

## **AGENDA PLACEMENT FORM**

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

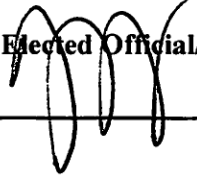
**Date:** May 16, 2025

**Meeting Date:** May 27, 2025

**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>	
	<p style="color: red; font-weight: bold; font-size: 1.2em;">5-27-25</p>

**Description:**

Consideration of Variance to Lift Requirement of Credible Evidence of  
Groundwater Availability for a proposed subdivision of 2 Lots, with 1 Lot to be  
served by a private water well, located in the J.T. Cadenhead Survey, Abstract  
Number 134, located in Precinct #4.

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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**

Approved in CC on 9/11/2023



## Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

### VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Savage Property Holdings LLC Date 5.14.25

Phone Number 469-951-1254

Email Address Garrett@Savageexcavation.com

#### Property Information for Variance Request:

Property 911 address 2079 CB 214 Venus Tx 76084

Subdivision name Savage Addition Block 1 Lot 1

Survey James T Capenhear Abstract 134 Acreage 8 acres

Request To lift requirement of credible evidence as proof of Groundwater Availability Certification (GAC) for water well on Lot 1.

Reason for request Lot 2 is serviced by public water (Mountain Peak)

and Lot 1 is not, due to no water line being available off CR 214

and that the GAC study is either too costly or it creates a financial burden.

Provide the following with this request:

- ☐ Copy of plat (if property has been platted)
- ☐ Copy of property deed
- ☐ Survey or drawing showing existing structures

GF#2205051W

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **TEXAS WARRANTY DEED WITH VENDOR'S LIEN**

Date: June 21, 2022

Grantor: SONDER HOLDINGS, LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

103 LaVista Street  
Waxahachie, Ellis County, TX 75165

Grantee: SAVAGE PROPERTY HOLDINGS, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

5610 Twin Creeks Drive  
Midlothian, Ellis County, TX 76065

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a note of even date executed by Grantee and payable to the order of Pinnacle Bank ("Lender"). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Ronny D. Korb, Trustee.

Lender at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's liens against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

Property (including any improvements):

BEING A TRACT OF LAND SITUATED IN THE J. T. CADENHEAD SURVEY, ABSTRACT NO. 134, OF JOHNSON COUNTY, TEXAS, AND BEING A TRACT OF LAND CONVEYED TO STEPHEN ALAN AND CORLISS DENISE ALEXANDER, AS RECORDED IN VOLUME 2528, PAGE 124, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AS SHOWN ON THIS SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE FOUND FOR CORNER BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 214, AND BEING THE WESTERN MOST SOUTH CORNER OF A TRACT OF LAND CONVEYED TO HENRY M. AND LINDA PERETH, AS RECORDED IN INSTRUMENT NO 2013-096878, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING THE WEST CORNER OF SAID ALEXANDER TRACT;

THENCE NORTH 60 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 492.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 30 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 1,052.98 FEET TO A 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 492.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 214;

THENCE NORTH 30 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 1,053.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.9 ACRES OF LAND

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being

either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interest, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessment for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

SONDER HOLDINGS, LLC, a Texas  
limited liability company

By:   
Alec Ian Johns, Manager

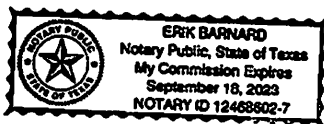
By: TCREV, LLC, a Texas limited liability  
company, Manager

By:   
Timothy Cummings, Manager

#### Corporate Acknowledgment

STATE OF TEXAS  
COUNTY OF JOHNSON

This instrument was acknowledged before me on the 21 day of June, 2022, by Alec Ian Johns, Co-Manager and Timothy Cummings, Manager of TCREV, LLC, a Texas limited liability company, Co-Manager of SONDER HOLDINGS, LLC, a Texas limited liability company, on behalf of said company.



  
Notary Public, State of Texas

Notary's commission expires:

AFTER RECORDING RETURN TO:

SAVAGE PROPERTY HOLDINGS, LLC  
5610 Twin Creeks Drive  
Midlothian, TX 76065

PREPARED IN THE LAW OFFICE OF:

James R. Pitts, Attorney at Law  
P. O. Box 561  
Waxahachie, TX 75168

**Johnson County  
Becky Ivey  
Johnson County  
Clerk**

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**Instrument Number:** 2022 - 22978

eRecording - Real Property

Warranty Deed

Recorded On: June 29, 2022 11:29 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 2022 - 22978  
**Receipt Number:** 20220629000118  
**Recorded Date/Time:** June 29, 2022 11:29 AM  
**User:** Leslie S  
**Station:** ccl83

**Record and Return To:**

Corporation Service Company

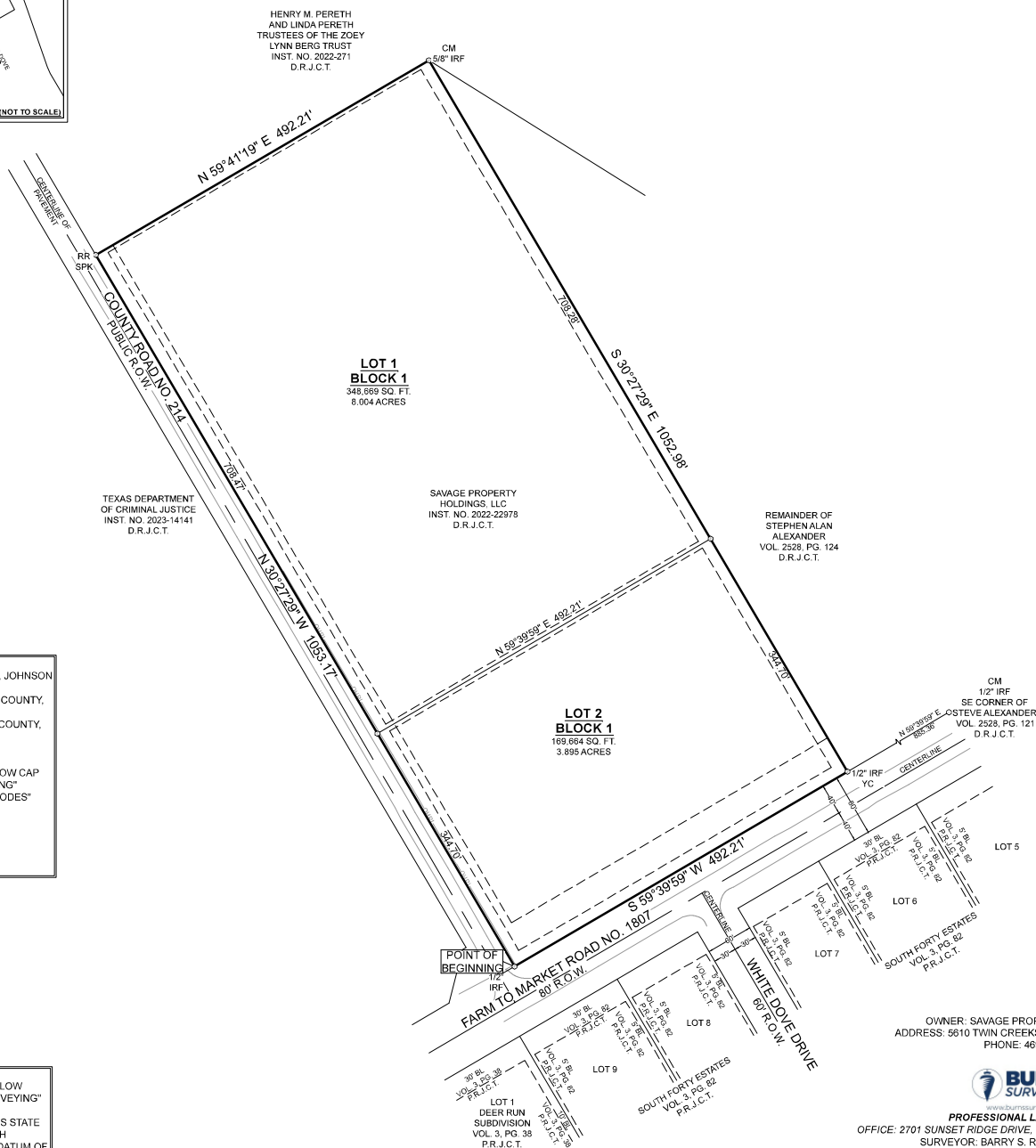
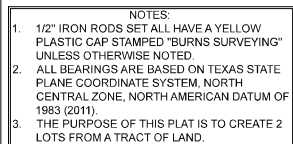
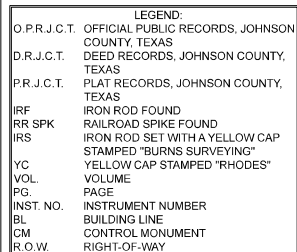
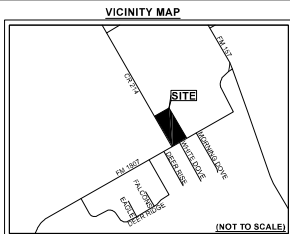


**STATE OF TEXAS  
COUNTY OF JOHNSON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*



OWNER: SAVAGE PROPERTY HOLDINGS, LLC  
ADDRESS: 5610 TWIN CREEKS DR., MIDLOTHIAN, TX 76065  
PHONE: 469-951-1254



www.burnssurvey.com  
**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75087  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

WEBSITE: [WWW.BURNSSURVEY.COM](http://WWW.BURNSSURVEY.COM)  
PHONE: (214) 326-1090

JOB NO.: 202500993-01      PREPARATION DATE: 04/14/2025      DRAWN BY: ANR

**FINAL PLAT**  
**SAVAGE ADDITION**  
LOTS 1 AND 2, BLOCK 1,  
518,333 SQUARE FEET / 11.899 ACRES  
JAMES T. CADENHEAD SURVEY, ABSTRACT NO. 134  
JOHNSON COUNTY, TEXAS  
DATE OF PREPARATION: 04/14/2025

- SURVEYOR'S NOTES:
1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
  2. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THE PLAT IS COMMERCIAL.
  3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
  4. UTILITY PROVIDERS:  
WATER: PRIVATE WATER WELL  
ELECTRIC: UNITED COOPERATIVE SERVICES: 417-556-4000  
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
  5. 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.
  6. 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.
  7. 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.
  8. FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0240K, EFFECTIVE DATE 09/21/2023, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.)
  9. 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".
  10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
  11. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERING 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 LOTS.
  12. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
  13. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
  14. 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.
  15. 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.
  16. 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.
  17. 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.
  18. 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.
  19. 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.
  20. UTILITY EASEMENT:  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, 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.
  21. UTILITY EASEMENT:  
15' FROM LOT LINE IN FRONT AND BACK  
5' FROM LOT LINE ON THE SIDES
  22. BUILDING LINES:  
50' FROM LOT LINE (STATE HWY & F.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
  23. 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 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.
  24. 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.
  25. FILING A PLAT IS NOT ACCEPTANCE OF ROADS OR 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 COMMISSIONER'S 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.

#### OWNER'S CERTIFICATE

##### STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS Savage Property Holdings, LLC is the owner of 11.899 acres of land situated in the James T. Cadenhead Survey, Abstract Number 134, Johnson County, Texas, same being that tract of land conveyed to Savage Property Holdings, LLC by Texas Warranty Deed with Vendor's Lien recorded in Instrument Number 2022-22978, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying at the intersection of the Northwest Right-of-Way line of Farm to Market Road No. 1807 (an 80 foot Right-of-Way), and the Northeast Right-of-Way line of County Road No. 214 (a public Right-of-Way);

THENCE North 30 degrees 27 minutes 29 seconds West, along the Northeast Right-of-Way line of said County Road No. 214, passing a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" at a distance of 344.70 feet and continuing a total distance of 1,053.17 feet to a railroad spike found for corner, said corner lying along the Northeast Right-of-Way line of said County Road No. 214, same being a South corner of a tract of land conveyed to Henry M. Pereth and Linda Pereth, Trustees of the Zoey Lynn Berg Trust by deed recorded in Instrument Number 2022-271, Deed Records, Johnson County, Texas;

THENCE North 59 degrees 41 minutes 19 seconds East, along the Southeast line of said Pereth tract, a distance of 492.21 feet to a 5/8 inch iron rod found for corner, said corner being a South corner of said Pereth tract, same being a West corner of the remainder of a tract of land conveyed to Stephen Alan Alexander by deed recorded in Volume 2528, Page 124, Deed Records, Johnson County, Texas;

THENCE South 30 degrees 27 minutes 29 seconds East, along the Southwest line of said remainder tract, passing a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" at a distance of 708.28 feet and continuing a total distance of 1,052.98 feet to a 1/2 inch iron rod found with a yellow cap stamped "RHODES" for corner, said corner being the South corner of said remainder tract, same lying along the Northwest Right-of-Way line of said Farm to Market Road No. 1807;

THENCE South 59 degrees 39 minutes 59 seconds West, along the Northwest Right-of-Way line of said Farm to Market Road No. 1807, a distance of 492.21 feet to the POINT OF BEGINNING and containing 518,333 square feet or 11.899 acres of land.

#### OWNER'S DEDICATION

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, Savage Property Holdings, LLC, do hereby adopt the herein-described property as **SAVAGE ADDITION, LOTS 1 AND 2, BLOCK 1**, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon unless otherwise designated on this plat.

WITNESS OUR HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Savage Property Holdings, LLC  
Garrett Varner (Manager)

##### STATE OF TEXAS COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires:

#### SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of Johnson County, Texas

**"Preliminary, this document shall not be recorded for any purpose."**

Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

##### STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires:

PLAT RECORDED IN INSTRUMENT NO. \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY CLERK

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY JUDGE

OWNER: SAVAGE PROPERTY HOLDINGS, LLC  
ADDRESS: 5610 TWIN CREEKS DR., MIDLOTHIAN, TX 76065  
PHONE: 469-951-1254



#### PROFESSIONAL LAND SURVEYORS

OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090

JOB NO.: 202500993-01 PREPARATION DATE: 04/14/2025 DRAWN BY: ANR

**FINAL PLAT  
SAVAGE ADDITION  
LOTS 1 AND 2, BLOCK 1,**  
518,333 SQUARE FEET / 11.899 ACRES  
JAMES T. CADENHEAD SURVEY, ABSTRACT NO. 134  
JOHNSON COUNTY, TEXAS  
DATE OF PREPARATION: 04/14/2025  
SHEET 2 OF 2