



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 2026-46

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

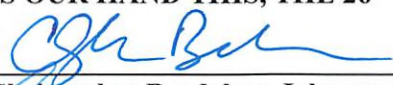
WHEREAS, an application for a plat of a subdivision has been presented to Development Services of Johnson County; and

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 **Shadywood III Subdivision**, Lots 15 & 16, Block 1 in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 26TH DAY OF MAY 2026.



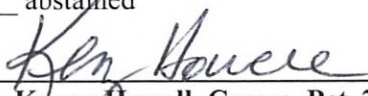
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



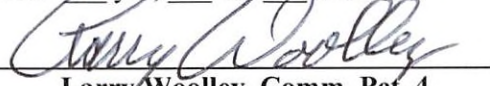
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



Mike White, Comm. Pct. 3

Voted: yes, no, abstained



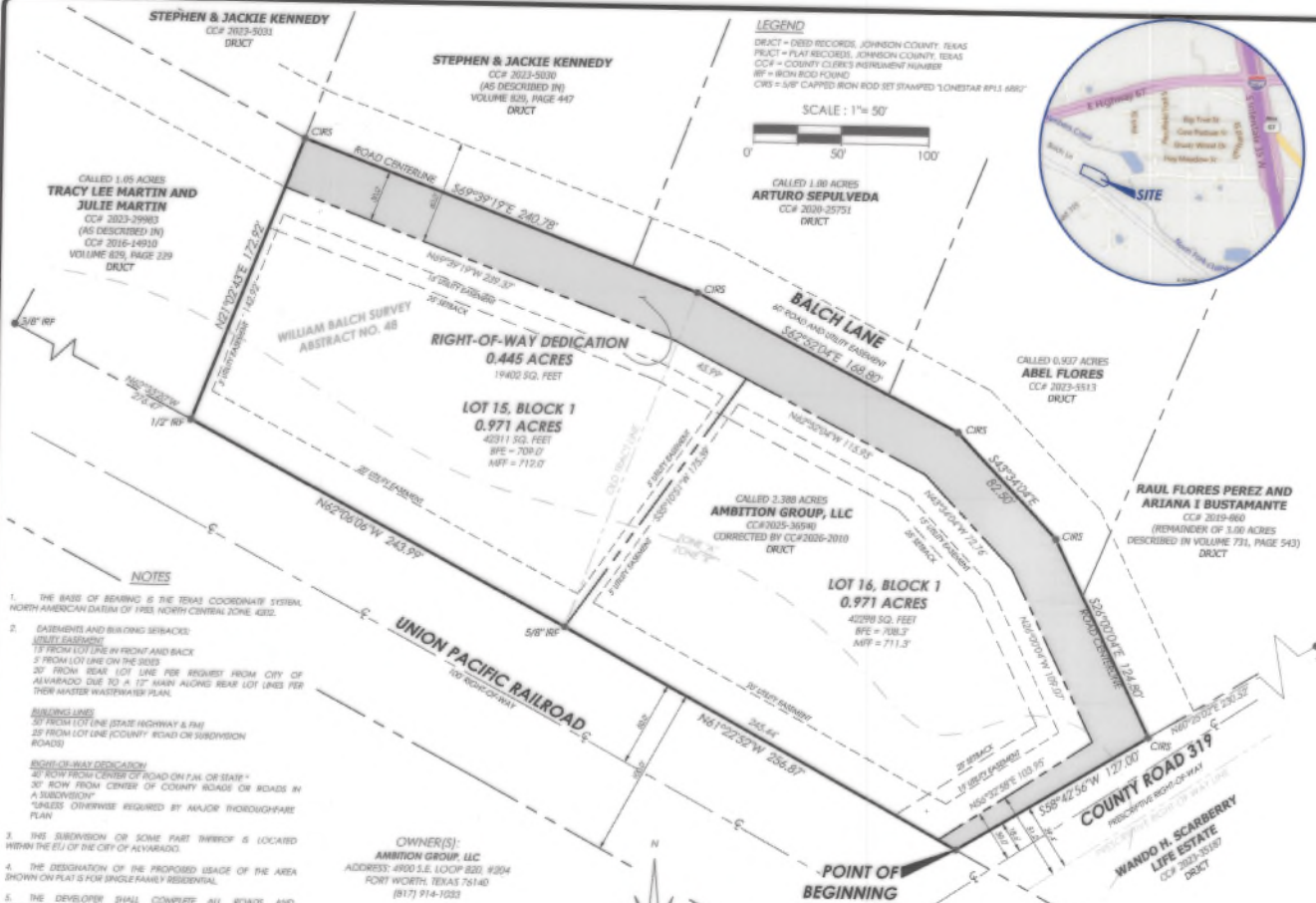
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk





OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS AMBITION GROUP, LLC, OWNER OF A 2.388 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BALCH SURVEY, ABSTRACT GROUP, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2020-5016, DEED RECORD, JOHNSON COUNTY, TEXAS, AND BEING ACRES PARTICULARLY DESCRIBED BY ARTS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.388 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPARENT NORTHEAST LINE OF COUNTY ROAD 319, A PRESCRIBIVE RIGHT-OF-WAY AND THE NORTHEAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A 100' RIGHT-OF-WAY;

THENCE NORTH 41 DEGREES 23 MINUTES 32 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 288.8 FEET, TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID CALLED 2.388 ACRE TRACT;

THENCE NORTH 62 DEGREES 06 MINUTES 06 SECONDS WEST, COMMENCING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 345.9 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTMOST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TRACY LEE MARTIN AND JULIE MARTIN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-3993, ALSO DESCRIBED IN INSTRUMENT NUMBER 2016-14910 & VOLUME 825, PAGE 229, DEED RECORD, JOHNSON COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND AT THE WESTMOST CORNER OF SAID MARTIN TRACT BEARS NORTH 42 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 276.47 FEET;

THENCE NORTH 21 DEGREES 06 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 2.388 ACRE TRACT BEING COMMON WITH THE EAST LINE OF SAID MARTIN TRACT, A DISTANCE OF 172.92 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR' AT THE NORTHWEST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID MARTIN TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 1.080 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEPHEN & JACKIE KENNEDY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-5030, DEED RECORD, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROPRIATE CENTERLINE OF BALCH LANE, A 40' ROAD AND UTILITY EASEMENT;

THENCE EASTERLY, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.388 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID KENNEDY TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ARTURO SEPULVEDA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-25751, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TRACY LEE MARTIN AND JULIE MARTIN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-3993, AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DEED TO RAUL FLORES PEREZ AND ARIANA BUSTAMANTE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-660, DEED RECORD, JOHNSON COUNTY, TEXAS, AND WITH THE APPROPRIATE CENTERLINE OF SAID BALCH LANE, THE FOLLOWING CALLS:

SOUTH 47 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 240.75 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR';

SOUTH 42 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 168.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR';

SOUTH 43 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 80.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR';

SOUTH 26 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 124.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR' AT THE NORTHEAST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BUSTAMANTE TRACT, AND BEING ON THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 319, FROM WHICH A 3/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 40 DEGREES 25 MINUTES 25 SECONDS EAST, A DISTANCE OF 200.52 FEET;

THENCE SOUTH 55 DEGREES 42 MINUTES 56 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.388 ACRE TRACT AND WITH THE APPARENT LINE OF SAID COUNTY ROAD 319, A DISTANCE OF 127.00 FEET, TO THE POINT OF BEGINNING; AND CONTAINING 2.388 ACRES OR 104,610 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT AMBITION GROUP, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 15 & 16, BLOCK 1, SHADYWOOD III SUBDIVISION** 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 AREAS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNES MY HAND, THIS 28 DAY OF April, 2026

Ashley N Sanders
AMBITION GROUP, LLC
NAME: NATHAN D. BOWERS
TITLE: MANAGER

STATE OF TEXAS
COUNTY OF Johnson

ASHLEY N SANDERS
Notary Public, State of Texas
Comm. Expires 03-24-2029
Notary ID: 120564894

- NOTES**
- THE BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, GRS.
 - EASEMENTS AND BUILDING SETBACKS:
UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT AND BACK
10' FROM LOT LINE ON THE SIDES
20' FROM SEAR LOT LINE FOR RIGHTS IN LOT LINES OF ALVARADO DUE TO A 17' MAIN ALIGNED REAR LOT LINES PER THEIR MASTER WASTEWATER PLAN.
 - BUILDING LINES**
30' FROM LOT LINE STATE HIGHWAY & 25' FROM LOT LINE COUNTY ROAD OR SUBDIVISION ROAD
 - RIGHT-OF-WAY DEDICATION**
30' ROW FROM CENTER OF ROAD ON PALM OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
UNLESS OTHERWISE REQUIRED BY MAJOR THROUGHFARE PLAN
 - THE SUBDIVISION OF SOME PART THEREOF IS LOCATED WITHIN THE EU OF THE CITY OF ALVARADO.
 - THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN THIRTY (30) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVISIONS:**
WATER: BERRYWAY SPECIAL UTILITY DISTRICT 817-710-2512
ELECTRIC: ONYX ELECTRIC DELIVERY 1-888-310-4747
SEWER: PRIVATE NEIGHBORHOOD SYSTEMS
 - INCIDENTY**
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 OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
 - PLAT IS NOT ACCEPTANCE OF BOUND FOR COUNTY MAINTENANCE**
THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS 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.
 - PLANS/PLAT**
IF A CIVILIAN OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000 OR CONFINEMENT IN THE COUNTY JAIL FOR UP TO 10 DAYS OR BY BOTH AND CONFINING FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIBED IN A DEED OF CONVEYANCE A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EVIDENCE CONTRACT TO CONVEY THAT IS OBTAINED BY A PURCHASER UNDER THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD 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 REPEAT OF A SUBDIVISION UNLESS SUCH PLAT IS AS JOINED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, CHANGES AND MODIFICATIONS, EFFECTIVE DATE DECEMBER 31, 2024, THIS PROPERTY IS LOCATED IN SOME "X" AREA DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

IF 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 FRESH 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 SOURCES OF SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY ARE NOT STATED OR ADDRESSABLE AS PART OF THE "NFIP".

REGARDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.

THE EXISTING OBSTACLES OR DRAINAGE CHANNELS IMPROVING ALONG OR ACROSS THIS ADDRESS 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 CHANNELS ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL INJURY OR LOSS OF USE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD-CONTRIBUTION.

PRIVATE SEWER FACILITY

ON-SITE SEWER FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWER FACILITIES ARE COMPLIED WITH. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWER FACILITY BY THE DEVELOPMENT SERVICES 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 SEWER FACILITY STANDARDS, MUST BE UPDATED BY NORMAL OPERATION AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTED IN OBTAINABLE CODES OR ORDINANCES ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED A PRIVATE SEWER FACILITY SYSTEM INSTALLED IN SUITABLE SOIL CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED, IF WHO HAS THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWER FACILITY IN A SATISFACTORY MANNER.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP SHALL REMOVE ALL OR PART OF ANY BARRIERS, 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 ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PAROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE.

FILING BLOCK

PLAT RECORDED IN _____ YEAR _____

INSTRUMENT # _____

SUITE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

COUNTY JUDGE _____

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 21st DAY OF APRIL, 2026.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 28502

PROJECT NUMBER: 251047 DATE: APRIL 21, 2026
REVISION DATE: _____
REVISION NOTES: _____

FINAL PLAT
LOTS 15 & 16, BLOCK 1
SHADYWOOD III SUBDIVISION
AN ADDITION TO THE ETJ OF THE CITY OF ALVARADO,
JOHNSON COUNTY, TEXAS
BEING 2.388 ACRES OF LAND SITUATED IN THE WILLIAM
BALCH SURVEY, ABSTRACT NO. 48,
JOHNSON COUNTY, TEXAS

APPROVED:
JOHNSON COUNTY COMMISSIONERS' COURT

DATE _____

COUNTY CLERK _____

COUNTY JUDGE _____

ASHLEY N SANDERS
Notary Public, State of Texas
Comm. Expires 03-24-2029
Notary ID: 120564894

-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
SURVEY@LONESTARLANDSURVEYING.COM

STATE OF TEXAS
COUNTY OF JOHNSON

DATE: APRIL 21, 2026

SHEET 1 OF 1



VG-92-2026-15868

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 15868

Real Property Recordings

Recorded On: May 26, 2026 01:33 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$0.00

***** 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: 2026 - 15868
Receipt Number: 20260526000169
Recorded Date/Time: May 26, 2026 01:33 PM
User: Honor C

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

Station: ccl30



STATE OF TEXAS
Johnson County

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

April Long
Johnson County Clerk
Johnson County, TX

AGENDA PLACEMENT FORM

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

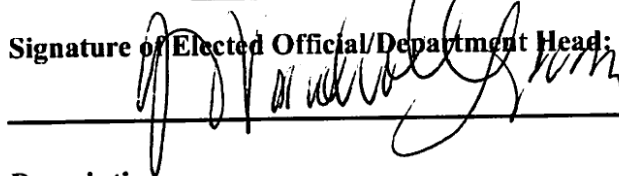
Date: May 13, 2026

Meeting Date: May 26, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration of Order 2026-46, Order Approving the Final Plat of Shadywood III Subdivision, Lots 15 & 16, Block 1, Located in Precinct 4.

Water Source is Bethany 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: _____ minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Development Services Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**