



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 2025-38

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.

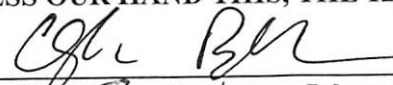
NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Owen Oaks Addition**, Lots 1-4, 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 12:46 PM

WITNESS OUR HAND THIS, THE 12TH DAY OF MAY 2025.


MAY 12 2025


Christopher Boedeker, Johnson County Judge

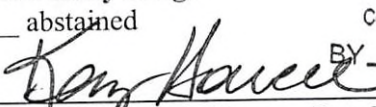
Voted: ☒ yes, ☐ no, ☐ abstained

April Long
County Clerk, Johnson County Texas

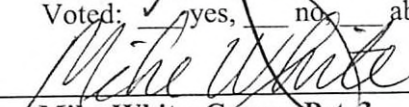
BY  DEPUTY


Rick Bailey, Comm. Pct. 1

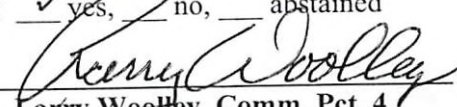
Voted: ☒ yes, ☐ no, ☐ abstained


Kenny Howell, Comm. Pct. 2

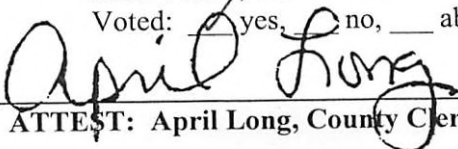
Voted: ☒ yes, ☐ no, ☐ abstained


Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained


Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained


ATTEST: April Long, County Clerk

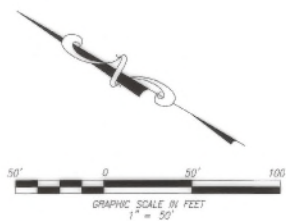


* LEGEND *

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT
MEASURED ROAD CENTERLINE
SURVEY ABSTRACT LINE

CRF CAPED IRON ROD FOUND
CIRS CAPED IRON ROD SET
IRF IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
PFC POINT FOR CORNER
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL. VOLUME
PAGE PAGE
P.O.B. POINT OF BEGINNING
R.O.B. RIGHT-OF-WAY
EASEMENT
NOT TO SCALE
B.S.L. BUILDING SETBACK LINE
BY THIS PLAT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
J.C.S.U.D.E. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

Parcel Line Table			
Line #	Length	Direction	
L1	74.81	S59° 39' 20" W	
L2	9.43	S30° 30' 00" E	
L3	50.00	S59° 39' 20" W	
L4	9.43	N30° 30' 00" W	



CLIENT:
SOUTHWEST HILLS HOLDINGS, LLC
4033 CR 310
CLOVERDALE, TX 76031
(512) 648-1800
ADMIN@SOUTHWESTHILLS.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
1380 US 287 FRONTAGE ROAD, SUITE 101
MANFORD, TX 76093
(802) 553-8474
TFRW NO. 10184633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

* NOTES *

- THE PURPOSE OF THIS SURVEY IS TO CREATE FOUR (4) LOTS OUT OF TWO TRACTS OF LAND.
- BASES OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALTIMETER NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
- ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
- SURVEY ABSTRACT LINES SHOWN ARE APPROXIMATE.
- THIS PROPERTY MAY BE AFFECTED BY AN EASEMENT, AS RECORDED IN VOLUME 877, PAGE 346, OF THE DEED RECORDS JOHNSON COUNTY, TEXAS. SAID EASEMENT IS UNABLE TO BE LOCATED.

FIELD SURVEY BY: KR, JC DATE: 04/26/2025 PROJECT NO. 25-1435
DRAWN BY: SK SCALE: 1" = 50' SAMHANNA SE.COM



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES, POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

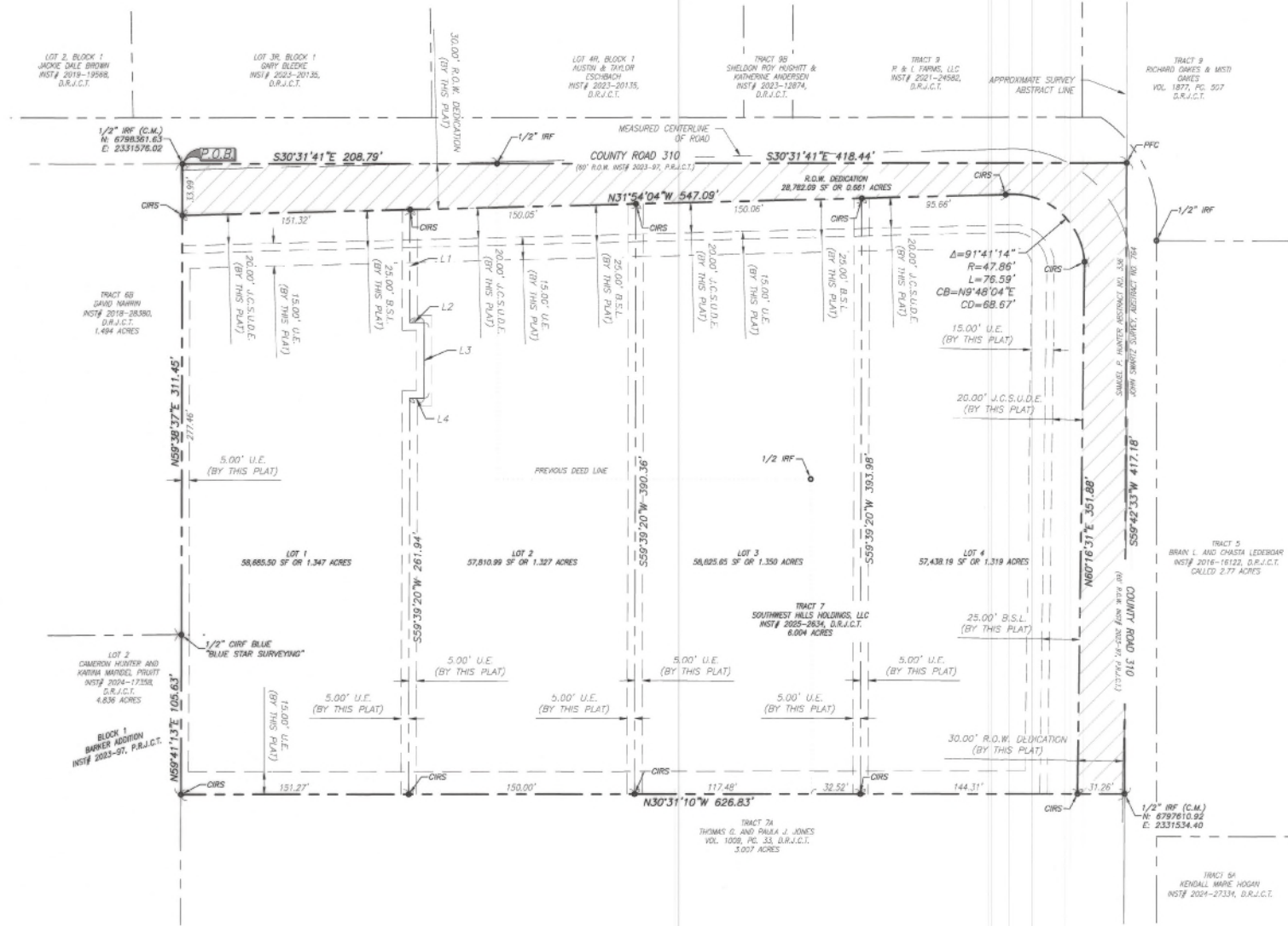
Samuel C. Hanna
SAMUEL C. HANNA, P.L.S., P.E. DATE: 30 APRIL 2025

THIS PLAT RECORDED IN _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK, JOHNSON COUNTY, TEXAS



FINAL PLAT
LOTS 1-4, BLOCK 1
OWEN OAKS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
SAMUEL P. HUNTER, SURVEY ABSTRACT
NO. 336
5.343 ACRES
MARCH 2025

STATE OF TEXAS:

COUNTY OF JOHNSON:

LEGAL DESCRIPTION

BEING A 6.004 ACRE TRACT OF LAND OUT OF THE SAMUEL P. HUNTER SURVEY, ABSTRACT NUMBER 336, JOHNSON COUNTY, TEXAS, AND BEING CONVEYED TO SOUTHWEST HILLS HOLDINGS, L.L.C., IN INSTRUMENT NUMBER 2025-2634, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF A CALLED 1.494 ACRE TRACT OF LAND, AS CONVEYED TO DAVID MARRIN, IN A DEED DESCRIBED IN INSTRUMENT NUMBER 2018-28380, SAID POINT ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 310, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE APPROXIMATE CENTERLINE OF COUNTY ROAD 310 THE FOLLOWING COURSES:

SOUTH 30 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 208.79 FEET, TO A 1/2-INCH IRON ROD FOUND;

SOUTH 30 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 418.44 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT;

SOUTH 59 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 417.18 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID 3.007 ACRE TRACT;

THENCE DEPARTING THE APPROXIMATE CENTERLINE OF COUNTY ROAD 310, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 3.007 ACRE TRACT, NORTH 30 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 626.83 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 3.007 ACRE TRACT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF LOT 2, BLOCK 1, OF THE BARBER ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO A PLAT, RECORDED IN INSTRUMENT NUMBER 2023-57, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.L.C.T.), AND AS CONVEYED TO CAMERON HUNTER AND KARINA MARIBEL PRUITT, IN A DEED RECORDED IN INSTRUMENT NUMBER 2024-17358, O.R.L.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT SAID SAID 3.007 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, NORTH 59 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 105.83 FEET, TO A 1/2-INCH IRON ROD FOUND WITH BLUE CAP, STAMPED "BLUE STAR SURVEYING", SAID POINT BEING A NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN EASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 1.494 ACRE TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.494 ACRE TRACT, NORTH 89 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 311.45 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 261,542.42 SQUARE FEET, OR 6.004 ACRES, MORE OR LESS.

STATE OF TEXAS:

COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SOUTHWEST HILLS HOLDINGS, L.L.C., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, OWEN OAKS 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.

RYON EMERTON, MANAGING MEMBER OF SOUTHWEST HILLS HOLDINGS L.L.C.

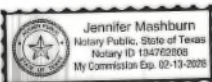
DATE 5/1/2025

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RYON EMERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF May 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2/13/28



STATE OF TEXAS:

COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SOUTHWEST HILLS HOLDINGS, L.L.C., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, OWEN OAKS 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.

GABRIELA EMERTON, MANAGING MEMBER OF SOUTHWEST HILLS HOLDING L.L.C.

DATE 5/1/2025

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GABRIELA EMERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF May 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2/13/28



* PLAT NOTES *

GENERAL

- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
 - WATER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT, (817) 780-5200
 - ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 556-4000
 - SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
- THIS SUBDIVISION IS NOT LOCATED WITHIN AN ETJ.

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 DIRECTIONAL CREEPS, 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, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 48251C03251, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 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 TRAVELING ALONG OR ACROSS THIS ADDITION SHALL 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 COVEREDS ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS 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.

FLOOD NOTES

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS 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 A RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS 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 CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

SUBDIVISION

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 GROUNDS, 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 AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FILING A PLAT

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS 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.

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.

RIGHT-OF-WAY (ROW) DEDICATION

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

UTILITY EASEMENT

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

BUILDING LINES

- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

CLIENT:
SOUTHWEST HILLS HOLDINGS, L.L.C.
4033 OF 310
CLEVERVILLE, TX 76031
(512) 648-1800
ADMIN@SOUTHWESTHILLS.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, L.L.C.
1380 US 287 FRONTAGE ROAD, SUITE 101
MANFELD, TX 76663
(982) 553-9474
FIRM NO. 0104633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

* NOTES *

- THE PURPOSE OF THIS SURVEY IS TO CREATE FOUR (4) LOTS OUT OF TWO TRACTS OF LAND.
- DATE OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALTIMETER RTH NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
- ALL CHS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- ALL MAG IRON SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
- SURVEY DISTRICT LINES SHOWN ARE APPROXIMATE.
- THIS PROPERTY MAY BE AFFECTED BY AN EASEMENT, AS RECORDED IN VOLUME 877, PAGE 346, OF THE DEED RECORDS JOHNSON COUNTY, TEXAS, SAID EASEMENT IS UNABLE TO BE LOCATED.

FIELD SURVEY BY: KPL JC DATE: 04/29/2025 PROJECT NO. 25-1435
DRAWN BY: SK SCALE: 1" = 50' SHOWN/HANNA-SE.COM



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUNDS AND THE CORNER MONUMENTS ARE TO SHOW ALL CORNER ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

SAMUEL C. HANNA APRIL 30, 2025
DATE

THIS PLAT RECORDED IN
INSTRUMENT # _____ SIZE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE

FINAL PLAT
LOTS 1-4, BLOCK 1
OWEN OAKS ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
SAMUEL P. HUNTER, SURVEY ABSTRACT
NO. 336
5.343 ACRES
APRIL 2025

AGENDA PLACEMENT FORM

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

Date: May 2, 2025

Meeting Date: May 12, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan

Description:

Consideration of Order 2025-38, Order Approving the Final Plat of Owen Oaks Addition, Lots 1-4, Block 1 in Precinct 4.

Water Source is Johnson County Special Utility District.

(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**

Approved in CC on 9/11/2023

