



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 2024-57

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 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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Hidden Oaks Ranch Estates**, Lot 1, Block 1, in Precinct 3 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.

Filed For Record 4:00pm

MAY 28 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 28TH DAY OF MAY 2024.

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

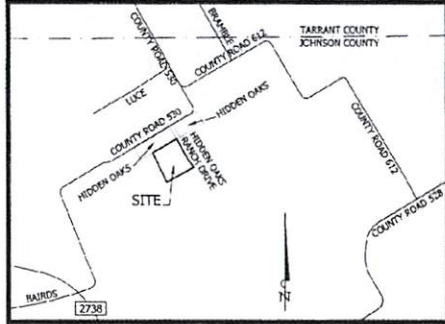
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

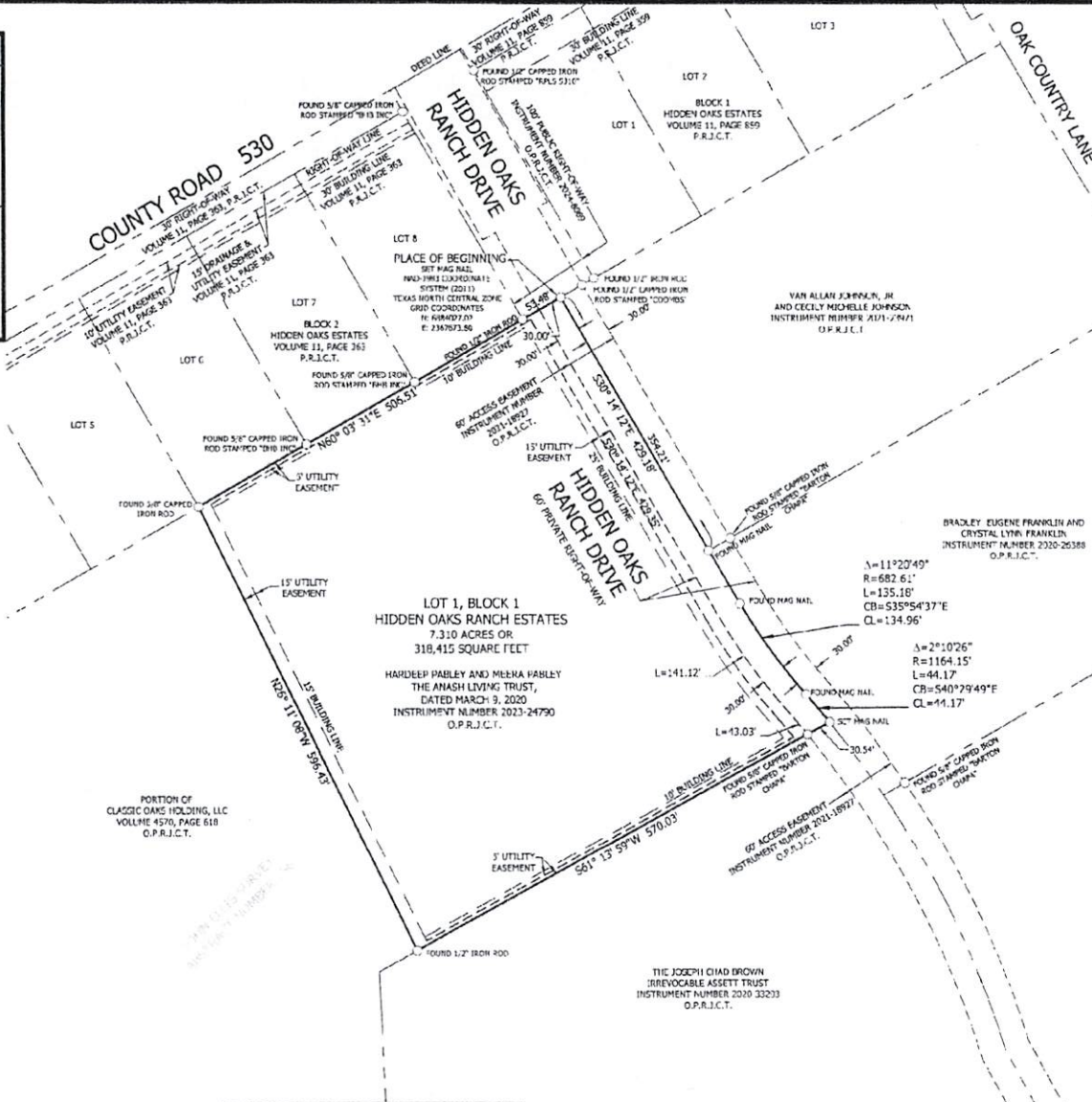
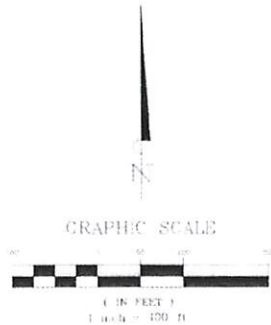
April Long

ATTEST: April Long, County Clerk





VICINITY MAP
SCALE: 1" = 2000'
JOHNSON COUNTY, TEXAS



Water: Bethesda Water Supply Corporation
Phone: 817-295-2131
Electric: United Cooperative Services
Phone: 817-447-9292
Septic: Private Individual Septic Systems

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES

D.P.R.J.C.T.
DEED RECORDS
JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS
P.R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4938" SET

COUNTY OF JOHNSON
APPROVED BY:
THIS DAY ____ OF _____, 2024.

COUNTY JUDGE

SURVEYOR'S CERTIFICATE:
THAT I, Michael Der Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey on February 20, 2024 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

MD 02/28/24
Michael Der Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



This plat filed in Volume _____ Page _____ Sheet _____
Date: _____

County Clerk, Johnson County, Texas

Deputy Clerk

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
THE ANASH LIVING TRUST
2415 PINE HOLLOW COURT
ARLINGTON, TEXAS 76006
PHONE: 817-829-6135

FINAL PLAT
OF
**HIDDEN OAKS
RANCH ESTATES**
LOT 1, BLOCK 1
BEING 7.310 ACRES OUT OF THE
JOHN ELLIS SURVEY, ABSTRACT NO. 256
JOHNSON COUNTY, TEXAS
Preparation Date: February 2024
Revision Date: May 2024
SHEET 1 OF 2

PREPARED BY: PROJECT NO. 460-24-001
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

LEGAL LAND DESCRIPTION:

WHEREAS, THE ANASH LIVING TRUST, DATED MARCH 9, 2020, acting by and through its duly authorized agent, is the owner of that certain 7.310 acres (318,415 square feet) of land in the John Ellis Survey, Abstract Number 256, Johnson County, Texas, said 7.310 acres (318,415 square feet) of land described in a Special Warranty Deed to Anash Policy, Trustee of The Anash Living Trust, Dated March 9, 2020 (hereinafter referred to as Anash Living Trust tract), as recorded in Instrument Number 2021-24730, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said 7.310 acres (318,415 square feet) of land being more particularly described, as metes and bounds, as follows:

BEGINNING at a mag nail set for the northerly corner of said Anash Living Trust tract, same being a Southwesterly line of the remainder of that certain tract of land described in a Quitclaim Deed to Classic Oaks Holding, LLC (hereinafter referred to as Classic Oaks Holding tract), as recorded in Book 4576, Page 618, O.P.R.J.C.T., same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Van Allen Johnson, Jr. and Cecily Hedwile Johnson (hereinafter referred to as Johnson tract), as recorded in Instrument Number 2021-23971, O.P.R.J.C.T., (same as the one-half inch iron rod found for the Southeastern corner of that certain tract of land described in L&L Block 2, Hidden Oaks Estates, a subdivision in Johnson County, Texas, according to the plat recorded in Volume 11, Page 343, Plat Records, Johnson County, Texas (P.R.J.C.T.) bears South 60 degrees 02 minutes 30 seconds West, a distance of 53.29 feet;

THENCE South 30 degrees 14 minutes 12 seconds East, departing a Southwesterly line of said Classic Oaks Holding tract, with the common line between said Anash Living Trust tract and said Johnson tract, pass at a distance of 354.21 feet, a point from which a mag nail found bears North 40 degrees 05 minutes 43 seconds East, a distance of 0.24 feet, same being the Southern corner of said Johnson tract, same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Hedwile Eugene Franklin and Cecily Ann Franklin (hereinafter referred to as Franklin tract), as recorded in Instrument Number 2020-06888, O.P.R.J.C.T., continue with said course, with the common line between said Anash Living Trust tract and said Franklin tract for a total distance of 420.18 feet to a point from which a mag nail found bears North 67 degrees 30 minutes 45 seconds East, a distance of 0.23 feet, same being the beginning of a curve to the left, whose long chord bears South 35 degrees 54 minutes 37 seconds East, a distance of 137.06 feet;

THENCE Southwesterly, continue with the common line between said Anash Living Trust tract and said Franklin tract, with said curve to the left having a radius of 862.61 feet, through a central angle of 11 degrees 20 minutes 49 seconds, for an arc distance of 133.18 feet to a mag nail found, same being the beginning of a curve to the right, whose long chord bears South 40 degrees 29 minutes 49 seconds East, a distance of 44.17 feet;

THENCE Southwesterly, continue with the common line between said Anash Living Trust tract and said Franklin tract, with said curve to the right having a radius of 1164.13 feet, through a central angle of 02 degrees 10 minutes 56 seconds, for an arc distance of 41.12 feet to a mag nail set for the Eastern corner of said Anash Living Trust tract, same being the Northerly corner of that certain tract of land described in a General Warranty Deed to The Joseph Chad Brown Irrevocable Asset Trust (hereinafter referred to as The Joseph Chad Brown Irrevocable Asset Trust tract), as recorded in Instrument Number 2020-31207, O.P.R.J.C.T.;

THENCE North 61 degrees 15 minutes 50 seconds West, departing the Southwesterly line of said Franklin tract, with the common line between said Anash Living Trust tract and The Joseph Chad Brown Irrevocable Asset Trust tract, a distance of 570.03 feet to a one-half inch iron rod found for the Southwesterly corner of said Anash Living Trust tract, same being an Exact line of the remainder of the aforesaid Classic Oaks Holding tract;

THENCE North 26 degrees 11 minutes 26 seconds West with the common line between said Anash Living Trust tract and the remainder of said Classic Oaks Holding tract, a distance of 386.43 feet to a one-half inch iron rod with plastic cap found for the Western corner of said Anash Living Trust tract, same being the Southwesterly line of the aforesaid Hidden Oaks Estates;

THENCE North 50 degrees 03 minutes 31 seconds East with the Anash Living Trust tract and said Hidden Oaks Estates, a distance of 306.51 feet to the **PLACE OF BEGINNING**, and containing a released area of 7.310 acres (318,415 square feet) of land

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS

That, THE ANASH LIVING TRUST, DATED MARCH 9, 2020, acting by and through its duly authorized agents, of the above described tract of land, do hereby accept this plat designating the herein described property as **HIDDEN OAKS RANCH ESTATES**, an 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.

Hardeep Pabley 5/8/24
NAME: HARDEEP PABLEY DATE

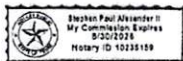
Meera Pabley 5/8/24
NAME: MEERA PABLEY DATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared HARDEEP PABLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 8TH DAY OF May, 2024.

Stephen Paul Alexander II
NOTARY PUBLIC in and for the STATE OF TEXAS

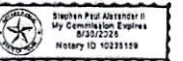


STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared MEERA PABLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 8TH DAY OF May, 2024.

Stephen Paul Alexander II
NOTARY PUBLIC in and for the STATE OF TEXAS



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.

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.

Private Sewage Facility

- 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.
- 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.
- 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 it is uncontrolled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

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, impose 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.

Food Statement:

- According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48254C0325, effective date December 4, 2012, this property is located in zone "X". (Areas determined to be outside the 0.2% annual chance flood plain).
- The above referenced FEMA "HKM" 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 a part of the "NFIP".

Flood Notes:

- Flooding the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway 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 lot.
- 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.

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 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.

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.

Utility Easement:

- 15' from lot line in front & back
- 5' from lot line on the sides
- Right of Way Dedication:**
- 40' ROW from center of road on P.M. or State
- 30' ROW from center of County roads or roads in a subdivision.
- Building Lines:**
- 50' from lot line (State Hwy. & F.V.).
- 25' from lot line (County Road or Subdivision Roads).

GENERAL NOTES:

- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48254C0325, dated September 21, 2023, the property appears to lie within Zone "X" and the entire property lies within a "X" area determined to be outside the 0.2% annual chance floodplain zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4038". All found monuments shown hereon are deemed to be controlling monuments.
- This subdivision or any part thereof is not located within the E.L.J. of any city or town.
- The designation of the proposed usage of this will be single family residential.
- Hidden Oaks Ranch Drive is a Private Road and will be maintained by the private land owners per covenants contained within a Non-Exclusive Roadway and Maintenance Agreement, recorded in Instrument Number 2021-18927, Official Public Records, Johnson County, Texas.
- The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

FINAL PLAT
OF
**HIDDEN OAKS
RANCH ESTATES**
LOT 1, BLOCK 1
BEING 7.310 ACRES OUT OF THE
JOHN ELLIS SURVEY, ABSTRACT NO. 256
JOHNSON COUNTY, TEXAS
Preparation Date: February 2024
Revision Date: May 2024
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 468-24-001
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
THE ANASH LIVING TRUST
2415 PINE HOLLOW COURT
ARLINGTON, TEXAS 76006
PHONE: 817-829-6135