

# 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 24<sup>TH</sup> 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**

- A PORTION OF THIS TRACT IS LOCATED IN THE ALVARADO TR. AND KEENE ETJ AS SHOWN.
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
- UTILITY PROVISIONS:  
WATER SERVICE PRODUCED BY ACTHAWA WATER SUPPLY CORPORATION - PHONE 517-795-2219  
SEWER SERVICE IS TO BE PROVIDED BY JAMES COOPERATIVE SERVICES - PHONE 817 558 4500  
SEWER SERVICE IS PROVIDED BY PRIVATE TOWNHALL SEWER SYSTEM.
- LOADS/STABILIZATION:**  
ACCORDING TO THE TEXAS TOWNHALL MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED ANNUAL COMMITMENT PLAN NO. 400-00020-01 EFFECTIVE DATE DECEMBER 04, 2002, THIS PROPERTY IS LOCATED IN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 100-YEAR FLOOD).  
THE ABOVE REFERENCED TEXAS FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "ZONING" 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. COEXISTING WITH INADEQUATE LOCAL DRAINAGE SYSTEMS, THERE MAY BE OTHER "STREAMS, CHANNELS, LOW AREAS, DRAINAGE SYSTEMS OF OTHER STRUCTURES OR SUBURBAN AND URBAN AREAS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR REFERRED AS PART OF THE MAP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE ELEMENTS, AND FILLING OR DESTRUCTION OF THE FLOODWAY IS PROHIBITED.  
THE EXISTING CHANNELS OR DRAINAGE CHANNELS TRAVELERS ALWAYS OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINABLE BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELERS BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID "SEWERAGE 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 CONTROL.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, FENCES OR BUILDINGS, WHETHER THE FLOW OF WATER THROUGH DRAINAGE ELEMENTS.  
**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 EXHIBITS OR INTERFERES BY THE CONSTRUCTION OF THE PLAT AND ANY PUBLIC UTILITY OR DRAINAGE SYSTEMS IN ANY OF THE EXISTING CHANNELS ON THIS PLAT AND ANY PUBLIC UTILITY OR DRAINAGE SYSTEMS WHICH HAVE THE RIGHT AT ANY TIME TO ACCESS AND CROSS TO USE FROM SAID CHANNELS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE OR REMOVAL OF ANY PART OF THE PLAT OR ANY OF THE RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**VEHICLE EASEMENTS:**  
15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN REAR  
5' FROM LOT LINE ON THE SIDES

**RIGHT-OF-WAY DESIGNATION:**  
45' FROM CENTER OF ROAD OR F.M. OR STATE  
20' FROM CENTER OF COUNTY ROAD OR HIGHWAY IN A SUBDIVISION

**BUILDING LINES:**  
45' FROM LOT LINE (STATE HIGHWAY)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

**FLOOD A PLAT:**  
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5000.00 OR IMPRISONMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH FOR EACH TIME ANY GOVERNMENT OFFICIAL OR PERSON WHO KNOWS OR BELIEVES HE HAS THE OBSERVATION OF SUCH A CRIMINAL ACT, OR ANY OTHER PERSON WHO KNOWS OR BELIEVES HE HAS THE OBSERVATION OF SUCH A CRIMINAL ACT, THAT IS COMMITTED TO A SUBDIVISION, UNLESS THE PLAT OR PORTION OF THE SUBDIVISION IS APPROVED AND FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID OFFENSE MAY BE USED AS A DEFENSE IN A CIVIL ACTION TO ENFORCE AN APPROVAL AND RECORD OF THE FINAL PLAT AND THE CONTRACTOR IS NOT SUBJECT TO ANY OF THE PENALTIES OF THE RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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

**PRIVATE SEWER FACILITY:**  
ON-SITE SEWER FACILITY REQUIREMENTS (FANNING) IS GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH.  
INDIVIDUALS AND/OR ACCEPTANCE OF A PRIVATE SEWER FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REGULATIONS AND DOES NOT RELEASE THE OWNER OR THE PROPERTY FROM COMPLIANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWER FACILITIES, AS THOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT HIS OWNERS RISK AND IS REMOVED UPON NON-COMPLIANCE WITH REGULATIONS. PRIVATE SEWER FACILITIES, AS THOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT HIS OWNERS RISK AND IS REMOVED UPON NON-COMPLIANCE WITH REGULATIONS. PRIVATE SEWER FACILITIES, AS THOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT HIS OWNERS RISK AND IS REMOVED UPON NON-COMPLIANCE WITH REGULATIONS.

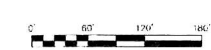
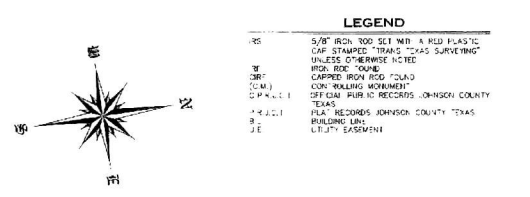
**11. DUTIES OF DEVELOPER/PROFESSIONAL SURVEYOR:**  
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.  
THE APPROVAL 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 AN ADJUTANT OR DOMESTIC EMPLOYEE OWNER OR WIFE, HUSBAND OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY. THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CRITERIA, STANDARDS, WORK, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PERTAINING HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF ANY INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES.

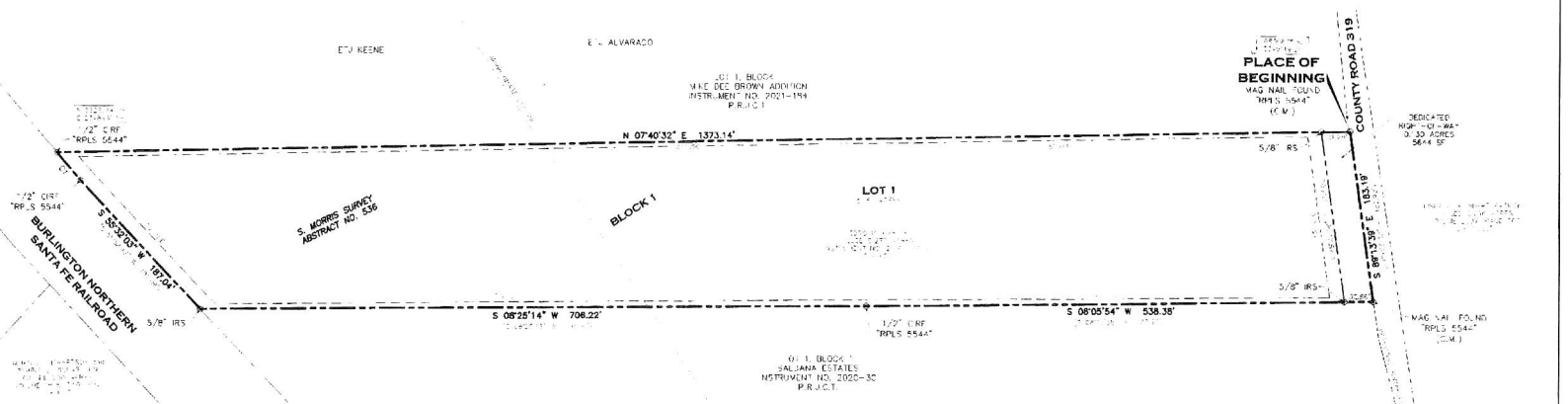
JOHNSON COUNTY IS HELPING YOU. THE SURVEYOR WHOSE NAME IS AFFIXED HERETO WILL MAKE SEPARATE AND RELEVANT REPRESENTATIONS TO YOU ON BEHALF OF JOHNSON COUNTY. YOU MAY MAKE SEPARATE AND RELEVANT REPRESENTATIONS TO YOU ON BEHALF OF YOURSELF.

**12. BODILY HARM:**  
THE PERSON OR PERSONS SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO SUE AND BE LEGALLY IDENTIFIED AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGED TO ARISE FROM JOHNSON COUNTY'S APPROVAL, OR FILING OF THIS PLAT OR CONSTRUCTION CONDUCTED THEREAFTER.

**13. PLANS, PLATS, ETC. ASSUMPTIONS OF ROAD FOR COUNTY MAINTENANCE:**  
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT MAKE THE ROAD AND HIGHWAY COUNTY ROAD SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSAGEWAY SET ASIDE BY JOHNSON COUNTY OR THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGED TO ARISE FROM JOHNSON COUNTY'S APPROVAL, OR FILING OF THIS PLAT OR CONSTRUCTION CONDUCTED THEREAFTER.



CURVE	RAIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING
1	19485.14'	59.18'	S 87.4211° W	30.15'



**SURVEYOR'S NOTES:**

- ALL BEARINGS AND COORDINATE POINTS ARE CORRELATED TO THE TEXAS STATE PLAT COORDINATE SYSTEM NORTH CENTRAL ZONE (AZOOL HAUSS 04001) AS INSTANCES SHOWN ARE (NO SCALE FACTOR IS 1.000000000).
- THE SURVEY PERFORMANCE ON THE SUBJECT PROPERTY AND THE PREPARATION OF THE RESULTS HEREON ON THIS PLAT AND PROPERTY DESCRIPTION WERE PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, TITLE CURATIVE ACT, OR EASEMENTS OR OTHER MATTERS THAT COULD AFFECT AND ARE NOT SHOWN.
- ( ) DENOTES RECORD DATA.

**NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS:**

THAT FELIX M. GARCIA IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, WHOSE HEREIN ACCEPTS THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RESIDENTIAL, IN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY VOLUNTARILY TO THE PUBLIC USE WITHOUT RESERVATION, THE EASEMENTS, RIGHTS OF WAYS, AND ANY OTHER PUBLIC USES TO WHICH HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: *Felix M. Garcia* FELIX M. GARCIA DATE: 06/12/2024

STATE OF TEXAS  
COUNTY OF JOHNSON

"THIS INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2024 BY FELIX M. GARCIA."  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 06/15/24

**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 29, 2024 AND THAT THE CORNER MONUMENTS, ANGLES POINTS OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN VARIED AND METE PROPERTY, FILED UNDER MY PERSONAL SURVEYING.



ROBERT L. YOUNG  
3121 COUNTY ROAD 319  
ALVARADO, TEXAS 76009  
PHONE: 817-367-1100

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND LOCATED IN THE S. MORRIS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 9.277 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-1084, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (PUBLIC), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A MET. MARK STAMPED "SPS 5544" FOUND IN SE808762, C 234119 241 IN APT 9411 IN COUNTY ROAD NO. 919, FOR THE NORTHWESTERLY CORNER OF SAID 9.277 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, WIFE OF THE SHOW, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2021-184, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.C. 1);

THENCE S 89.1739° E, WITH THE NORTHERLY LINE OF SAID 9.277 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 919, A DISTANCE OF 183.19 FEET TO A MET. MARK STAMPED "SPS 5544" FOUND IN APT 9411 FOR THE NORTHEASTERN CORNER OF SAID 9.277 ACRE TRACT AND BEING THE NORTHEASTERN CORNER OF LOT 1, BLOCK 1, WIFE OF THE SHOW, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2021-184, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.C. 1);

THENCE, WITH THE EASTERN LINE OF SAID 9.277 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, SALDANA ESTATES, THE FOLLOWING BEARINGS AND DISTANCES:  
S 08.0554° W, A DISTANCE OF 538.38 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "S 1307" MARKS;  
S 08.0554° W, A DISTANCE OF 736.22 FEET TO A 3/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRAINS TEXAS SURVEYING SET" THE NORTHWESTERLY CORNER OF THE E. & B. HANCOCK FOR THE SOUTHEASTERLY CORNER OF SAID 9.277 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, SALDANA ESTATES.

THENCE, WITH THE NORTHERLY LINE OF SAID S. N. & B. HANCOCK THE FOLLOWING BEARINGS AND DISTANCES:  
S 88.3733° W, A DISTANCE OF 187.00 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "SPS 5544" FOUND AT THE BEGINNING OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 19,465.1 FEET AND A CENTRAL ANGLE OF 70.202°;  
SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT A CHORD BEARING OF S 97.4421° W, A CHORD BEARING OF 30.15 FEET AND AN ARC LENGTH OF 59.18 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "SPS 5544" FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 9.277 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, WIFE OF THE SHOW, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2021-184, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.C. 1);

THENCE, N 67.4615° E, A DISTANCE OF 1,311.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.281 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. 636, JOHNSON COUNTY, TEXAS.

401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-856-3440  
FAX: 817-856-0545  
www.trainsandsteel.com

**TRANS & STEEL**  
SURVEYING & MAPPING

Scale: 1"=60' Date: 06/12/2024  
Draw: MLH Checked: GR LSP: 20240604