

AGENDA PLACEMENT FORM

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

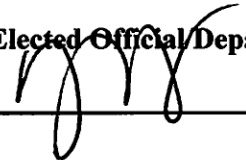
Date: April 25, 2024


Meeting Date: May 13, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:	
<small>This section to be completed by County Judge's Office</small>	
	<p>May 13, 2024</p> <p>Application withdrawn</p>

Description:

Consideration of Order 2024-41, Order Approving the Final Plat of Country Meadows Addition, Lots 1 & 2, 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**



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 2024-41

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 **Country Meadows Addition**, Lots 1 & 2, 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 13TH DAY OF MAY 2024.

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

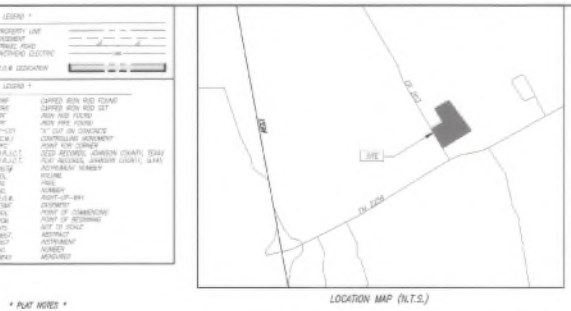
Mike White, Comm. Pct. 3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk



LEGEND

- PROPERTY LINE
- STREET RIGHT-OF-WAY
- SECTION CORNER
- SECTION CENTER

PLAT NOTES

- THE BOUNDARIES OF ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
- THE BOUNDARIES OF THE PROPERTY LOCATED ON THIS PLAT WILL BE CONSIDERED TO BE CORRECTED BY THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITIES PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
 - WATER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (SUD) (817) 760-5300
 - ELECTRICITY - ONCOR ELECTRIC DELIVERY (800) 323-8888
 - SEWER - PRIVATE MUNICIPAL SEWER SYSTEMS

MAINTENANCE RESPONSIBILITY

THE DEVELOPER OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL INTERIOR INFRASTRUCTURE.

PRIVATE SERVICE FACILITY

PRIVATE SERVICE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SERVICE FACILITIES ARE COMPLIED WITH.

JOHNSON COUNTY ACCEPTANCE OF A PRIVATE SERVICE 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 SERVICE FACILITIES OPERATING AS PRIVATE SERVICE FACILITIES MUST BE OPERATED BY THE OWNER AT THE OWNER'S RISK. IF ANORMAL OPERATOR OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS OR UNDESIRABLE CONDITIONS ARE CREATED OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH APPLICABLE REGULATIONS, THE DEVELOPER OR OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIVE MEASURES AND FOR THE COSTS OF ANY DAMAGE TO ADJACENT PROPERTY OR TO THE FACILITY ITSELF.

FLOOD PROTECTION

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY PANEL NO. 4803(0303) EFFECTIVE DATE 08/04/2015, THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100-YEAR FLOOD ELEVATION.
- THE OWNER REPRESENTS THAT FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "MIP" IT DOES NOT NECESSARILY COVER ALL AREAS SUBJECT TO FLOODING. FLOODING FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE SUBSIDIZED THROUGH OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN ON ADJACENT AREAS IS NOT COVERED BY THIS PLAN.
- BLINDING OF THE FLOW OF WATER OR CONSTRUCTION OF STRUCTURES AT THE DRAINAGE CHANNELS AND FLANKS OF OBSTRUCTION OF THE FLOWAGE IS PROHIBITED.
- EXISTING CHANNELS OR DRAINAGE CHANNELS EXISTING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRANSMITTED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID CHANNELS OR FLANKS OR FOR THE CONTROL OF SUCH CHANNELS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD PROTECTION.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER SAID PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.

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 OR THE JURISDICTION OF ANY AGENCY 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 AGENCY OR SUPERSEDES ANY OTHER APPLICABLE LAWS, ORDINANCES OR REGULATIONS OF JOHNSON COUNTY, TEXAS, OR ANY AGENCY OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION AS TO THE PRESENT, FUTURE, OR OTHER DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PERFORMED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY SUBMITTED BY THIS PLAT NOR DOES IT HAVE THE DUTY TO INVESTIGATE OR CONFORM WITH ANY INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

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

RECORDING

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 OF FACILITIES ASSOCIATED THEREWITH.

ADDITIONAL AGREEMENTS

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP OPEN OR ALL OR PART OF ANY DRAINAGE, FENCE, TREES, SHRUBS, OR OTHER STRUCTURES OR IMPROVEMENTS WHICH IN ANY WAY CONTRIBUTE TO OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFECT OF ITS RESPECTIVE FACILITIES IN ANY OF THE ADDITIONS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO ALL, PARTS, PORTIONS AND ACCESS TO AND FROM SAID EXISTINGS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SUCH FACILITIES OR ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYING.

FINING A PLAT

- IF IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5,000.00, COMPIVMENT IN THE COUNTY JAIL FOR UP TO 30 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SURRENDERS REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT TO SELL OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DEEMED TO BE A FURTHERANCE OF THE PLAT BY THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK, HOWEVER, SAID DISCIPLINARY MAY BE USED IF THE CONVEYANCE IS CONSIDERED TO BE A FURTHERANCE OF THE PLAT BY THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK.
- A FURTHERANCE MAY BE OF OR OCCURRING INCIDENT TO A PLAT OR REPEAT OF A SUBDIVISION UNLESS SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FINING A PLAT IS NOT ACCEPTANCE OF RECORDS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROAD AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD STREET OR HIGHWAY BY THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COUNTY DIVISIONS OF RECORD IN THE ANNEXED COUNTY OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD STREET OR HIGHWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR HIGHWAY FOR COUNTY MAINTENANCE.

RIGHT-OF-WAY (ROW) DEDICATION

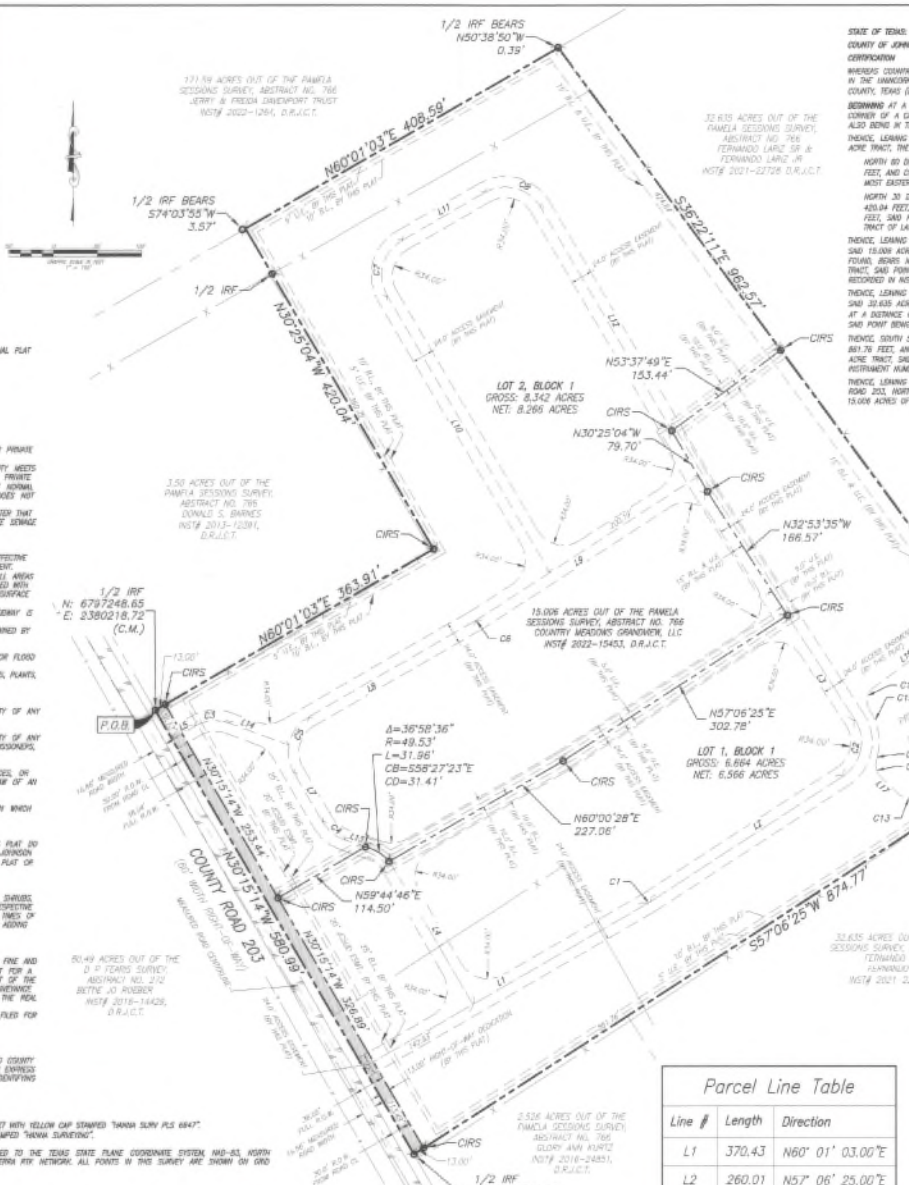
- NOT FROM FROM SECTION OF ROAD OR P.A. OR STATE
- NOT FROM FROM SECTION OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT PROVISIONS

- 15' FROM LOT LINE IN FRONT & BACK
- 5' FROM LOT LINE ON THE SIDES

PERMITS (LINT)

- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)
- 15' FROM LOT LINE ON THE SIDES (FOR DEVELOPER)
- 15' FROM LOT LINE ON THE REAR (FOR DEVELOPER)



STATE OF TEXAS
COUNTY OF JOHNSON

CERTIFICATION

JOHNSON COUNTY MEADOWS GRAMMERS, L.L.C. IS THE SOLE OWNER OF A 10.00 ACRES TRACT OF LAND SHOWN IN THE PAMELA SESSIONS SURVEY, ABSTRACT NUMBER 766, IN THE UNINCORPORATED AREA OF JOHNSON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2022-10463 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.A.C.T.), AND SENS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1/2-INCH IRON ROD FOUND SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID 15.00 ACRE TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A CALLED 3.50 ACRE TRACT OF LAND, AS CONVEYED TO DONALD S. BARRIS, JR. IN A DEED RECORDED IN INSTRUMENT NUMBER 2013-1231, D.R.A.C.T., SAID POINT ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, AND FOLLOWING ALONG THE COMMON LINE OF SAID 15.00 ACRE TRACT AND SAID 3.50 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 80 DEGREES 01 MINUTE 03 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED THRUVA SURVY PLS 6847, AT A DISTANCE OF 13.00 FEET, AND CONTAINING A TOTAL DISTANCE OF 363.81 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED THRUVA SURVY PLS 6847, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID 15.00 ACRE TRACT.

NORTH 20 DEGREES 25 MINUTES 28 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 300.75 FEET, AND CONTAINING A TOTAL DISTANCE OF 454.84 FEET, TO A POINT FOR CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND SOUTH 72 DEGREES 03 MINUTES 55 SECONDS WEST A DISTANCE OF 3.57 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 3.50 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF A CALLED 171.39 ACRE TRACT OF LAND, AS CONVEYED TO THE JOHNSON COUNTY MEADOWS GRAMMERS TRUST IN A DEED RECORDED IN INSTRUMENT NUMBER 2022-10463, D.R.A.C.T.,

THENCE, LEAVING THE COMMON LINE OF SAID 15.00 ACRE TRACT AND SAID 3.50 ACRE TRACT, AND FOLLOWING ALONG THE COMMON LINE OF SAID 171.39 ACRE TRACT AND SAID 15.00 ACRE TRACT, NORTH 80 DEGREES 01 MINUTE 03 SECONDS EAST, A DISTANCE OF 408.58 FEET, TO A POINT FOR CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND SOUTH 80 DEGREES 01 MINUTE 03 SECONDS WEST, A DISTANCE OF 13.00 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 15.00 ACRE TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 32.635 ACRES TRACT, AS CONVEYED TO FERNANDO LARGO, JR. AND FERNANDO LARGO, JR. IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-27278, D.R.A.C.T.,

THENCE, LEAVING THE COMMON LINE OF SAID 171.39 ACRE TRACT AND SAID 15.00 ACRE TRACT AND FOLLOWING ALONG THE COMMON LINE OF SAID 15.00 ACRE TRACT AND SAID 32.635 ACRES TRACT, SOUTH 80 DEGREES 01 MINUTE 03 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED THRUVA SURVY PLS 6847, AT A DISTANCE OF 424.84 FEET, AND CONTAINING A TOTAL DISTANCE OF 565.57 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED THRUVA SURVY PLS 6847, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID 15.00 ACRE TRACT.

THENCE, SOUTH 51 DEGREES 28 MINUTES 28 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED THRUVA SURVY PLS 6847, AT A DISTANCE OF 861.76 FEET, AND CONTAINING A TOTAL DISTANCE OF 874.77 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID 15.00 ACRE TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 2.00 ACRE TRACT OF LAND, AS CONVEYED TO GUYVA ANN HARTKE IN A DEED RECORDED IN INSTRUMENT NUMBER 2016-2485, D.R.A.C.T., SAID POINT ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203.

THENCE, LEAVING THE COMMON LINE OF SAID 15.00 ACRE TRACT AND SAID 2.00 ACRE TRACT, AND FOLLOWING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, SOUTH 80 DEGREES 01 MINUTE 03 SECONDS WEST, A DISTANCE OF 353.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 25,739.50 SQUARE FEET OF 15.00 ACRES OF LAND MORE OR LESS.

THIS PLAT PREPARED BY
DATE _____

INSTRUMENT # _____ DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK, JOHNSON COUNTY, TEXAS

DATE 16 APRIL 2024

SAUL C. HANNA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 9847

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY NAME _____
DATE _____

Detention Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	29.91	18.03	95.07	S9° 34' 39"W	26.60
C13	23.00	18.08	72.90	N79° 55' 36"W	21.48
C14	18.99	18.05	60.31	N14° 59' 43"W	18.13
C15	54.95	66.06	47.67	N10° 06' 49"W	53.38
C16	28.05	18.05	89.02	N11° 42' 48"E	25.31
C17	27.15	18.02	88.24	S80° 33' 38"E	25.09

Parcel Line Table

Line #	Length	Direction
L1	370.43	N60° 01' 03.00"E
L2	260.01	N57° 06' 25.00"E
L3	141.00	N32° 53' 30.00"W
L4	187.00	N30° 15' 13.57"W
L5	30.30	N60° 01' 03.00"E
L6	64.40	N30° 15' 13.57"W
L7	217.49	N60° 01' 03.00"E
L8	298.41	N57° 06' 25.00"E
L9	362.14	N30° 25' 04.00"W
L10	108.00	N60° 01' 03.00"E
L11	293.43	S30° 25' 04.00"W
L12	24.87	N71° 08' 14.00"E
L13	72.39	S69° 44' 21.48"E

STATE OF TEXAS
COUNTY OF JOHNSON

DEED

NOW HEREBY KNOWN TO ALL MEN BY THESE PRESENTS:

THAT COUNTRY MEADOWS GRAMMERS, L.L.C. CONVEYED OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT SHOWING THE HIGHEST ELEVATION MEASUREMENTS TO LOTS 1 & 2, BLOCK 1, COUNTRY MEADOWS ADDITION IN ACCORDANCE TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, ALLEYS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

DATE 4-19-24

BY: SAUL C. HANNA (DEVELOPER OF OWNERS)
SAUL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR

BY: SAUL C. HANNA (NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS)
SAUL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR

MY COMMISSION EXPIRES: 5-5-2026

OWNER/DEVELOPER
COUNTRY MEADOWS GRAMMERS, L.L.C.
2802 W. ARCADIA LN. STE. 301
ARLINGTON, TX 76010
PH: 862-321-7552

THE SURVEY WAS PREPARED UNDER THE SUPERVISION OF SAUL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR. THE SURVEYOR HAS REVIEWED THIS PLAT AND CONFIRMS THAT IT ACCURATELY REPRESENTS THE SURVEY DATA AND THAT THE PLAT IS IN ACCORDANCE WITH THE RULES OF JOHNSON COUNTY, TEXAS, AND THE APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF JOHNSON COUNTY, TEXAS, AND THE UNITED STATES.

SURVEYOR
SAUL C. HANNA
11729 S. FM 217
PH: 862-553-2474
FAX NO. 70794617

SAUL C. HANNA
1046 E. 1ST ST
DALLAS, TX 75201
PH: 504-988-9100
FAX: 504-988-9100

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 9847

HANNA SURVEYING & ENGINEERING L.L.C.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.37	86.00	2.91	N58° 33' 44"E	4.37
C2	72.26	46.00	90.00	N12° 06' 25"E	65.05
C3	39.46	45.00	50.24	N85° 08' 21"E	38.21
C4	32.82	46.00	40.88	N50° 41' 44"W	32.13
C5	72.47	46.00	90.27	N14° 52' 55"E	65.21
C6	2.34	46.00	2.91	N58° 33' 44"E	2.34
C7	72.61	46.00	90.44	N14° 47' 59"E	65.30
C8	71.91	46.00	89.56	S75° 12' 01"E	64.81

Detention Easement Line Table

Line #	Length	Direction
L16	127.08	S57° 14' 07.64"W
L17	27.00	N45° 04' 23.94"W
L18	6.00	N16° 03' 03.47"E
L19	94.00	N53° 38' 05.41"E
L20	99.00	S36° 22' 11.00"E

FINAL PLAT
LOTS 1 & 2, BLOCK 1
COUNTRY MEADOWS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
PAMELA SESSIONS SURVEY, ABST. NO. 766,
15.00 ACRES
APRIL 2024

AMERICA MIAMI
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 09/05/2026
NOTARY ID: 12887875

PAGE 1 OF 1