



# 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 2024-57

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 **Hidden Oaks Ranch Estates**, Lot 1, Block 1, in Precinct 3 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 4:00pm

MAY 28 2024

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 28<sup>TH</sup> DAY OF MAY 2024.

*Chris Boedeker*

Christopher Boedeker, Johnson County Judge

Voted:  yes,  no,  abstained

*Rick Bailey*

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

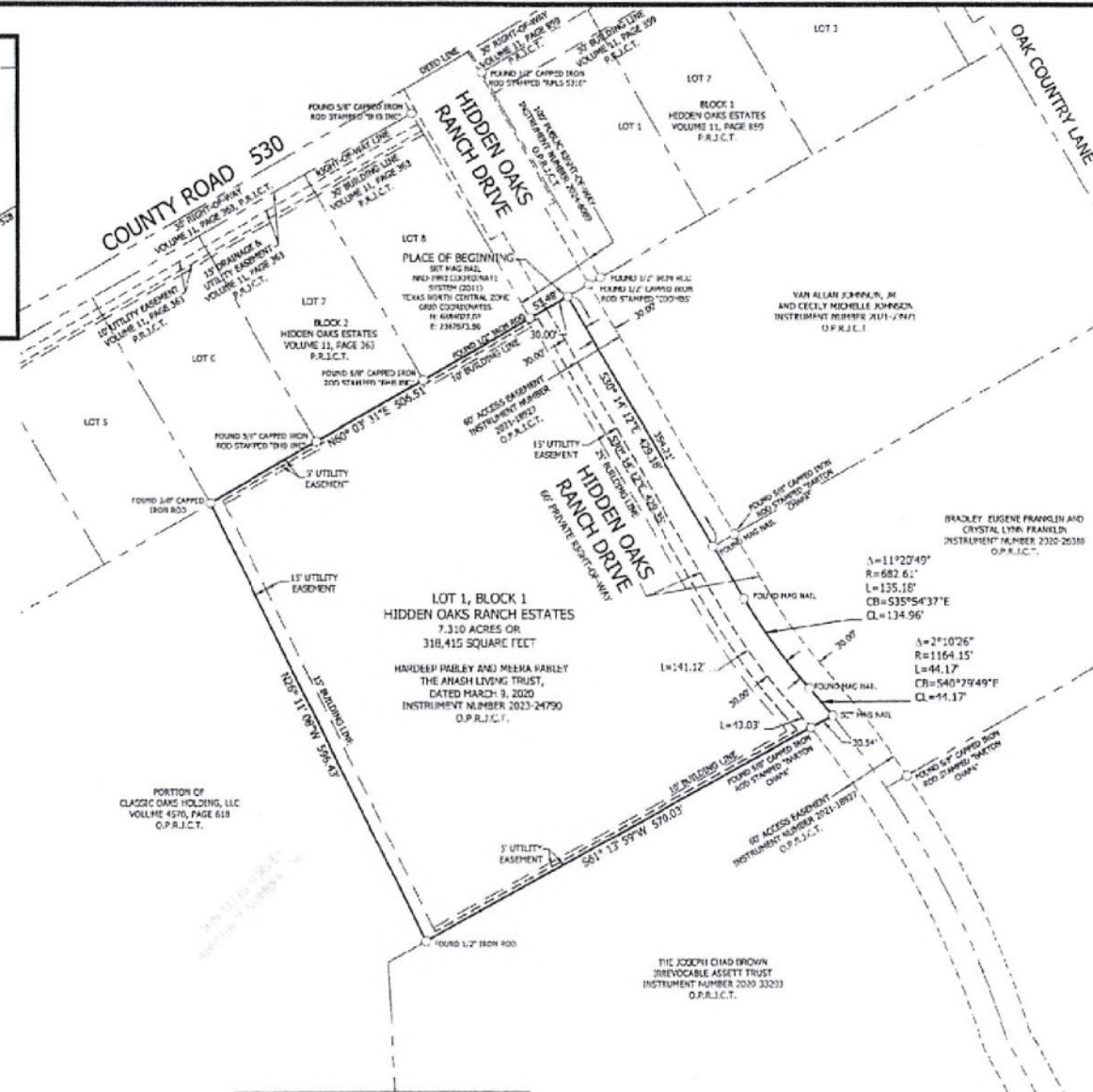
Voted:  yes,  no,  abstained

*April Long*  
ATTEST: April Long, County Clerk





VICINITY MAP  
SCALE: 1" = 2000'  
JOHNSON COUNTY, TEXAS



Water: Bethesda Water Supply Corporation  
Phone: 817-295-2131  
Electric: United Cooperative Services  
Phone: 817-447-9292  
Septic: Private Individual Septic Systems

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.P.R.J.C.T.	DEED RECORDS
J.O.H.S.	JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS
J.O.H.S.	JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS
J.O.H.S.	JOHNSON COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 493B" SET	

**SURVEYOR'S CERTIFICATE:**

"THAT I, Michael Der Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey on February 20, 2024 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

*MD* 02/08/24  
Michael Der Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4636



COUNTY OF JOHNSON  
APPROVED BY:  
THIS DAY \_\_\_ OF \_\_\_\_\_ 2024.  
\_\_\_\_\_  
COUNTY JUDGE

This plat filed in Volume \_\_\_\_\_ Page \_\_\_\_\_ State \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
County Clerk, Johnson County, Texas  
\_\_\_\_\_  
Deputy Clerk

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 75063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER:  
THE ANASH LIVING TRUST  
2415 PINE HOLLOW COURT  
ARLINGTON, TEXAS 76006  
PHONE: 817-829-6135

FINAL PLAT  
OF  
**HIDDEN OAKS  
RANCH ESTATES**  
LOT 1, BLOCK 1  
BEING 7.310 ACRES OUT OF THE  
JOHN ELLIS SURVEY, ABSTRACT NO. 256  
JOHNSON COUNTY, TEXAS  
Preparation Date: February 2024  
Revision Date: May 2024  
SHEET 1 OF 2

PREPARED BY: PROJECT NO. 469-24-001

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 75063 817.842.2094  
TBPLS REGISTRATION NO. 10103823

**LEGAL LAND DESCRIPTION:**

WHEREAS, THE ANASH LIVING TRUST, DATED MARCH 9, 2020, acting by and through its duly authorized agent, is the owner of that certain 7.310 acres (318,415 square feet) of land in the John Ellis Survey, Abstract Number 255, Johnson County, Texas, said 7.310 acres (318,415 square feet) of land described in a Special Warranty Deed to Anash Property, Trustee of The Anash Living Trust, Dated March 9, 2020 (hereinafter referred to as Anash Living Trust deed), as recorded in Instrument Number 2023-24730, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said 7.310 acres (318,415 square feet) of land being more particularly described, as metes and bounds, as follows:

**BEGINNING** at a mag nail set for the northerly corner of said Anash Living Trust tract, same being a Southwesterly line of the remainder of that certain tract of land described in a Quitclaim Deed to Classic Oaks Holding, LLC (hereinafter referred to as Classic Oaks Holding tract), as recorded in Book 4570, Page 6110, O.P.R.J.C.T., same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Van Allen Johnson, Jr. and Cecily Michelle Johnson (hereinafter referred to as Johnson tract), as recorded in Instrument Number 2021-23971, O.P.R.J.C.T., same being a one-half inch iron rod found for the Southwesterly corner of that certain tract of land described in a Warranty Deed to Hidden Oaks Estate, a subdivision in Johnson County, Texas, according to the plat recorded in Volume 11, Page 363, Plat Records, Johnson County, Texas (H.O.E. Plat) bears South 60 degrees 03 minutes 30 seconds West, a distance of 53.29 feet;

**THENCE** South 30 degrees 14 minutes 12 seconds East, depicting a Southwesterly line of said Classic Oaks Holding tract, with the common line between said Anash Living Trust tract and said Johnson tract, also at a distance of 254.21 feet, a point from which a mag nail found bears North 45 degrees 05 minutes 45 seconds East, a distance of 0.24 feet, same being the Southerly corner of said Johnson tract, same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Bradley Eugene Hester and Crystal Lynn Hester (hereinafter referred to as Hester tract), as recorded in Instrument Number 2020-26388, O.P.R.J.C.T., continue with said course, with the common line between said Anash Living Trust tract and said Franklin tract for a total distance of 429.18 feet to a point from which a mag nail found bears North 61 degrees 30 minutes 45 seconds East, a distance of 0.23 feet, same being the beginning of a curve to the left, whose long chord bears South 33 degrees 54 minutes 37 seconds East, a distance of 13'-04 feet;

**THENCE** Southwesterly, continue with the common line between said Anash Living Trust tract and said Franklin tract, with said curve to the left having a radius of 162.61 feet, through a central angle of 11 degrees 20 minutes 49 seconds, for an arc distance of 125.16 feet to a mag nail found, same being the beginning of a curve to the right, whose long chord bears North 40 degrees 29 minutes 49 seconds East, a distance of 44.17 feet;

**THENCE** Southwesterly, continue with the common line between said Anash Living Trust tract and said Franklin tract, with said curve to the right having a radius of 154.15 feet, through a central angle of 11 degrees 10 minutes 46 seconds, for an arc distance of 41.27 feet to a mag nail set for the Easement corner of said Anash Living Trust tract, same being the Northerly corner of that certain tract of land described in a General Warranty Deed to The Joseph Chad Brown Irrevocable Asset Trust (hereinafter referred to as The Joseph Chad Brown Irrevocable Asset Trust tract), as recorded in Instrument Number 2020-31202, O.P.R.J.C.T.;

**THENCE** South 81 degrees 15 minutes 59 seconds West, depicting the Southwesterly line of said Franklin tract, with said common line between said Anash Living Trust tract and The Joseph Chad Brown Irrevocable Asset Trust tract, a distance of 570.02 feet to a one-half inch iron rod found for the Southerly corner of said Anash Living Trust tract, same being an Easement line of the remainder of the aforesaid Classic Oaks Holding tract;

**THENCE** North 26 degrees 11 minutes 26 seconds West with the common line between said Anash Living Trust tract and the remainder of said Classic Oaks Holding tract, a distance of 346.43 feet to a one-half inch iron rod with plat cap found for the Westerly corner of said Anash Living Trust tract, same being the Southwesterly line of the aforesaid Hidden Oaks Estate;

**THENCE** North 60 degrees 03 minutes 31 seconds East with the Anash Living Trust tract and said Hidden Oaks Estate, a distance of 306.51 feet to the **PLACE OF BEGINNING**, and containing a residential area of 7.310 acres (318,415 square feet) of land

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS**

That, THE ANASH LIVING TRUST, DATED MARCH 9, 2020, acting by and through its duly authorized agents, of the above described tract of land, do hereby amend this plat designating the herein described interests as **HIDDEN OAKS RANCH ESTATES**, an addition to Johnson County, Texas, and hereby dedicate to the public use, without consideration, the streets, highways, right-of-ways and any other public uses shown hereon, unless otherwise designated on this plat.

*Hardeep Pabley* 5/8/24  
NAME: HARDEEP PABLEY DATE: 5/8/24  
*Alexandra Parley* 5/8/24  
NAME: ALEXANDRA PARLEY DATE: 5/8/24

STATE OF TEXAS §  
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared HARDEEP PABLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8<sup>TH</sup> DAY OF May, 2024.

*Hardeep Pabley*  
NOTARY PUBLIC in and for the STATE OF TEXAS

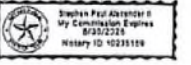


STATE OF TEXAS §  
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ALEXANDRA PARLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8<sup>TH</sup> DAY OF May, 2024.

*Alexandra Parley*  
NOTARY PUBLIC in and for the STATE OF TEXAS



**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.

**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.

**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 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 it is uncontrolled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

**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, impose 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.

**Flood Statement:**

- According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4825AC0325, effective date December 4, 2012, this property is located in zone "X". (Areas determined to be outside the 0.2% annual chance flood plain).
- The above referenced FEMA "XKM" 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 a part of the "NFIP".

**Flood Notes:**

- Blocking the flow of water or constructing improvements in the drainage easements, and filing or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels flowing 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 lot.
- 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.

**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 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 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.

**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 interfere or obstruct 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 at any time of procuring the permission of anyone.

**Utility Easement:**

- 15' from lot line in front & back
- 5' from lot line on the sides
- Right of Way Dedication:
  - 40' ROW from center of road on P.M. or State
  - 30' ROW from center of County roads or roads in a subdivision.
- Building Lines:
  - 50' from lot line (State Hwy. & F.V.).
  - 25' from lot line (County Road or Subdivision Roads).

**GENERAL NOTES:**

- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 4825AC0300, dated September 21, 2023, the property appears to lie within Zone "X" and the entire property lies within a "100-year flood plain" as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods set (RRS) are 5/8-inch with a plastic cap stamped "RPLS 4030". All bound monuments shown hereon are deemed to be controlling monuments.
- This subdivision or any part thereof is not located within the C.I.J. of any city or town.
- The designation of the proposed usage of this will be single family residential.
- Hidden Oaks Ranch Drive is a Private Road and will be maintained by the private land owners per covenants contained within a Non-Exclusive Roadway and Maintenance Agreement, recorded in Instrument Number 2021-18927, Official Public Records, Johnson County, Texas.
- The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

FINAL PLAT  
OF  
**HIDDEN OAKS  
RANCH ESTATES**  
LOT 1, BLOCK 1  
BEING 7.310 ACRES OUT OF THE  
JOHN ELLIS SURVEY, ABSTRACT NO. 256  
JOHNSON COUNTY, TEXAS  
Preparation Date: February 2024  
Revision Date: May 2024  
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 468-24-001  
**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.1094  
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-942-7094  
Mike@bannistereng.com

OWNER:  
THE ANASH LIVING TRUST  
2415 PINE HOLLOW COURT  
ARLINGTON, TEXAS 76006  
PHONE: 817-829-6135

**AGENDA PLACEMENT FORM**

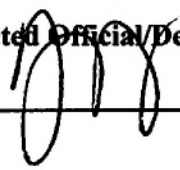
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: May 15, 2024

Meeting Date: May 28, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:  


<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>
 <b>May 28, 2024</b>

**Description:**

Consideration of Order 2024-57, Order Approving the Final Plat of Hidden Oaks Ranch Estates, Lot 1, Block 1, in Precinct 3.

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(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**