



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 2025-39

ORDER APPROVING AMENDED 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 an amended plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the amended 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; and

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Amended Plat of **Southwest Ranch Addition**, Lots 1-2, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the amended 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

MAY 12 2025

April Long
County Clerk, Johnson County Texas

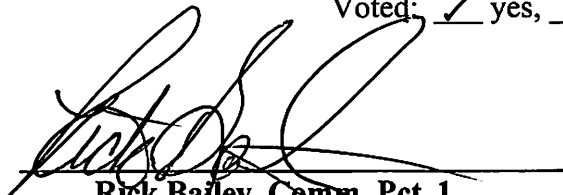
BY April Long DEPUTY

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



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



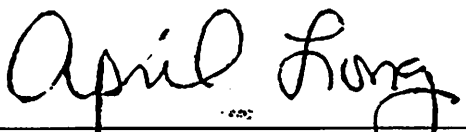
Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained



Larry Woolley, Comm. Pct. 4

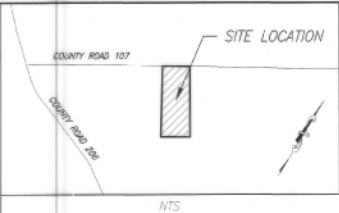
Voted: ☒ yes, ☐ no, ☐ abstained



ATTEST: April Long, County Clerk



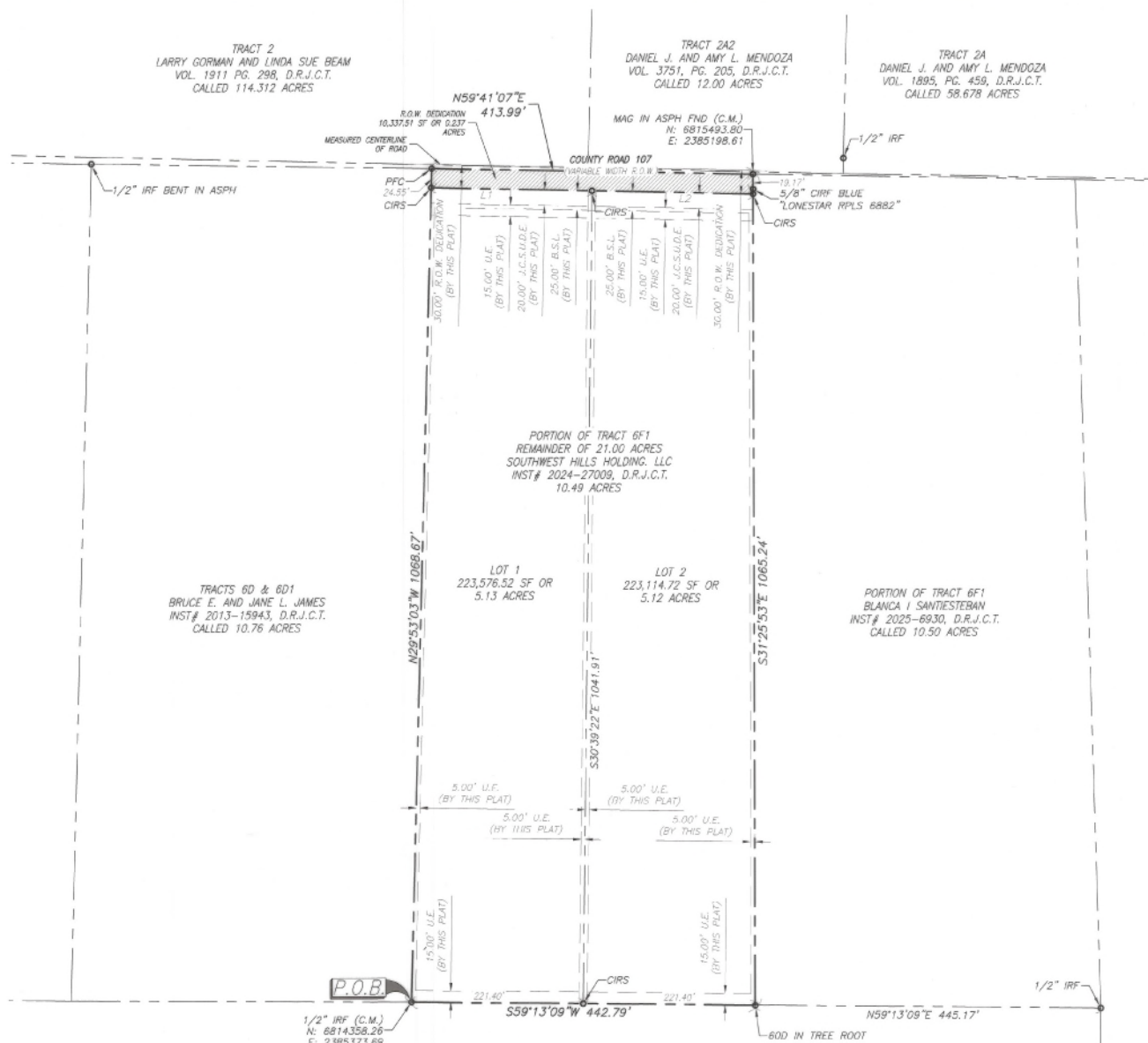
SUBJECT PROPERTY LINE	ASSESSOR PROPERTY LINE	EASEMENT
OWN	DAPPED WITH FID FOUND	
OWN	DAPPED WITH FID SET	
PT	REAR FID FOUND	
PT	REAR FID FOUND	
PT	CONTRIBUTING MENDAMT	
PT	HORN FOR CORNER	
P.R.C.T.	DEED RECORDS, JOHNSON COUNTY,	
P.R.C.T.	PLAT RECORDS, JOHNSON COUNTY,	
INST#	INSTRUMENT NUMBER	
LOC	VOLUME	
P.C.	PAGE	
P.O.B.	POINT OF BEGINNING	
P.O.R.	RIGHT-OF-WAY	
ESMT.	EASEMENT	
NTS	NOT TO SCALE	
U.C.	UTILITY EASEMENT	
J.C.S.D.E.	JOHNSON COUNTY SPECIAL UTILITY	
	DISTRICT EASEMENT	



TRACT 2
LARRY GORMAN AND LINDA SUE BEAM
VOL. 1911 PG. 298, D.R.J.C.T.
CALLED 114.312 ACRES

TRACT 2A2
DANIEL J. AND AMY L. MENDOZA
VOL. 3751, PG. 205, D.R.J.C.T.
CALLED 12.00 ACRES

TRACT 2A
DANIEL J. AND AMY L. MENDOZA
VOL. 1895, PG. 459, D.R.J.C.T.
CALLED 58.678 ACRES



TRACTS 6D & 6D1
BRUCE E. AND JANE L. JAMES
INST# 2013-15943, D.R.J.C.T.
CALLED 10.76 ACRES

PORTION OF TRACT 6F1
REMAINDER OF 21.00 ACRES
SOUTHWEST HILLS HOLDING, LLC
INST# 2024-27009, D.R.J.C.T.
10.49 ACRES

PORTION OF TRACT 6F1
BLANCA I SANTIESTEBAN
INST# 2025-6930, D.R.J.C.T.
CALLED 10.50 ACRES

TRACT 7
BRUNER IRREVOCABLE ASSET TRUST
VOL. 1670, PG. 989, D.R.J.C.T.
CALLED 70 ACRES

I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAN 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.

 28 APRIL 2025
SAMUEL C. NEWMAN, APFS, PT DATE



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

<p><u>OWNER:</u> SOUTHWEST HILLS HOLDINGS, LLC 801 SNODY CREEK CT. CLEBURNE, TX 76033 (512) 648-1600 OWNER@REMBERTONHOMES.COM</p> <p><u>SUBJECT:</u> HARVEY SURVEYING AND ENGINEERING, LLC 1380 US 287 MIDWAY RD., STE. 101 MANSFIELD, TX 76063 882-583-9474 FORM NO. 10194631</p>	<p>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.</p>
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0044 CR 107,
JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) LOTS OUT OF A TRACT OF LAND, BEING PART OF TRACT 8FT. OUT OF THE GALAN HODGES SURVEY, ABSTRACT NUMBER 353.
2. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALBERTA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
3. ALL CURS ARE 3/8" INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV. PLS 6647".
4. ALL MAG. NAIL, SFT. MAG. NAIL, NAIL WITH WASHER STAMPED "HANNA SURVEYING".

FIELD SURVEY BY: AV DATE: 04/02/2025 PROJECT NO. 24-1326
DRAWN BY: SK SCALE: 1" = 100' SAWHANN-SE.COM

HSE HANNA
SURVEYING
& ENGINEERING LLC.

Line #	Length	Direction
L1	207.33	N59° 47' 49"
L2	207.34	N59° 47' 49"

AMENDING PLAT
LOTS 1-2, BLOCK 1
SOUTHWEST RANCH ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
GALEN HODGES, SURVEY ABSTRACT NO.
333
10.49 ACRES
APRIL 2025

STATE OF TEXAS:
COUNTY OF JOHNSON:
LEGAL DESCRIPTION

BEING A 10.45 ACRE TRACT OF LAND, BEING A REMAINDER TRACT OF A CALLED 21.00 ACRE TRACT OF LAND, OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333, JOHNSON COUNTY, TEXAS AS CONVEYED TO SOUTHWEST HILLS HOLDING, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER 2024-27008, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.B.L.C.T.), [SIC] AND EXCEPT A CALLED 10.50 ACRE TRACT OF LAND, AS CONVEYED TO BLANCA I. SANTISTEBAN IN A DEED, RECORDED IN INSTRUMENT NUMBER 2025-6910, D.B.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 SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF A CALLED 10.76 ACRE TRACT OF LAND, AS CONVEYED TO BRUCE E. AND JANE L. JAMES IN A DEED, RECORDED IN INSTRUMENT NUMBER 2013-15843, D.B.L.C.T., SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF A CALLED 70 ACRE TRACT OF LAND, AS CONVEYED TO BRUNER IRREVOCABLE ASSET TRUST, DESCRIBED IN VOLUME 1670, PAGE 989, D.B.L.C.T., SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 10.76 ACRE TRACT, NORTH 29 DEGREES 53 MINUTES 03 SECONDS WEST, A DISTANCE OF 1,068.67 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID 10.76 ACRE TRACT, SAID POINT ALSO BEING ON THE APPARENT CENTERLINE OF COUNTY ROAD 107;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 10.76 ACRE TRACT, AND FOLLOWING THE APPARENT CENTERLINE OF COUNTY ROAD 107, NORTH 59 DEGREES 41 MINUTES 07 SECONDS EAST, A DISTANCE OF 413.99 FEET, TO A MAG NAIL FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER SAID 10.50 ACRE TRACT;

THENCE DEPARTING THE APPARENT CENTERLINE OF COUNTY ROAD 107, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 10.50 ACRE TRACT, SOUTH 33 DEGREES 25 MINUTES 03 SECONDS EAST, PASSING A 5/8-INCH IRON ROD FOUND WITH BLUE CAP, STAMPED "JONESTAR PLUS 6662", AT A DISTANCE OF 18.17 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,065.24 FEET, TO A BOD NAIL FOUND IN TREE ROOT, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 10.50 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF SAID 70 ACRE TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 10.50 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 70 ACRE TRACT, SOUTH 59 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 447.79 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 437,028.75 SQUARE FEET, OR 10.49 ACRES, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT SOUTHWEST HILLS HOLDINGS, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 1, SOUTHWEST RANCH 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.

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

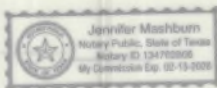
DATE 5 / 1 / 2025

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF TEXAS, 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 THEREO 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, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 1, SOUTHWEST RANCH 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.

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

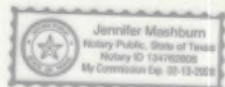
DATE 5 / 1 / 2025

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF TEXAS, 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 THEREO 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) 760-5200
 - ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 558-4000
 - SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
- THIS SUBDIVISION IS NOT LOCATED WITHIN AN ETJ.

PRIVATE SEWAGE FACILITY

- ONCE 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 RELEASE THE OWNER'S LIABILITY FOR THE FACILITY. 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 "TWP".
- 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 WILL REMAIN AS OPEN CHANNELS AND SHALL 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.

FLOOD STATEMENT

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0350A, 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 "TWP". 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 "TWP".
- 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 WILL REMAIN AS OPEN CHANNELS AND SHALL 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.
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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 WILL REMAIN AS OPEN CHANNELS AND SHALL 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 CAN 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 EXCHANGER 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 ACCESS 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 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.

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 ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT

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

BUILDING LINES

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

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 DRIVING AND THE CORNER MONUMENTS ARE AT CORNER. ALL CORNER ANGLES POINT OR CLIPED, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL PEGS.

SAMUEL C. HANNA, APPL. RE
DATE 28 APRIL 2025



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

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE
DATE _____

AMENDING PLAT
LOTS 1-2, BLOCK 1
SOUTHWEST RANCH ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
GALEN HODGES, SURVEY ABSTRACT NO. 333

10.49 ACRES
APRIL 2025

PAGE 2 OF 2

UNDEVELOPED
SOUTHWEST HILLS HOLDINGS, LLC
801 SHADY CREEK CT.
CLEBURNE, TX 76033
(817) 658-1600
ADVANCE@SOUTHWESTHILLS.COM

SUBJECT:
HANNA SURVEYING AND ENGINEERING, LLC
1300 US 287 PROWING RD, STE. 101
MUSKOGEE, TX 75787
(832)-551-8474
FIRM NO. 10794632

10044 CR 107,
ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

- THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) LOTS OUT OF A TRACT OF LAND BEING PART OF TRACT 051, OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333.
- BASES OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4702, AS OBSERVED ON THE ALLIANCE RTN NETWORK, ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO BENCH AND NO PROSPECTED U.S. SURVEY FOOT.
- ALL LOTS ARE 5/8 INCH IRON ROD WITH YELLOW CAP, STAMPED "HANNA SURVEY PLUS 6647".
- ALL MAG NAIL SET ARE MAG NAIL WITH BENCH STAMPED "HANNA SURVEYING".

FIELD SURVEY BY: JC & AV DATE: 04/02/2025 PROJECT NO. 24-1326
DRAWN BY: SC SCALE: 1"=40' 00" SOUTHANNA-SECON

HSE HANNA SURVEYING & ENGINEERING LLC.

AGENDA PLACEMENT FORM

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

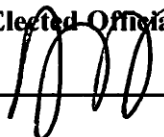
Date: May 5, 2025

Meeting Date: May 12, 2025

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>


Description:

Consideration of Order 2025-39, Order Approving the Amended Plat of Southwest Ranch Addition, Lots 1-2, Block 1, located 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