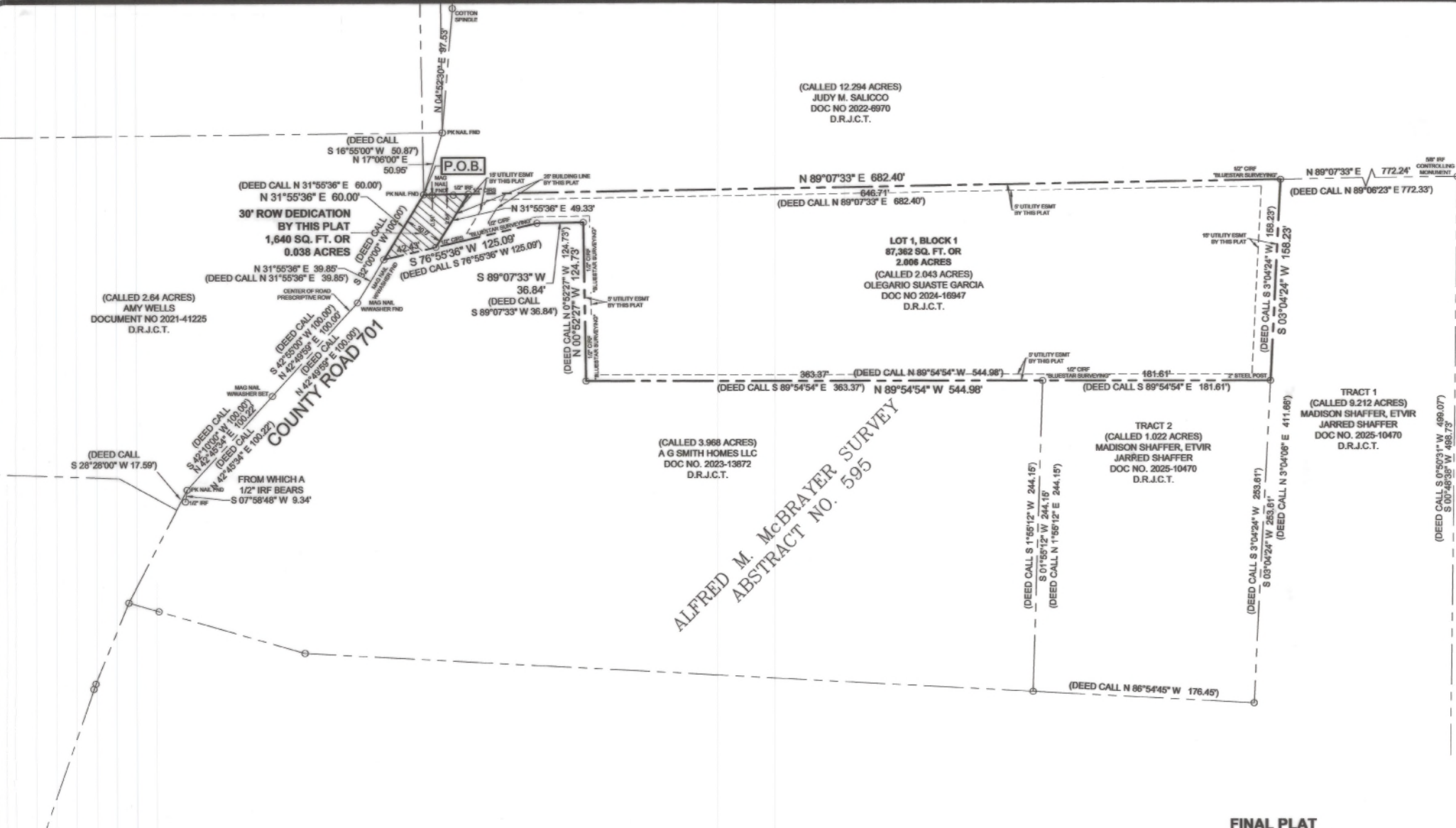
LOT 1, BLOCK 1
 87,362 SQ. FT. OR
 2.006 ACRES
 (CALLED 2.043 ACRES)
 OLEGARIO SUASTE GARCIA
 DOC NO 2024-16947
 D.R.J.C.T.

(CALLED 3.968 ACRES)
 A G SMITH HOMES LLC
 DOC NO. 2023-13872
 D.R.J.C.T.

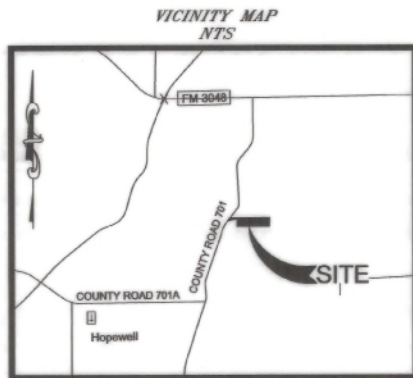
TRACT 2
 (CALLED 1.022 ACRES)
 MADISON SHAFFER, ETVR
 JARRED SHAFFER
 DOC NO. 2025-10470
 D.R.J.C.T.

TRACT 1
 (CALLED 9.212 ACRES)
 MADISON SHAFFER, ETVR
 JARRED SHAFFER
 DOC NO. 2025-10470
 D.R.J.C.T.

ALFRED M. McBRAYER SURVEY
 ABSTRACT NO. 595



Plat Recorded in _____
 Instrument # _____
 Slide _____
 Date _____
 County Clerk, Johnson County, Texas
 Deputy Clerk _____



FINAL PLAT
OLEGARIO ESTATES
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF KEENE, ETJ
 BEING
 2.043 ACRES
 SITUATED IN THE
ALFRED M. McBRAYER SURVEY, ABSTRACT NO. 595
 JOHNSON COUNTY, TEXAS
 APRIL 07, 2026

OWNER:
 OLEGARIO SUASTE GARCIA
 1412 Lynnwood Drive
 Cleburne, Texas 76033
 (817) 608-6614

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS SURVEYING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Goid, North Central Zone (4203), North American Datum 1983(2011).
 (2) C&G = Controlling measurement.
 (3) Unless otherwise noted, subject property is affected by any and all oil, gas, minerals and other matters that are shown on or as part of the recorded plat and/or as part of the file referenced provided.

BLUESTAR SURVEYING
 FIRM NUMBER 10147300
 1616 ARROW WOOD DR. SUITE 100
 DALLAS, TEXAS 75244
 WWW.BLUESTARSURVEYING.COM

JN 23-030-P SHEET 1 OF 2 DATE: 4/7/26

OWNER'S CERTIFICATE

WHEREAS OLEGARIO SUASTE GARCIA is the sole owner of a 2.043 acre tract of land situated in the ALFRED M. McBRAYER SURVEY, ABSTRACT NO. 595, in Johnson County, Texas, being a called 2.043 acre tract of land described in a deed to Olegario Suaste Garcia, recorded in Document Number 2024-16847, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P. K. nail found for the northwest corner of said Garcia tract, for the southeast corner of a tract of land described in a deed to Judy M. Sallico, recorded in Document Number 2022-6970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE N 89°07'33" E, along the north line of said Garcia tract, along the south line of said Sallico tract, passing a mag nail found at a distance of 6.87 feet, right 0.51, passing a 1/2 inch iron rod found at a distance of 23.58 feet, right 0.64 feet, and continuing a total distance of 682.40 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northeast corner of said Garcia tract, for the northerly northwest corner of Tract 1, a called 9.212 acre tract of land described in a deed to Madison Shaffer et vir Jarred Shaffer, recorded in Document Number 2025-10470, Deed Records, Johnson County, Texas;

THENCE S 03°04'24" W, along the east line of said Garcia tract, and the west line of said Tract 1, a distance of 156.23 feet to a 2 inch steel post found for the southeast corner of said Garcia tract, for the easterly northeast corner of Tract 2, a called 1.022 acre tract of land described in a deed to Madison Shaffer et vir Jarred Shaffer, recorded in Document Number 2025-10470, Deed Records, Johnson County, Texas;

THENCE N 89°54'54" W, along the south line of said Garcia tract, and along the north line of said Tract 2, passing at a distance of 181.61 feet a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the northerly northwest corner of said Tract 2, for the northeast corner of a called 3.968 acre tract of land described in a deed to A G Smith Homes, LLC, recorded in Document Number 2023-13872, Deed Records, Johnson County, Texas, and continuing a total distance of 544.98 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Garcia tract, and the A G Smith Homes, LLC tract;

THENCE N 00°52'27" W, along the common corner of said Garcia tract, and the A G Smith Homes, LLC tract, a distance of 124.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Garcia tract, and the A G Smith Homes, LLC tract;

THENCE S 89°07'33" W, along the common corner of said Garcia tract, and the A G Smith Homes, LLC tract, a distance of 36.84 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Garcia tract, and the A G Smith Homes, LLC tract;

THENCE S 76°55'36" W, along the common corner of said Garcia tract, and the A G Smith Homes, LLC tract, a distance of 125.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the southwest corner of said Garcia tract, for the northwest corner of said A G Smith Homes, LLC tract, said point being in the centerline of said County Road 701, more or less;

THENCE N 31°55'36" E, along the west line of said Garcia tract, and along the centerline of said County Road 701, more or less, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 89,002 square feet or 2.043 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That OLEGARIO SUASTE GARCIA, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, OLEGARIO ESTATES, an 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.

WITNESS OUR HAND, this the 13 day of May, 2026.

By: Olegario Suaste Garcia
OLEGARIO SUASTE GARCIA

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared OLEGARIO SUASTE GARCIA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13 day of May, 2026.

Lynnwood M. Mestas
Notary Public in and for
The State of Texas
My Commission Expires: 01/20/2028



GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of the City of Keene.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Bethesda Water Supply Corporation 817-255-2131
Electricity: United Cooperative Services 817-556-4000
Septic: Private Individual Septic System

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 Development Services 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 objectionable odors, if unsanitary conditions are created or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose 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.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 42251C01903, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

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 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 studied or addressed as part of the "NFIP".

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 traversing 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 traversed by or adjacent 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 erosion.

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, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties 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 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 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 may 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 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 resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement:

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 growths 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 ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any fine of procuring the permission of anyone.

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 executory contract to convey that is delivered to a purchaser 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.

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.

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 entered 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.

Developer Note

A variance for the road frontage being 60 feet was approved in Commissioner's Court on July 10, 2023

OWNER:
OLEGARIO SUASTE GARCIA
1412 Lynnwood Drive
Cleburne, Texas 76033
(817) 608-6614

NOTES:

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*
*Unless otherwise required by Major Thoroughfare Plan

Utility Easement:

15' from lot line in front and back
5' from lot line on the sides

Building Lines:

50' from lot line (State Highway & F.M.)
25' from lot line (County Road or Subdivision Roads)

This property is subject to a Bethesda Water Supply Corporation easement in Volume 1837, Page 68, Deed Records, Johnson County, Texas, and is blanket in nature.

This property is subject to a Johnson County Electric Cooperative Association Easement in Volume 1953, Page 391, Deed Records, Johnson County, Texas, and is blanket in nature.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (GRS96).
- 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- 3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
- 4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

Plat Recorded in

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

Instrument # _____

Slide _____

Date _____

DAY OF _____, 20

County Judge

County Clerk, Johnson County, Texas

Deputy Clerk

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on April 07, 2026. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez
Date May 14, 2026



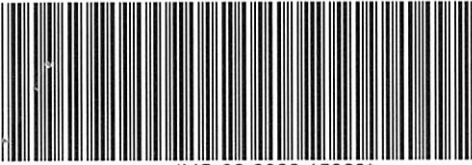
FINAL PLAT
OLEGARIO ESTATES
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF KEENE, ETJ
BEING
2.043 ACRES
SITUATED IN THE
ALFRED M. McBRAYER SURVEY, ABSTRACT NO. 595
JOHNSON COUNTY, TEXAS
APRIL 07, 2026

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BLUESTAR SURVEYING
FIRM NUMBER 10147300
1519 DOLAN DRIVE, CT. 817-659-9208
CLEBURNE, TEXAS 76033
WWW.BLUESTARSURVEYING.COM

(1) NOTES: The books of bearings for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum (NAD83).
(2) CMAA - Consulting agreement.
(3) Unless otherwise noted, subject property is affected by any and all notes, blocks, easements and other matters that are shown on or as part of the recorded plat and/or as part of the file comment provided.

JN 23-030-P SHEET 2 OF 2 DATE: 4/7/26



VG-92-2026-15869

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 15869

Real Property Recordings

Recorded On: May 26, 2026 01:33 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 - 15869
Receipt Number: 20260526000169
Recorded Date/Time: May 26, 2026 01:33 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)

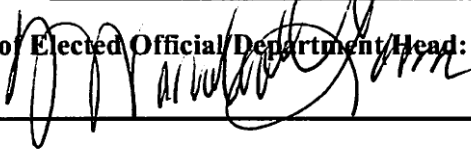
Date: May 13, 2026

Meeting Date: May 26, 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>
 5.26.2026

Description:

Consideration of Order 2026-47, Order Approving the Final Plat of Olegario Estates, Lot 1, Block 1, Located in Precinct 4.

Water Source is Bethesda Water Supply Corporation.

(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: _____ 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**