JAN 23 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long	
County Clerk, Johnson Count	ty Texas
BY_JE	DEPUTY

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

888

ORDER 2023-05

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of Westover Hills, Phase 2, Lots 5-20, Block 1, Lots 5 and 6, Block 2, Lots 9-12, Block 3, Lots 1-4, Block 6, in Precinct 1 and clarify 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."

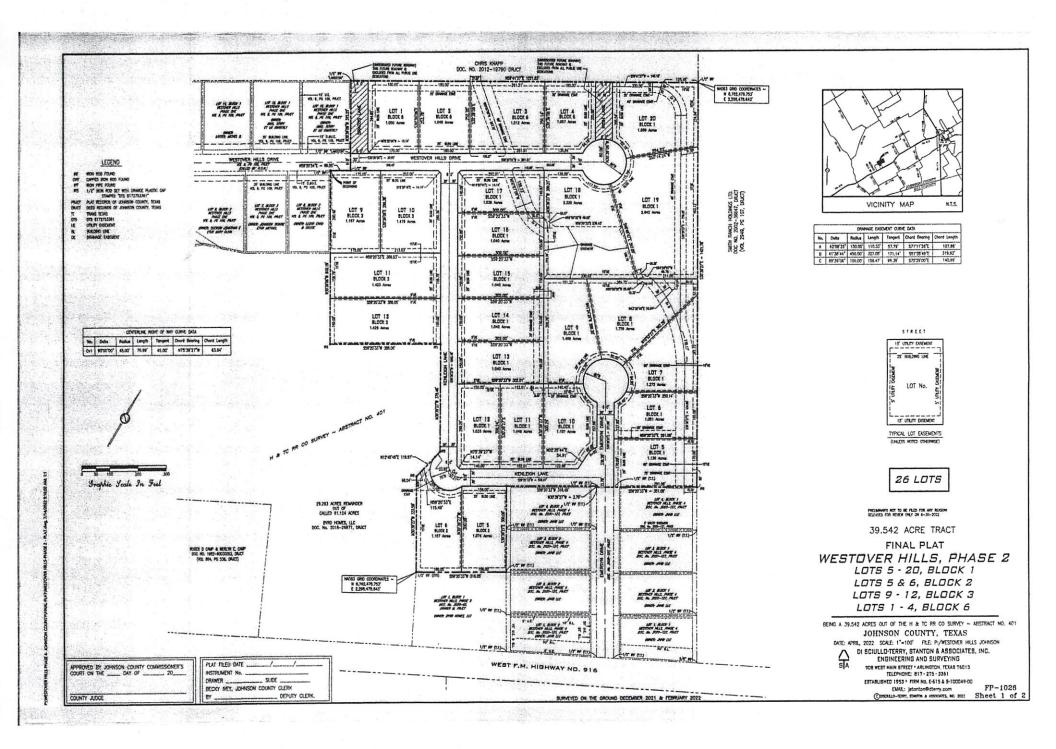
Said motion was approved by a vote of the Commissioners Court on the 23rd day of January 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Westover Hills, Phase 2, Lots 5-20, Block 1, Lots 5 and 6, Block 2, Lots 9-12, Block 3, Lots 1-4, Block 6, in Precinct 1 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 23RD DAY OF JANUARY 2023.

Cgh But
Christopher Boedeker, Johnson County Judge
Voted: yes, no, abstained
Rick Bailey, Comm. Pct. 1 Voted:
Mike White, Comm. Pct. 3 Voted:
ATTEST: April Long, County Clerk



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SYMPHONE SOUTH:

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Room Statistical

According bit the Flood Insurance Role Map for Johnson County, Tause and Incorporated
Area, Community Provide No. 452(100452), effective date 12/04/0712, this property is
secould in Same "I (sever all Mariner Flood Insurance). In the town referenced Flow Flood Insurance and notice to the Statistic According Statistics and the Statistic According Statistics and the Statistic According Statistics and Statistics

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FILING A PLAT

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LITTLITY FASEMENTS:

15' From Lot Line in Front & Book 5' From Lot Line on the sides

RIGHT OF WAY DEDICATION: OF WAY DEDICATION:

40' ROW from the center of road on F.M. or State

30' ROW from center of County Roads or Roads in a subdivision.

BUILDING LINES: 50° From Lot Line (State HRY & F.M.) 25° From Lot Line (County Road or Subdivision Roads)

CHNER'S CERTIFICATE

STATE OF TOAS

SHERICAS, \$100 HOMES, LLC, octing by and brough the undensigned, its duly subtorized opport in the sole center of a treat of load situated in the H & TO ER. Co. Sorrey, Anderstet Nie. ACI, and feet backing a specific of load collect all core food comments the feet before a comment of the collection of the collection of the content shareby 2016–2557; Deed Records of Johnson Courty, Exerts (CACIT), and belong must personalised shareby 2016–2557.

BEDNONES of a 1/2 lech iron red found of the northeast corner of Lot 8, Block 3, Western Hills, Phose One, an addition to Johnson Courty, Texas are recorded in Volume 9, Page 103, Pad Records of Johnson County, Texas (RMCT), and iron not done being in the moth right of wey line of Western Hills Drive, a coulde 60 foot right of way.

THENCE North 59" 20" 54" East, with the south right of way line of Westover Hills Drive, a distance of 69.55 feet, to a 1/2 inch iron rod found, for corner;

THENCE North 30" 39" 06" West, departing the south right of way line of Westover Hills numer, norm as as on wear, cogniting the soun right of way and of resource risks Debt, et al distance of 5000 feet personing or 1/2 lech larn road with a platic cop sharped "LMSCOM" found of the subheast corner of Lcf 16, Block 1, Westerner Hist, Priese Cies, sold iron rod doto being in the corth right of way fire of Westerner Hist Drive and then with the cost inter of sold Lct 16, in oil o distance of 315.21 feet to a 1/2 inch iron rod with a plastic cop stamped "LANDCON" found at the northeast corner of Lot 16 for corner;

THENCE North 50° 41° 27" East, a distance of 1221.53 feet, to a 1/2 inch iron rad found, for corner;

THENCE South 30" 39" 27" East, a distance of 1421,76 feet to a 1/2" iron rod with a intune, sourn or or 27 tem, a distance or religion ren to a 1/2 son not with a plastic our stemped "DTS 8172753381" set, of the northeast corner of Lot 4, Slock 1, Westover Hille - Phose 4, on addition to Johnson County, Texes, according to the plot recorded in Document No. 2020–127, PRJCT, for corner;

THENCE South 59' 20' 33' West with the north line of soid Let 4, Block 1, at a distance of 291.04 feet, possing through a 1/2' iron rod found with a plantic cop stamped "TRANSTEXAS", in all a distance of 351.08 livet to a 1/2' iron rod found with a plantic cop stamped "TRANSTECKS", in the east line Lot 4, Block 2, Westover Hills Phase 4, sold iron rad being in the west right of way of Emersyn Drive, a 60 right of way for corner;

THENCE North 30" 30" 27" Next with the east line of sold Lot 4, Slock 2, and the vest right of way line of Emering. Drive, a distance of 3.70 feet to a 1/2 inch iron rad with a plastic cop stamped "TRANSTEXAS" for corner;

THENCE South 50" 20" 33" West with the north line of sold Lot 4, Block 2, a distance of 518.49 feet to a 1/2 inch iron rod with a plantic cop stamped "DTS 8172753361" set of the northwest corner of Lot 4, for corner;

THENCE South 30" 30" 20" East with the west line of sold Block 2, a distance of 300,00 feet to a 1/2" linch tern rad with a plastic cap stamped "TRANSTELAS" found at the southwest corner of Let 3 for corner;

THENCE South 59" 20" 33" West, deporting the west line of sold Block 2, a distance of 316.05 feet to a 1/2" inch iron rod with a plastic cap stamped "DTS 8172753381" found

THENCE North 30" 38" 27" West, a distance of 333.50 feet to a 1/2" inch iron rod with a plastic cap stamped 'DTS 8172753361" set for corner;

THENCE North, 12" 48" 48" East, a distance of 119.97 feet to a 1/2" inch iron rad with a plastic cap interriped "DTS 8172753361" set for corner;

THENCE North 30" 38" 27" West, a distance of 379.46 feet to a 1/2" inch iron rad with a plastic cap stamped "DTS 8172753361" set for corner;

THENCE South 58° 20' 33" West, a distance of 388.06 feet to a 1/2" inch iron rod with a plastic cop stamped "DTS 8172783361" set for corner;

THENCE Horth 37 39' 05' West, at a distance of 319,78 feet, possing the southeast corner of the observationed Lat 8, Block 3, Western Hills-Phose One, then with the east fine of soil Lat 8, in 6 distance of \$10.19 feet to the POWT OF BEDROWS, containing a collaboration error of 33.542 errors (1,722,435 square feet) of tend.

OWNER'S CERTIFICATE

SHALL BY MALE COUNTY OF JOHNSON

SHEREAS, BYSO HOMES, LLC; acting by and through the undersigned, its duty outhorized agent in the relie owner of a bact of lond statuted in the H & TD RR. Ca. Survey, Activat 154, 607, and force thereig a parties of the called \$1 acre brot convered to Byrd Homes LLC, according to the deed recorded in Document Number 2018–26877, Deed Records of Johnson County, Texas (DRUCT).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Bud, Byrd Homes, LLC, acting by and through Mickle Syrd, Monoger, owner of obove described treat of land, does hearby adopt this jabl designating the herein described property or LLCS 3 PROUGH 12, ROON, LLCS 5 and E, ROON 2, LLCS 5 PROUCH 12, ROON 1, LLCS 5 PROUCH 12, ROON 1, ARD LLCS 1 PROUCH 12, ROON 6, RESIDER HELLS — PARCE 2, on addition to Johnson Coordy, Tessa, and done hearthy decided to the public sers, without reservation, the streety, isometrics, right-of-ways and any other public area shown hereon.

milei Rel MICKIE BYRO

7-142022

MANAGER, BYRD HOMES, LLC

STATE OF TEXAS

S COUNTY OF JOHNSON

SEFORE ME, the undersigned outhorfly, on this day personally appeared Mickle Byrd, 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 purposes and consideration therein

CANDA UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of

Charles E. malere Notary Public, for the State of Texas My Commission Expires: 06-20-2023



DIS is to certify that I, dayor P. Stanton, a flephilated Professional Land Surveyor, in the State of Isoca, how picted the above audidation from on other survey on the symonic and that this pict occurriely represent but survey mode by me or under my describin and secondarion. All consideries loves been marked with mail and with a picetic cop stomped "US \$172753381".

gazer State

here P. Sterles

OWNER: BYRD HOMES, LLC

904 CONVEYOR DRIVE

JOSHUA, TEXAS 76058 CONTACT: MICKIE BYRO 817-253-4805

Registered Professional Land Surveyor issue Registration No. 6173



26 LOTS

39.542 ACRE TRACT

FINAL PLAT

WESTOVER HILLS, PHASE 2 LOTS 5 - 20, BLOCK 1 LOTS 5 AND 6, BLOCK 2 LOTS 9 - 12, BLOCK 3 LOTS 1 - 4, BLOCK 6

BEING A 39.542 ACRES OUT OF THE H & TC RR CO SURVEY ~ ABSTRACT NO. 401 JOHNSON COUNTY, TEXAS

DATE: APRIL, 2022 SCALE: 1"=100" FILE: P:/WESTOVER HILLS JOHNSON OI SCIULLOTERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET . ARLINGTON, TEXAS 76013 TTI FPHONE: 817 - 275 - 3361

ESTABLISHED 1953 . FIRM No. E-615 & 5-100049-00 FP-1026 EMAIL: jstonton@dterry.com CONSCILLO-TONY, STANTON & ASSOCIATES, NC. 2022 Sheet 2 of 2

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ____ DAY OF ____

COUNTY JUDGE

PLAT FRED DATE INSTRUMENT No. SLIDE DRAWER ____ BECKY MEY, JOHNSON COUNTY CLERK DEPLITY CLERK. BY __