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 2026-85**
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 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 **Crossroads Ranch Addition**, Lots 1-10, 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 14th DAY OF SEPTEMBER 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

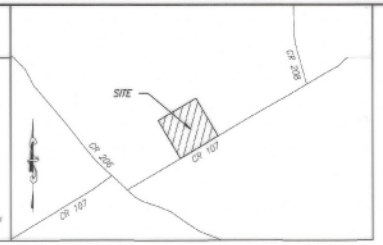
ATTEST: April Long, County Clerk

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS

* LEGEND *

SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
POC	POINT FOR CORNER
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST.#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
NTS	NOT TO SCALE
U.E.	UTILITY EASEMENT
TYP.	TYPICAL
B.Y.P.	BY THIS PLAT
B.S.L.	BUILDING SETBACK LINE
J.C.S.U.D.E.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT



VICINITY MAP



TRACT 3
CANNON BROTHERS LLC
INST# 2020-27549, D.R.J.C.T.
CALLED 817.90 ACRES

1/2" IRF (C.M. 1)
N: 6,816,763.69'
E: 2,384,210.21

1/2" IRF (C.M. 2)
N: 6,817,874.28'
E: 2,385,589.99

P.O.B.

N59°34'22"E 1,600.17'

250.18' | 78.00' | 72.00' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00' | 122.41' | 27.59' | 150.00' | 150.00'

CIRS | 1/2" IRF

74.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.) | 15.00' U.E. (B.T.P.)

5.00' U.E. (B.T.P.)

1,549.87' | 1,550.13' | 1,550.36' | 1,550.59' | 1,550.83' | 1,551.06' | 1,191.18' | 1,551.53' | 1,551.76' | 1,474.87'

TRACT 2
LARRY GORMAN & LINDA SUE BEAM
VOL. 1911, PG. 298, D.R.J.C.T.
CALLED 115.002 ACRES

LOT 1 8.90 ACRES | LOT 2 5.34 ACRES | LOT 3 5.34 ACRES | LOT 4 5.34 ACRES | LOT 5 5.34 ACRES | LOT 6 5.34 ACRES | LOT 7 5.31 ACRES | LOT 8 5.37 ACRES | LOT 9 5.34 ACRES | LOT 10 5.34 ACRES

TRACT 2A
SOUTHWEST HILLS HOLDINGS, LLC
INST# 2026-19054, D.R.J.C.T.
CALLED 58.58 ACRES

TRACT 3
CANNON BROTHERS LLC
INST# 2020-27549, D.R.J.C.T.
CALLED 817.90 ACRES

N30°26'01"W 1,594.61'

S30°26'01"E 1,594.61'

MATCH LINE PAGE 2

10201 CR 107,
ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TEN (10) LOTS OUT OF A TRACT OF LAND, BEING PART OF TRACT 2A, OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333.
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 ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6847".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. THE FOLLOWING JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) EASEMENTS MAY AFFECT THIS PROPERTY:
   - 5.1. VOLUME 2078, PAGE 88, D.R.J.C.T.
   - 5.2. VOLUME 729, PAGE 230, D.R.J.C.T.

FIELD SURVEY BY: AA
DRAWN BY: SK
DATE: 08/12/2026
SCALE: 1" = 100'
PROJECT NO. 26-2038
SHANNA-SE.COM

HSE HANNA SURVEYING & ENGINEERING LLC.

OWNER:
SOUTHWEST HILLS HOLDINGS, LLC
1 N. WALNUT ST.
CLEBURNE, TX 76033
(512) 648-1600
ADMIN@EMERITONHOMES.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 10194633

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.

STATE OF TEXAS
REGISTERED
NICHOLAS D. LONIGRO
6249
PROFESSIONAL
LAND SURVEYOR

I, NICOLAS D. LONIGRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6249, 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.

NICHOLAS D. LONIGRO, RPLS — DATE: 8/20/26

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

FINAL PLAT
LOTS 1-10, BLOCK 1
CROSSROADS RANCH ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
GALEN HODGES, SURVEY ABSTRACT NO. 333
58.58 ACRES
AUGUST 2026

H:\2026\26-2038 - 10201 County Road 107\Survey\26-2038 - CR 107 Plat.dwg

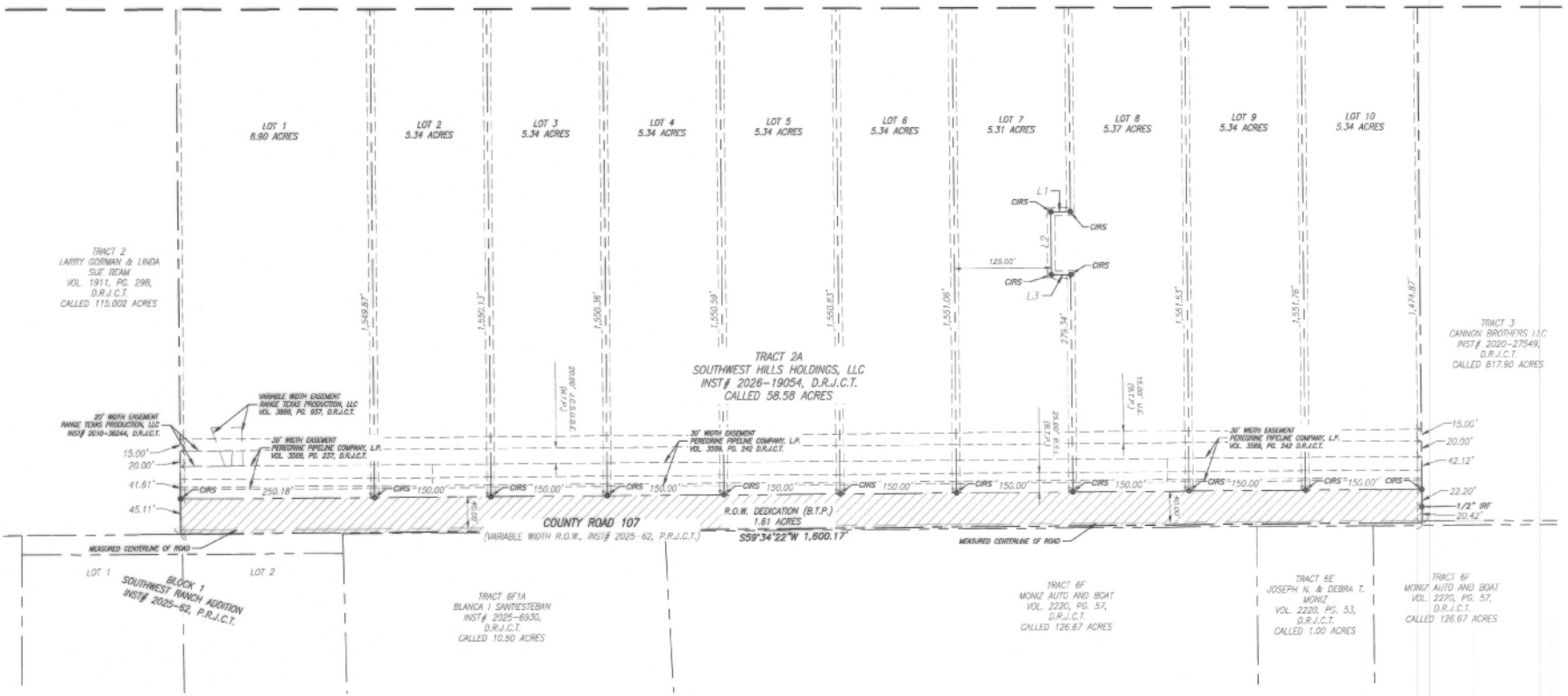
* LEGEND *

SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PBT	POINT FOR CORNER
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
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B.T.P.	BY THIS PLAT
B.S.L.	BUILDING SETBACK LINE
J.C.S.U.D.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

Parcel Line Table		
Line #	Bearing	Distance
L1	S59° 33' 59"W	25.00'
L2	S30° 26' 02"E	80.83'
L3	N59° 26' 18"E	25.00'

MATCH LINE PAGE 1



10201 CR 107,
ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TEN (10) LOTS OUT OF A TRACT OF LAND, BEING PART OF TRACT 2A, OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333.
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 ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. THE FOLLOWING JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) EASEMENTS MAY AFFECT THIS PROPERTY:
   5.1. VOLUME 2078, PAGE 88, D.R.J.C.T.
   5.2. VOLUME 729, PAGE 230, D.R.J.C.T.

FIELD SURVEY BY: AA
DRAWN BY: SK
DATE: 08/12/2026
SCALE: 1" = 100'
PROJECT NO. 26-2038
SAMHANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

OWNER:
SOUTHWEST HILLS HOLDINGS, LLC
1 N. WALNUT ST.
CLEBURNE, TX 76033
(512) 648-1600
ADAMBEMERTONHOMES.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1,380 US 287 (FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9471
FIRM NO. 10194633

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.

STATE OF TEXAS
REGISTERED
NICHOLAS D. LONIGRO
7249
PROFESSIONAL
LAND SURVEYOR

I, NICOLAS D. LONIGRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7249, 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.

NICHOLAS D. LONIGRO, RPLS

8/20/26
DATE

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

FINAL PLAT
LOTS 1-10, BLOCK 1
CROSSROADS RANCH ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
GALEN HODGES, SURVEY ABSTRACT NO. 333
58.58 ACRES
AUGUST 2026

H:\2026\26-2038 - 10201 County Road 107\Survey\26-2038 - CR 107 Plat.dwg

STATE OF TEXAS:

COUNTY OF JOHNSON:

LEGAL DESCRIPTION

BEING A 58.58 ACRE TRACT OF LAND OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 58.58 ACRE TRACT OF LAND, CONVEYED TO SOUTHWEST HILLS HOLDINGS, LLC, IN A WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 2026-19054, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 1), SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF A CALLED 817.90 ACRE TRACT OF LAND, CONVEYED TO CANNON BROTHERS, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN INSTRUMENT NUMBER 2020-27549, D.R.J.C.T., SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF A CALLED 115.002 ACRE TRACT OF LAND, CONVEYED TO LARRY GORMAN BEAM AND LINDA SUE BEAM, IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 1911, PAGE 298, D.R.J.C.T., SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 817.90 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 59 DEGREES 34 MINUTES 22 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 326.18 FEET, PASSING A 1/2-INCH IRON ROD FOUND, AT A DISTANCE 1,272.59 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,600.17 FEET, TO A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 2);

SOUTH 30 DEGREES 26 MINUTES 01 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 1,574.19 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,594.61 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 107;

THENCE FOLLOWING THE APPROXIMATE CENTERLINE OF COUNTY ROAD 107, SOUTH 59 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,600.17 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT;

THENCE DEPARTING COUNTY ROAD 107, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 115.002 ACRE TRACT, NORTH 30 DEGREES 26 MINUTES 01 SECONDS WEST, A DISTANCE OF 1,594.61 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 2,551,652 SQUARE FEET, OR 58.58 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 1-10, BLOCK 1, CROSSROADS 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.

RYON EMERTON, MANAGING MEMBER OF SOUTHWEST HILLS HOLDINGS LLC

DATE 8 / 21 / 2026

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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF August 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2/13/28

Jennifer Mashburn
Notary Public, State of Texas
Notary ID 134782808
My Commission Exp. 02-13-2028

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 1-10, BLOCK 1, CROSSROADS 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.

GABRIELA EMERTON, MANAGING MEMBER OF SOUTHWEST HILLS HOLDING LLC

DATE 8 / 21 / 2026

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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF August 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2/13/28

Jennifer Mashburn
Notary Public, State of Texas
Notary ID 134782808
My Commission Exp. 02-13-2028

* 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) 556-4000
  - SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEM
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- COMMISSIONERS COURT APPROVAL OF THIS PLAT DOES NOT ENTITLE ENCROACHMENTS OF EASEMENTS. PROPERTY OWNERS USE OF THE PROPERTY AND ANY STRUCTURES, DRIVEWAYS, FENCES AND PERSONAL UTILITIES WILL BE SUBJECT TO THE RESTRICTIONS OF AN EASEMENT ON THE PROPERTY. THE COMPANY WHO HAS THE EASEMENT WILL REQUIRE AN ENCROACHMENT AGREEMENT TO BE ISSUED WHICH WILL REQUIRE AN ENCROACHMENT APPLICATION ALONG WITH A PLAN AND PROFILES TO SHOW THE VICINITY AND SCOPE OF ANY PLANNED PROJECT.

PRIVATE SEWAGE FACILITY

- ONSITE 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 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 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 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, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0350J, 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 TRAVERSING 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.
- 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 ANG FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELENE 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 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 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*
- * UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN

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)

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE:

10201 CR 107,
ALVARADO, JOHNSON COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TEN (10) LOTS OUT OF A TRACT OF LAND, BEING PART OF TRACT 2A, OUT OF THE GALEN HODGES SURVEY, ABSTRACT NUMBER 333.
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 ALLETRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. THE FOLLOWING JOHNSON COUNTY SPECIAL UTILITY DISTRICT (JCSUD) EASEMENTS MAY AFFECT THIS PROPERTY:
   - 5.1. VOLUME 2078, PAGE 88, D.R.J.C.T.
   - 5.2. VOLUME 778, PAGE 230, D.R.J.C.T.

FIELD SURVEY BY: AA — DATE: 08/12/2026 — PROJECT NO. 26-2038
DRAWN BY: SK — SCALE: 1" = 100' — SAMBHANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

OWNER:
SOUTHWEST HILLS HOLDINGS, LLC
1 N. WALNUT ST.
CLEBURNE, TX 76033
(512) 648-1600
ADMIN@EMERTONHOMES.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1385 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 10194633

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.

STATE OF TEXAS
REGISTERED
NICHOLAS D. LONGRO
6749
PROFESSIONAL
LAND SURVEYOR

I, NICOLAS D. LONGRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7249, 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.

NICHOLAS D. LONGRO, RPLS — DATE 8/20/26

THIS PLAT RECORDED IN

INSTRUMENT # _____ SLIDE _____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT
LOTS 1-10, BLOCK 1
CROSSROADS RANCH ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS
GALEN HODGES, SURVEY ABSTRACT NO. 333
58.58 ACRES
AUGUST 2026

H:\2026\26-2038 - 10201 County Road 107\Survey\26-2038 - CR 107 Plat.dwg

AGENDA ITEM
CA38

AGENDA PLACEMENT FORM

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

Date: August 25, 2026

Meeting Date: September 14, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office

Johnson County APPROVED Commissioners Court

9.14.2026

Description:

Consideration of Order 2026-85, Order Approving the Final Plat of Crossroads Ranch Addition, Lots 1-10, Block 1, Located in Precinct 4.

Water Source is JCSUD.

(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

Approved in CC on 9/11/2023

VG-92-2026-28468

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 28468

Real Property Recordings

Recorded On: September 14, 2026 03:34 PM

Number of Pages: 5

" 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 - 28468
Receipt Number:	20260914000156
Recorded Date/Time:	September 14, 2026 03:34 PM
User:	Martika S
Station:	CCL45

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT JOHNSON COUNTY, TEXAS

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

April Long