

AGENDA PLACEMENT FORM

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

Date: March 6, 2024

Meeting Date: March 25, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Consideration of Variance to Extend Completion of Construction of Roads, Streets, Drainage, and Signage from 12 months to 18 months in The Ranches at Pecan Plantation, Phase 2, Precinct 1.

(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**



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 Granbury PM, LLC Date February 28, 2024

Phone Number 417-425-5687

Email Address SGuy@Pattenco.com

Property Information for Variance Request:

Property 911 address Not assigned

Subdivision name The Ranches at Pecan Plantation Phase 2 Block Lots 3560-3713 Lot _____

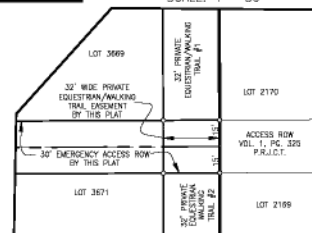
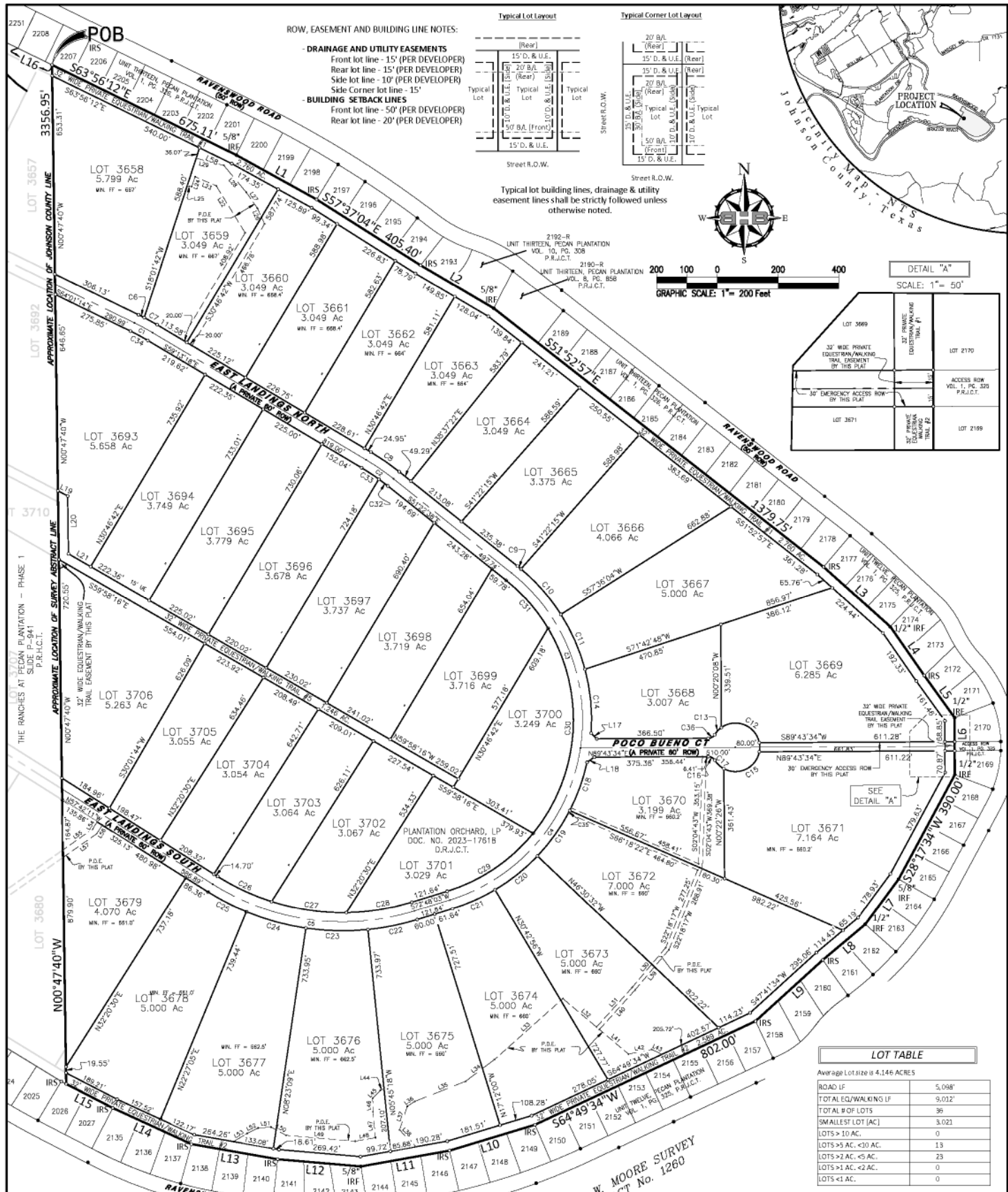
Survey James W Moore Survey Abstract #1260 Acreage 163.378

Request Extend the construction completion time to 18 months from Final Plat Approval

Reason for request Allow for additional time to install Water/Electric/Signage/Roads

Provide the following with this request:

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



LOT TABLE	
Average Lot Size is 4.146 ACRES	
ROAD LF	5,098'
TOTAL EQ/WALKING LF	9,012'
TOTAL # OF LOTS	36
SMALLEST LOT [AC]	3.021
LOTS > 10 AC	0
LOTS > 5 AC, < 10 AC	13
LOTS > 2 AC, < 5 AC	23
LOTS > 1 AC, < 2 AC	0
LOTS < 1 AC	0

Plat Recorded In _____
 Date _____ Instrument # _____ & Slide _____

County Clerk, Johnson County, Texas
 Deputy Clerk
BIB
BAIRD, HAMPTON & BROWN
 engineering and surveying

OWNER:
 PLANTATION ORCHARD, L.P.
 7900 N. MONTICELLO
 GRANBURY, TEXAS 76049
 BENJAMIN L. ANTHONY, VICE PRESIDENT
 PHONE: 817-910-9195

LEGEND	
B/L	Building Line
DE	Drainage Easement
D.R.J.C.T.	Deed Records, Johnson County, Texas
D. & U.E.	Drainage & Utility Easement
FFE	Finish Floor Elevation
IRF	Iron Rod Found
IRS	Set 5/8" Capped Iron Rod Marked "BIB INC"
P.D.E.	Private Drainage Easement
P.R.H.C.T.	Plat Records, Hood County, Texas
P.R.J.C.T.	Plat Records, Johnson County, Texas
R.O.W.	Right-of-Way
Min. FF.	Minimum Finished Floor

JAMES W. MOORE SURVEY
 ABSTRACT No. 1260

FINAL PLAT
LOTS 3658-3679 AND LOTS 3693-3706
THE RANCHES AT
PECAN PLANTATION - PHASE 2
 36 SINGLE FAMILY LOTS &
 EQUESTRIAN/WALKING TRAILS #1, #2, & #5
 BEING A 163.378 ACRE TRACT OF LAND SITUATED IN THE
 JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
 JOHNSON COUNTY, TEXAS
JANUARY 2024 **SHEET 1 OF 5**

Line Table		
Line #	Direction	Length
L1	S61°03'04"E	302.00
L2	S59°29'04"E	279.50
L3	S49°06'26"E	295.00
L4	S34°45'26"E	195.80
L5	S35°44'26"E	171.45
L6	S0°09'26"E	188.10
L7	S36°22'34"W	185.00
L8	S49°56'34"W	182.80
L9	S47°41'34"W	299.25
L10	S73°09'34"W	294.00
L11	S79°53'34"W	296.10
L12	N85°04'26"W	275.05
L13	N80°01'26"W	286.40
L14	N65°20'27"W	284.57
L15	N62°38'48"W	172.84
L16	N63°56'12"W	125.03
L17	N45°01'02"W	26.15
L18	N53°44'42"E	29.16
L19	N62°30'01"W	36.11
L20	N0°47'10"W	190.58
L21	N59°58'16"W	84.54
L22	N31°35'09"W	181.24
L23	N66°32'35"W	75.88
L24	S18°45'48"W	34.70
L25	N7°42'21"W	15.13
L26	N24°30'57"W	56.52
L27	S34°44'29"E	63.56
L28	N39°50'52"W	115.69
L29	N75°27'14"W	94.31

Line Table		
Line #	Direction	Length
L30	S40°05'04"W	171.45
L31	S41°59'30"W	175.00
L32	N49°47'33"W	144.93
L33	S48°19'58"W	302.17
L34	S53°01'15"W	118.01
L35	S68°20'44"W	180.79
L36	S56°40'36"W	28.88
L37	S18°07'10"W	81.79
L38	S44°24'18"E	77.41
L39	S40°05'04"W	173.62
L40	S41°59'30"W	174.82
L41	S49°47'33"E	125.15
L42	N78°48'57"E	78.28
L43	S64°46'58"E	37.45
L44	S69°38'12"W	13.63
L45	S44°15'10"W	35.57
L46	S0°57'02"E	45.33
L47	S5°47'41"E	85.13
L48	S80°00'44"W	67.82
L49	N85°04'26"W	228.50
L50	N61°27'33"W	56.50
L51	S86°01'04"W	42.34
L52	S63°34'55"W	40.12
L53	S58°59'39"W	52.58
L55	S54°47'28"W	119.82
L57	S54°52'25"W	136.35
L58	S63°56'12"E	118.10

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	4°47'56"	800.00'	67.01'	N61°37'16"W	66.99'
C2	7°50'39"	800.00'	109.53'	N59°17'58"W	109.44'
C3	59°54'31"	620.00'	648.27'	N21°25'23"W	619.14'
C4	64°18'08"	620.00'	695.46'	N40°39'56"E	659.57'
C5	49°29'52"	800.00'	691.12'	S82°27'04"E	669.83'
C6	1°28'51"	830.00'	20.97'	N63°17'49"W	20.97'
C7	3°21'05"	830.00'	48.55'	N60°53'50"W	48.54'
C8	7°50'39"	830.00'	113.63'	N55°17'58"W	113.55'
C9	1°19'35"	650.00'	15.05'	N50°42'50"W	15.05'
C10	1°39'07"	650.00'	200.25'	N41°13'30"W	199.46'
C11	17°27'12"	650.00'	198.00'	N23°40'21"W	197.24'
C12	114°04'33"	80.00'	159.28'	N68°07'08"W	134.24'
C13	2°3'31'42"	80.00'	32.85'	S43°04'45"W	32.52'
C14	18°45'35"	650.00'	212.82'	N5°33'57"W	211.87'
C15	107°46'18"	80.00'	150.48'	N64°25'07"E	129.26'
C16	58°24'43"	25.00'	25.49'	S61°04'05"E	24.40'
C17	29°50'00"	80.00'	41.66'	S46°46'44"E	41.19'
C18	14°54'36"	650.00'	169.15'	N19°48'12"E	168.67'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C19	16°13'58"	650.00'	184.16'	N35°22'29"E	183.54'
C20	15°47'36"	650.00'	179.17'	N51°23'16"E	178.60'
C21	13°30'56"	650.00'	153.33'	N66°02'30"E	152.97'
C22	11°26'40"	830.00'	165.79'	N78°31'20"E	165.51'
C23	14°08'29"	830.00'	204.85'	S88°41'05"E	204.33'
C24	14°03'57"	830.00'	203.76'	S74°34'52"E	203.25'
C25	9°50'46"	830.00'	142.63'	S62°37'31"E	142.46'
C26	14°36'19"	770.00'	196.28'	N65°00'18"W	195.75'
C27	18°35'31"	770.00'	249.86'	N81°36'12"W	248.76'
C28	16°18'02"	770.00'	219.06'	S80°57'01"W	218.33'
C29	33°36'07"	590.00'	346.36'	S55°58'56"W	341.41'
C30	70°01'15"	590.00'	721.04'	S4°09'19"W	677.00'
C31	20°31'16"	590.00'	211.32'	S41°07'00"E	210.19'
C32	2°46'52"	770.00'	37.37'	S52°46'04"E	37.37'
C33	5°03'48"	770.00'	68.05'	S56°41'24"E	68.02'
C34	4°47'56"	770.00'	64.49'	S61°37'16"E	64.47'
C35	0°53'01"	650.00'	10.02'	N27°41'55"E	10.02'
C36	58°24'52"	25.00'	25.49'	N60°31'20"E	24.40'

OWNER:

PLANTATION ORCHARD, L.P.
 7900 N. MONTICELLO
 GRANBURY, TEXAS 76049
 BENJAMIN L. ANTHONY, VICE PRESIDENT
 PHONE: 817-910-9195



BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
 ree@bhbnc.com • 817.338.1277 • bhbnc.com
 TBPELS Firm #44, #16011300

Plat Recorded In _____

Date _____, Instrument # _____, & Slide _____.

County Clerk, Johnson County, Texas _____

Deputy Clerk _____

FINAL PLAT
LOTS 3658-3679 AND LOTS 3693-3706
THE RANCHES AT
PECAN PLANTATION - PHASE 2

36 SINGLE FAMILY LOTS &
 EQUESTRIAN/WALKING TRAILS #1, #2, & #5
 BEING A 163.378 ACRE TRACT OF LAND SITUATED IN THE
 JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
 JOHNSON COUNTY, TEXAS

JANUARY 2024

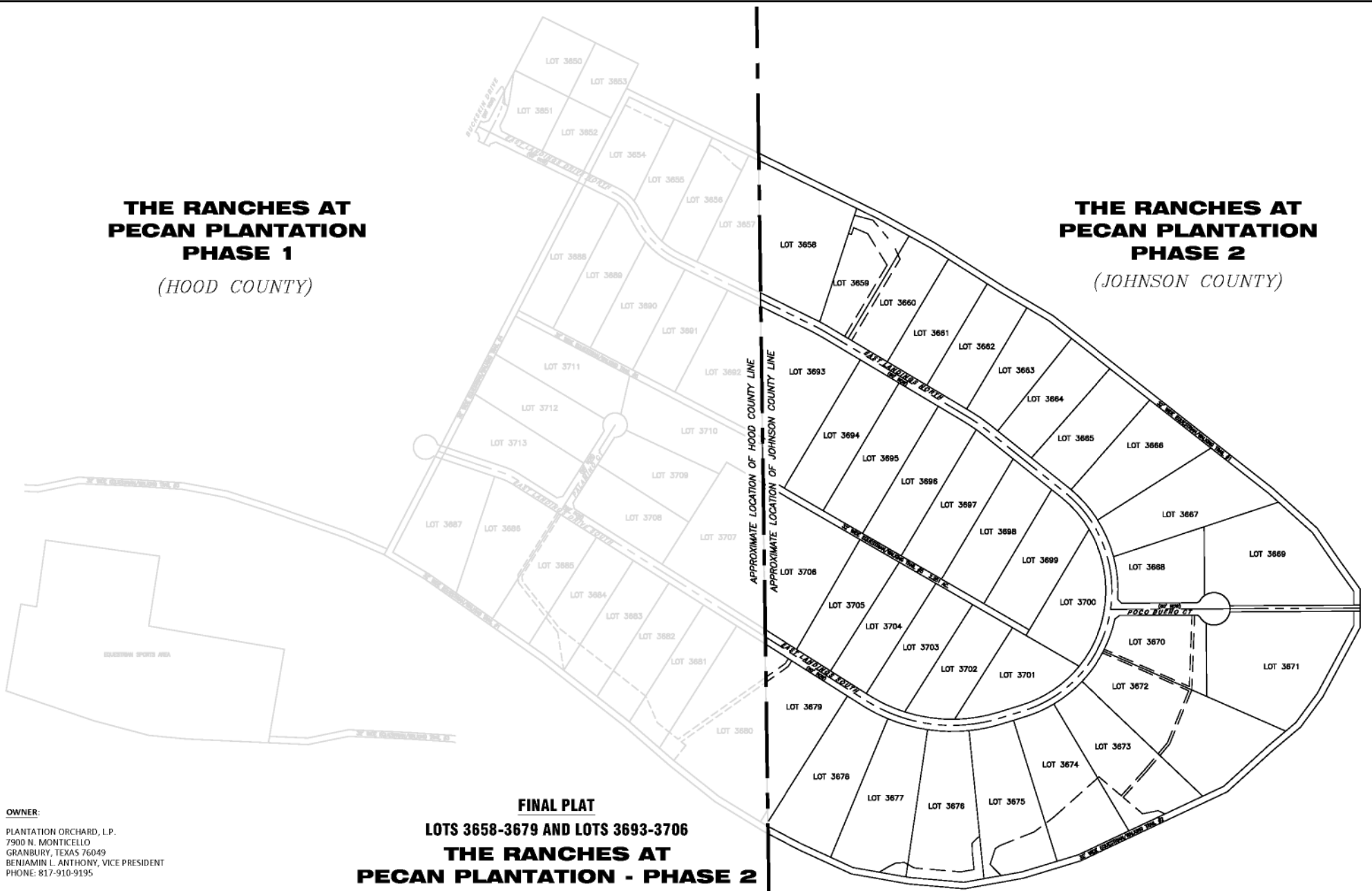
SHEET 2 OF 5

**THE RANCHES AT
PECAN PLANTATION
PHASE 1**

(HOOD COUNTY)

**THE RANCHES AT
PECAN PLANTATION
PHASE 2**

(JOHNSON COUNTY)



OWNER:
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FINAL PLAT
LOTS 3658-3679 AND LOTS 3693-3706
**THE RANCHES AT
PECAN PLANTATION - PHASE 2**

36 SINGLE FAMILY LOTS &
EQUESTRIAN/WALKING TRAILS #1, #2, & #5
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JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
JOHNSON COUNTY, TEXAS

JANUARY 2024 **SHEET 3 OF 5**

Plat Recorded in
Date _____, Instrument # _____, & Slide _____
County Clerk, Johnson County, Texas
Deputy Clerk _____

JOHNSON COUNTY NOTES

- 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 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**
The subject property lies within Zone K - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48251C0275K, Effective Date April 05, 2019.
- 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 staked 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.

OWNER:

PLANTATION ORCHARD, L.P.
7900 N. MONTICELLO
GRANBURY, TEXAS 76049
BENJAMIN L. ANTHONY, VICE PRESIDENT
PHONE: 817-910-9195



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TBPELS Firm #44, #10011300

- 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.
- 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 building, 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 \$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.
- 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.
- DRAINAGE & UTILITY EASEMENT (UNLESS OTHERWISE SHOWN):**
15' from lot line front & rear (per developer)
10' from side lot line (per developer)
15' from side lot line at corner lots
BUILDING SETBACK:
50' from lot lines (State Hwy & FM Road)
25' from lot lines (County Road or Subdivision Roads)
50' from front lot lines (per developer)
20' from rear lot lines (per developer)
Right of Way Dedication:
40' ROW from center of road on F.M. or State
30' ROW from center of County roads or roads in a subdivision.

Plat Recorded In

Date _____, Instrument # _____, & Slide _____.

County Clerk, Johnson County, Texas

Deputy Clerk _____

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone [4202] NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83[2011] Epoch 2020.0000. Distances shown are U.S. Survey feet displayed in vertical values.
- Surface Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
- All property corners are set 5/8 inch capped iron rod marked "BIB INC" unless otherwise noted.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- The land use is designated as single family residential sites unless otherwise noted.
- The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Johnson County Clerk's Office.
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Johnson County Clerk's Office.
- This subdivision or any part thereof is not located within the ETI of any city or town.
- No construction or development within this subdivision may begin until all Johnson County development permit requirements have been satisfied and the construction plans have been approved by the Director of Public Works.
- No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Johnson County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
- Concerning all detention areas: Fencing is allowed. No fill dirt is allowed to be added and no structures allowed in easements.
- Maintenance of drainage facilities and the equestrian/walking trails shall be the responsibility of the property owners association.
- No structure within this subdivision shall be occupied until it is connected to an individual water supply or to a State-approved community water system, and until it is connected to a public sewer system or to an on-site wastewater system that has been approved and permitted by the Johnson County Public Works Department.
- The developer shall complete all roads and drainage facilities in the subdivision within twelve (12) months after the date of final plat approval.
- Water Supply Source: Acton Municipal Utility District. - Ph# (817) 326-4720
- Sewer Disposal: On-Site Septic
- Electric Delivery: On-Call - Ph# 1-888-313-6862
- Private streets and walking/equestrian trails shall be owned and maintained by the POA. All private drainage easements will be maintained by the POA.

HOLD HARMLESS

Recorded covenants and restrictions shall contain language whereby the owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the County, any other governmental entity, and any public utility entity for damages to the private streets that may be occasioned by the reasonable use of the private streets by same, and for damages and injury (including death) arising from the condition of the private streets, out of any use of access gates or cross arms, or out of any use of the subdivision by the County or governmental/utility entity.

FINAL PLAT LOTS 3658-3679 AND LOTS 3693-3706 THE RANCHES AT PECAN PLANTATION - PHASE 2

36 SINGLE FAMILY LOTS &
EQUESTRIAN/WALKING TRAILS #1, #2, & #5
BEING A 163.378 ACRE TRACT OF LAND SITUATED IN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
JOHNSON COUNTY, TEXAS

JANUARY 2024

SHEET 4 OF 5

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS Plantation Orchard, L.P., being the owner of a tract land situated within the James W. Moore Survey, Abstract Number 1260, Johnson County, Texas to wit:

BEING a tract of land situated in the James W. Moore Survey, Abstract Number 1260, Johnson County, Texas same being a portion of a tract of land as described by Deed to Plantation Orchard, LP as recorded in Document Number 2023-17618, of the Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a set 5/8-inch capped iron rod marked "BHB IHC" (IRS) in the common line between the said Plantation Orchard, LP tract and Unit 13, Pecan Plantation, an addition to Hood and Johnson County, Texas as shown on the plat recorded in Volume 1, Page 326, Plat Records, Johnson County, Texas (P.R.I.C.T.) from which the most westerly corner of said Unit 13 bears North 63°56'12" West, a distance of 125.03 feet;

THENCE with the said common line between the said Plantation Orchard, LP tract and said Unit 13 the following courses and distances:

South 63°56'12" East, a distance of 675.11 feet to a found 5/8-inch iron rod for the southeast corner of Lot 2201 of said Unit 13, same being the southwest corner of Lot 2200 of said Unit 13;

South 61°03'04" East, a distance of 302.00 feet to an IRS for the southeast corner of Lot 2198 of said Unit 13, same being the southwest corner of Lot 2197 of said Unit 13;

South 57°37'04" East, a distance of 405.40 feet to an IRS for the southeast corner of Lot 2194 of said Unit 13, same being the southwest corner of Lot 2193 of said Unit 13;

South 59°29'04" East, a distance of 279.50 feet to a found 5/8-inch iron rod;

South 51°52'57" East, passing at a distance of 1184.75 feet, a point for the southeast corner of Lot 2180 of said Unit 13, same being the southwest corner of Lot 2179, Unit 12, Pecan Plantation, an addition to Johnson County, Texas as shown on the plat recorded in Volume 1, Page 325, P.R.I.C.T., and now continuing with the common line between the said Plantation Orchard, LP tract and said Unit 12 in all for a total distance of 1379.75 feet to an IRS for the southeast corner of Lot 2178 of said Unit 12, same being the southwest corner of Lot 2177 of said Unit 12;

THENCE continuing with the common line between the said Plantation Orchard, LP tract and said Unit 12 the following courses and distances:

South 48°06'26" East, a distance of 295.00 feet to a found 1/2-inch iron rod for the southeast corner of Lot 2175 of said Unit 12, same being the southwest corner of Lot 2174 of said Unit 12;

South 34°45'26" East, a distance of 195.80 feet to an IRS for the most southerly corner of Lot 2173 of said Unit 12, same being the most westerly corner of Lot 2172 of said Unit 12;

South 35°44'26" East, a distance of 171.45 feet to a found 1/2-inch iron rod for the most southerly corner of Lot 2171 of said Unit 12, same being the northwest corner of Lot 2170 of said Unit 12;

South 00°09'26" East, a distance of 188.10 feet to a found 1/2-inch iron rod for the southwest corner of Lot 2169 of said Unit 12, same being the northwest corner of Lot 2169 of said Unit 12;

South 28°17'34" West, a distance of 390.00 feet to a found 5/8-inch iron rod for the southwest corner of Lot 2165 of said Unit 12, same being the northwest corner of Lot 2164 of said Unit 12;

South 36°22'34" West, a distance of 185.00 feet to a found 1/2-inch iron rod for the most westerly corner of Lot 2163 of said Unit 12, same being the most northerly corner of Lot 2162 of said Unit 12;

South 49°56'34" West, a distance of 182.80 feet to an IRS for the northwest corner of Lot 2161 of said Unit 12, same being the northeast corner of Lot 2160 of said Unit 12;

South 47°41'34" West, a distance of 299.25 feet to an IRS for the northwest corner of Lot 2158 of said Unit 12, same being the northeast corner of Lot 2157 of said Unit 12;

South 64°49'34" West, a distance of 802.00 feet to an IRS for the northwest corner of Lot 2150 of said Unit 12, same being the northeast corner of Lot 2149 of said Unit 12;

South 73°09'34" West, a distance of 294.00 feet to an IRS for the northwest corner of Lot 2147 of said Unit 12, same being the northeast corner of Lot 2146 of said Unit 12;

South 79°53'34" West, a distance of 296.10 feet to a found 5/8-inch iron rod for the northwest corner of Lot 2144 of said Unit 12, same being the northeast corner of Lot 2143 of said Unit 12;

North 85°04'26" West, a distance of 275.05 feet to an IRS for the northwest corner of Lot 2141 of said Unit 12, same being the northeast corner of Lot 2140 of said Unit 12;

North 80°01'26" West, a distance of 288.40 feet to an IRS for the northwest corner of Lot 2138 of said Unit 12, same being the northeast corner of Lot 2137 of said Unit 12;

North 65°20'27" West, a distance of 284.57 feet to an IRS for the northwest corner of Lot 2135 of said Unit 12, same being the northeast corner of Lot 2027, Unit 11, Pecan Plantation, an addition to Hood and Johnson County, Texas as shown on the plat recorded in Slide A-139-B, P.R.H.C.T.;

THENCE North 62°38'48" West, with the common line between the said Plantation Orchard, LP tract and said Unit 11, a distance of 172.84 feet to an IRS for the southeast corner of The Ranches at Pecan Plantation Phase 1, an addition to Hood County, Texas as recorded in Slide P-941, Plat Records, Hood County, Texas;

THENCE North 00°47'40" West, departing the said common line and with the east line of the said The Ranches at Pecan Plantation - Phase 1, a distance of 3356.95 feet to the POINT OF BEGINNING and CONTAINING 7,116,754 square feet or 163.378 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Benjamin L. Anthony, Vice President of Plantation Orchard, L.P. ("Owner"), acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as THE RANCHES AT PECAN PLANTATION - PHASE 2 an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the easements and any other public area shown hereon unless otherwise designated on this plat. All streets are private and are not dedicated for public use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Johnson County, Texas.

WITNESS, my hand, this the ___ day of _____, 20_____.

By:

Authorized Signature

Benjamin L. Anthony, Vice President of Plantation Orchard, L.P.

STATE OF TEXAS §

COUNTY OF JOHNSON §

BEFORE ME,

_____, notary public, State of Texas, on this day, personally appeared Benjamin L. Anthony, known to me through Texas Driver's License 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 expressed herein.

Given under my hand and seal of office this the ___ day of _____, 20_____.

Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 01-10-2024

Robert A. Lee
State of Texas Registered
Professional Land Surveyor
RPLS No. 6895
Date: January 10, 2024

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared Robert A. Lee, known to me through Texas Driver's License 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 expressed herein.

Given under my hand and seal of office this the ___ day of _____, 20_____.

David J. Horsburgh
Notary Public, State of Texas

My Commission Expires: _____

FINAL PLAT

LOTS 3658-3679 AND LOTS 3693-3706

**THE RANCHES AT
PECAN PLANTATION - PHASE 2**

**36 SINGLE FAMILY LOTS &
EQUESTRIAN/WALKING TRAILS #1, #2, & #5
BEING A 163.378 ACRE TRACT OF LAND SITUATED IN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
JOHNSON COUNTY, TEXAS**

JANUARY 2024

SHEET 5 OF 5



BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
rtee@bhinc.com • 817-338-1277 • bhinc.com
TBPELS Firm #44, #10011300

OWNER:

PLANTATION ORCHARD, L.P.
7900 N. MONTICELLO
GRANBURY, TEXAS 76049
BENJAMIN L. ANTHONY, VICE PRESIDENT
PHONE: 817-910-9195

Approved by Johnson County Commissioner's Court

HONORABLE JUDGE PRESIDING

Date _____

Plat Recorded In

Date _____, Instrument # _____, & Slide _____.

County Clerk, Johnson County, Texas

Deputy Clerk _____

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

SPECIAL WARRANTY DEED

Date: June 21, 2023

Grantor: LENMO, INC.

Grantor's Mailing Address:

7900 Monticello Drive
Granbury, Texas 76049
Hood County

Grantee: PLANTATION ORCHARD, L.P.

7900 Monticello Drive
Granbury, Texas 76049
Hood County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid, the receipt and sufficiency of which are herby acknowledged and confessed.

Surface Estate Only In and To:

Being a 285.538 acre tract of land situated in the James W. Moore Survey, Abstract No. 344, Hood County, Texas, and the James W. Moore Abstract Number 1260, Johnson County, Texas said 285.538 acre tract being more particularly described on the attached Exhibit A, and designated as the Ranches subdivision in Pecan Plantation.

Reservations and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time, relating to the hereinabove described property:

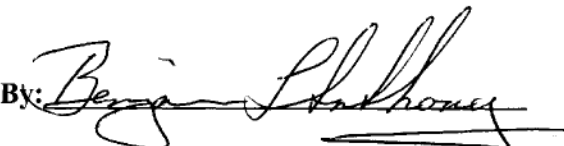
- (1) Restrictions of record, if any, Reservations of mineral and/or royalty interests of record, if any, all easements of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.
- (2) Reservation by Grantor of all of Grantor's adjudicated water rights, if any, under Water Right No. 12-4072A and 4072B, and Water Right No. 2009, issued under the Texas Water Right Adjudication Act of 1967.

Grantee assumes all taxes for the year 2023 and subsequent years.

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 to 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

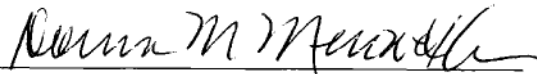
LENMO, INC.

By: 
BENJAMIN L. ANTHONY, President

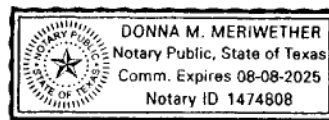
STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on June 21, 2023 by BENJAMIN L. ANTHONY, President of LENMO, INC., a Texas corporation, on behalf of said corporation.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Plantation Orchard, L.P.
7900 Monticello Drive
Granbury, Texas 76049



STATE OF TEXAS §

COUNTY OF HOOD §

WHEREAS Lenmo, Inc. being the owner of a tract land situated within the James W. Moore Survey, Abstract Number 344, Hood County, Texas and the James W. Moore Survey, Abstract Number 1260, Johnson County, Texas to wit:

BEING a tract of land situated in the James W. Moore Survey, Abstract Number 344, Hood County Texas and the James W. Moore Survey, Abstract Number 1260, Johnson County, Texas same being a portion of a tract of land described by Partition Deed to Lenmo, Inc. (Parcel One) as recorded in Volume 1457, Page 624, of the Deed Records of Hood County, Texas (D.R.H.C.T.) and Volume 1496, Page 752, D.R.H.C.T., and being all of a tract of land as described by deed to Lenmo, Inc as recorded in Document Number 2010-0009243, D.R.H.C.T., said tract of land being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northwest corner of Lot 2246, Unit 14, Pecan Plantation, an addition to Hood County, Texas as shown on the plat recorded in Slide A-179-A, Plat Records, Hood County, Texas (P.R.H.C.T.), same being an ell corner in said Parcel One, and being in the southwest right-of-way line of Ravenwood Road (a 50-foot right-of-way);

THENCE South 26°03'36" West, with the common line between said Parcel One and said Unit 14, a distance of 135.01 feet to a found 3/4-inch iron rod for the southwest corner of said Lot 2246;

THENCE South 63°56'12" East, continuing with the said common line, passing at a distance of 600.00 feet, a point for the southeast corner of Lot 2251 of said Unit 14, same being the southwest corner of Lot 2208, Unit 13, Pecan Plantation, an addition to Hood and Johnson County, Texas as shown on the plat recorded in Slide A-178-B, P.R.H.C.T. and Volume 1, Page 326, Plat Records, Johnson County, Texas (P.R.J.C.T.) and now continuing with the common line between said Parcel One and said Unit 13 in all for a total distance of 1400.14 feet to a found 5/8-inch iron rod for the southeast corner of Lot 2201 of said Unit 13, same being the southwest corner of Lot 2200 of said Unit 13;

THENCE continuing with the said common line between said Parcel One and said Unit 13 the following courses and distances:

South 61°03'04" East, a distance of 302.00 feet to an IRS for the southeast corner of Lot 2198 of said Unit 13, same being the southwest corner of Lot 2197 of said Unit 13;

South 57°37'04" East, a distance of 405.40 feet to an IRS for the southeast corner of Lot 2194 of said Unit 13, same being the southwest corner of Lot 2193 of said Unit 13;

South 59°29'04" East, a distance of 279.50 feet to a found 5/8-inch iron rod;

South 51°52'57" East, passing at a distance of 1184.75 feet, a point for the southeast corner of Lot 2180 of said Unit 13, same being the southwest corner of Lot 2179, Unit 12, Pecan Plantation, an addition to Johnson County, Texas as shown on the plat recorded in Slide A-178-A, P.R.H.C.T and Volume 1, Page 325, P.R.J.C.T., and now continuing with the common line between said Parcel One and said Unit 12 in all for a total distance of 1379.75 feet to an IRS for the southeast corner of Lot 2178 of said Unit 12, same being the southwest corner of Lot 2177 of said Unit 12;

THENCE continuing with the common line between said Parcel One and said Unit 12 the following courses and distances:

South 48°06'26" East, a distance of 295.00 feet to a found 1/2-inch iron rod for the southeast corner of Lot 2175 of said Unit 12, same being the southwest corner of Lot 2174 of said Unit 12;

South 34°45'26" East, a distance of 195.80 feet to an IRS for the most southerly corner of Lot 2173 of said Unit 12, same being the most westerly corner of Lot 2172 of said Unit 12;

South 35°44'26" East, a distance of 171.45 feet to a found 1/2-inch iron rod for the most southerly corner of Lot 2171 of said Unit 12, same being the northwest corner of Lot 2170 of said Unit 12;

South 00°09'26" East, a distance of 188.10 feet to a found 1/2-inch iron rod for the southwest corner of Lot 2169 of said Unit 12, same being the northwest corner of Lot 2169 of said Unit 12;

South 28°17'34" West, a distance of 390.00 feet to a found 5/8-inch iron rod for the southwest corner of Lot 2165 of said Unit 12, same being the northwest corner of Lot 2164 of said Unit 12;

South 36°22'34" West, a distance of 185.00 feet to a found 1/2-inch iron rod for the most westerly corner of Lot 2163 of said Unit 12, same being the most northerly corner of Lot 2162 of said Unit 12;

South 49°56'34" West, a distance of 182.80 feet to an IRS for the northwest corner of Lot 2161 of said Unit 12, same being the northeast corner of Lot 2160 of said Unit 12;

South 47°41'34" West, a distance of 299.25 feet to an IRS for the northwest corner of Lot 2158 of said Unit 12, same being the northeast corner of Lot 2157 of said Unit 12;

South 64°49'34" West, a distance of 802.00 feet to an IRS for the northwest corner of Lot 2150 of said Unit 12, same being the northeast corner of Lot 2149 of said Unit 12;

South 73°09'34" West, a distance of 294.00 feet to an IRS for the northwest corner of Lot 2147 of said Unit 12, same being the northeast corner of Lot 2146 of said Unit 12;

South 79°53'34" West, a distance of 296.10 feet to a found 5/8-inch iron rod for the northwest corner of Lot 2144 of said Unit 12, same being the northeast corner of Lot 2143 of said Unit 12;

North 85°04'26" West, a distance of 275.05 feet to an IRS for the northwest corner of Lot 2141 of said Unit 12, same being the northeast corner of Lot 2140 of said Unit 12;

North 80°01'26" West, a distance of 288.40 feet to an IRS for the northwest corner of Lot 2138 of said Unit 12, same being the northeast corner of Lot 2137 of said Unit 12;

North 65°20'27" West, a distance of 284.57 feet to an IRS for the northwest corner of Lot 2135 of said Unit 12, same being the northeast corner of Lot 2027, Unit 11, Pecan Plantation, an addition to Hood and Johnson County, Texas as shown on the plat recorded in Slide A-139-B, P.R.H.C.T.;

THENCE with the common line between said Parcel One and said Unit 11 the following courses and distances:

North 62°38'48" West, a distance of 191.10 feet to an IRS for the northwest corner of Lot 2026 of said Unit 11, same being the northeast corner of Lot 2025 of said Unit 11;

North 58°33'48" West, a distance of 286.35 feet to an IRS for the northwest corner of Lot 2023 of said Unit 11, same being the northeast corner of Lot 2022 of said Unit 11;

North 51°29'48" West, a distance of 286.55 feet to an IRS for the northwest corner of Lot 2020 of said Unit 11, same being the northeast corner of Lot 2019 of said Unit 11;

North 48°58'48" West, a distance of 300.00 feet to a found 5/8-inch iron rod;

North 51°54'48" West, a distance of 520.40 feet to an IRS for the northwest corner of Lot 2012 of said Unit 11, same being the northeast corner of Lot 2011 of said Unit 11;

North 54°58'48" West, a distance of 700.00 feet to a found 5/8-inch iron rod for the northwest corner of Lot 2005 of said Unit 11, same being the northeast corner of Lot 2004 of said Unit 11;

North 59°03'48" West, a distance of 233.05 feet to an IRS for the northwest corner of Lot 2003 of said Unit 11, same being the northeast corner of Lot 2002 of said Unit 11;

North 66°37'48" West, a distance of 212.55 feet to an IRS for the northwest corner of Lot 2001 of said Unit 11, same being the northeast corner of Lot 2000 of said Unit 11;

North 70°52'48" West, a distance of 406.90 feet to a found 1/2-inch iron rod for the northwest corner of Lot 1997 of said Unit 11, same being the northeast corner of Lot 1996 of said Unit 11;

North 72°13'48" West, a distance of 213.10 feet to a found 5/8-inch iron rod for the northwest corner of Lot 1995 of said Unit 11, same being the northeast corner of Lot 1994 of said Unit 11;

North 79°21'19" West, a distance of 217.65 feet to a found 5/8-inch iron rod for the northwest corner of Lot 1993 of said Unit 11, same being the northeast corner of Lot 1992 of said Unit 11;

North 86°12'48" West, a distance of 211.00 feet to a found 1/2-inch iron pipe for the northwest corner of Lot 1991 of said Unit 11, same being the northeast corner of Lot 1990 of said Unit 11;

North 87°22'48" West, a distance of 300.00 feet to a found 5/8-inch iron rod for the northwest corner of Lot 1988 of said Unit 11, same being the northeast corner of Lot 1987 of said Unit 11;

South 78°35'12" West, a distance of 206.20 feet to a found 1/2-inch iron rod for the northwest corner of Lot 1986 of said Unit 11, same being the northeast corner of Lot 1985 of said Unit 11;

North 87°22'48" West, passing at a distance of 195.24 feet, a point for an ell corner in said Parcel One, same being the southeast corner of the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T., and now continuing with the common line between the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T. and said Unit 11 in all for a total distance of 600.00 feet to an IRS for the northwest corner of Lot 1980 of said Unit 11, same being the northeast corner of Lot 1979 of said Unit 11;

THENCE continuing with the common line between the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T. and said Unit 11 the following courses and distances:

North 84°27'48" West, a distance of 188.00 feet to a point for the northwest corner of Lot 1978 of said Unit 11, same being the northeast corner of Lot 1977 of said Unit 11 from which a found 5/8-inch capped iron rod marked "THE WALLACE GROUP" (CIRF(W)) bears South 82°57'56" East, a distance of 0.41 feet;

North 75°11'43" West, a distance of 278.49 feet to a found 5/8-inch iron rod for the northwest corner of Lot 1975 of said Unit 11, same being the northeast corner of Lot 1974 of said Unit 11;

North 71°11'33" West, a distance of 459.15 feet to a CIRF(W) for the southwest corner of the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T., same being the southeast corner of a tract of land as described by deed to Pecan Plantation Owners Association, Inc as recorded in Volume 1817, Page 914, D.R.H.C.T.;

THENCE North 09°38'26" East, with the common line between the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T. and the said Pecan Plantation Owners Association, Inc tract, a distance of 434.10 feet to a found 1/2-inch capped iron rod (illegible) for the northwest corner of the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T., same being northeast corner of the said Pecan Plantation Owners Association, Inc tract, and being in the south line of a tract of land as described by deed to BLA Operating, LTD as recorded in Document Number 2016-0001822, D.R.H.C.T.;

THENCE South 80°16'12" East, with the common line between the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T. and the said BLA Operating, LTD tract as recorded in Document Number 2016-0001822, D.R.H.C.T., a distance of 78.96 feet to an IRS for the southeast corner of the said BLA Operating, LTD tract as recorded in Document Number 2016-0001822, D.R.H.C.T., same being an ell corner in the aforementioned Parcel One;

THENCE North 07°42'11" East, with the common line between said Parcel One and the said BLA Operating, LTD tract as recorded in Document Number 2016-0001822, D.R.H.C.T., a distance of 331.42 feet to an IRS for the northeast corner of the said BLA Operating, LTD tract as recorded in Document Number 2016-0001822, D.R.H.C.T., same being the southeast corner of a tract of land as described by deed to BLA Operating, LTD as recorded in Document Number 2021-0010933, D.R.H.C.T.

THENCE departing the said common line and over and across said Parcel One the following courses and distances:

South 82°01'13" East, a distance of 567.44 feet to an IRS;

South 08°47'45" West, a distance of 348.52 feet to an IRS in the common line between said Parcel One and the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T.;

THENCE with the common line between said Parcel One and the said Lenmo, Inc tract as recorded in Document Number 2010-0009243, D.R.H.C.T. the following courses and distances:

South 80°16'38" East, a distance of 679.80 feet to a CIRF(W) for the northeast corner of the said Lenmo, INC tract as recorded in Document Number 2010-0009243, D.R.H.C.T., same being a re-entrant corner of said Parcel One;

South 09°38'26" West, a distance of 435.24 feet to an IRS;

THENCE departing the said common line and over and across said Parcel One the following courses and distances:

South 87°22'48" East, a distance of 187.37 feet to an IRS;

North 78°35'12" East, a distance of 206.20 feet to an IRS;

South 87°22'48" East, a distance of 304.26 feet to an IRS;

South 86°12'48" East, a distance of 213.24 feet to an IRS;

South 79°21'19" East, a distance of 221.56 feet to an IRS;

South 72°13'48" East, a distance of 215.47 feet to an IRS;

South 70°52'48" East, a distance of 408.46 feet to an IRS;

South 66°37'48" East, a distance of 215.90 feet to an IRS;

North 27°30'01" East, a distance of 2039.49 feet to an IRS;

North 63°56'24" West, a distance of 449.73 feet to an IRS;

South 71°46'48" West, a distance of 28.64 feet to an IRS;

South 27°30'00" West, a distance of 13.57 feet to an IRS;

North 63°56'24" West, a distance of 60.02 feet to an IRS;

North 27°30'00" East, a distance of 13.57 feet to an IRS;

North 18°13'12" West, a distance of 27.93 feet to an IRS;

North 63°56'24" West, a distance of 13.69 feet to an IRS;

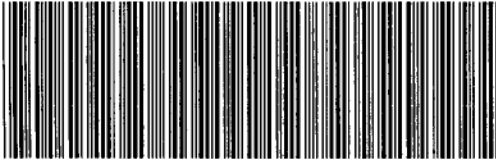
North 27°30'00" East, a distance of 60.02 feet to an IRS;

South 63°56'24" East, a distance of 13.69 feet to an IRS;

North 71°46'48" East, a distance of 28.64 feet to an IRS;

North 27°30'00" East, a distance of 575.60 feet to an IRS in the common line between said Parcel One and the southwest right-of-way line of the aforementioned Ravenswood Road;

THENCE South 63°56'10" East, with the common line between said Parcel One and the said southwest right-of-way line, a distance of 525.55 feet to the **POINT OF BEGINNING** and **CONTAINING** 12,438,040 square feet or 285.538 acres of land more or less.



VG-137-2023-17618

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 17618

Real Property Recordings

Recorded On: June 23, 2023 10:34 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* 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: 2023 - 17618
Receipt Number: 20230623000060
Recorded Date/Time: June 23, 2023 10:34 AM
User: Michelle P

Record and Return To:

PLANTATION ORCHARD LP
7900 MONTICELLO DRIVE

Station: ccl44

GRANBURY TX 76049



**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