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 2026-56**
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 **Ranches At Nolan Crossing**, Lots 1-18, Block 1, Lots 1-5, Block 2, Lot 1, Block 3, 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 22ND DAY OF JUNE 2026.

Christopher Boedeker, Johnson County Judge
Voted: ✓ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1
Voted: ✓ yes, ___ no, ___ abstained

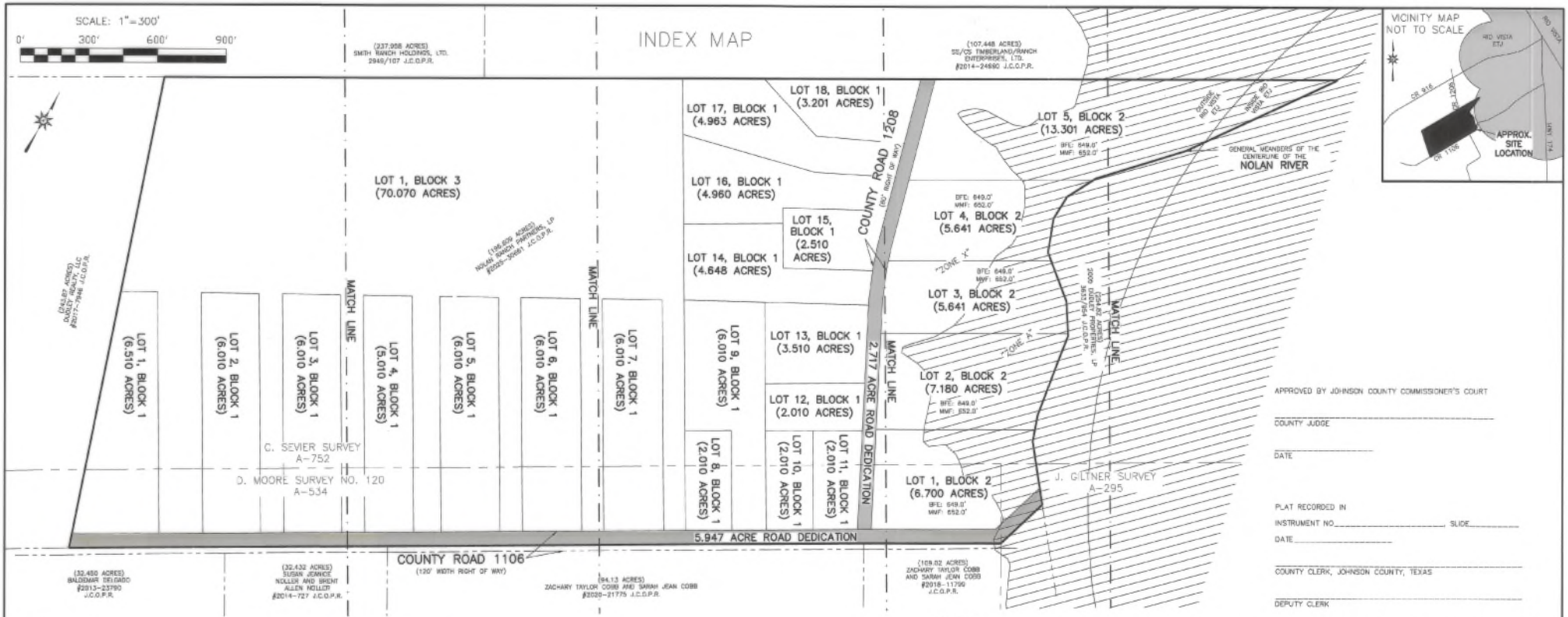
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

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



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE

PLAT RECORDED IN

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

THE STATE OF TEXAS
JOHNSON COUNTY

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT NOLAN RANCH PARTNERS, LP, OWNER OF THAT CERTAIN 196.609 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2025-30661, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS "RANCHES AT NOLAN CROSSING", AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT OF WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

DATE: 6/3/2026

BROOKS WILLIG, REPRESENTATIVE OF
NOLAN RANCH PARTNERS, LP

SWORN AND SUBSCRIBED BEFORE ME BY BROOKS WILLIG, REPRESENTATIVE OF NOLAN RANCH PARTNERS, LP

THIS THE 3 DAY OF June 2026

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10/13/2029

CALEB ALLEN BARTON
Notary Public, State of Texas
My Commission Expires
October 13, 2029
NOTARY ID 133550291

THE STATE OF TEXAS
JOHNSON COUNTY

I, THAIS WATSON AHLSTRAND, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS THE 22nd DAY OF MAY, 2026.

THAIS WATSON AHLSTRAND
REGISTERED PROFESSIONAL LAND SURVEYOR
#6359

STATE OF TEXAS
THAIS WATSON AHLSTRAND
6359
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-7878
TX. FIRM REG. #10024100
www.crosstexaslanddservices.com

LEGEND

BOUNDARY LINE	POINT
RIGHT OF WAY LINE	PIN SET
LOT LINE	PK NAIL FOUND
EASEMENT LINE	FENCE CORNER POST FOUND
OVERHEAD UTILITY	WOOD ROW MARK FOUND
BURIED PIPELINE	ROAD DEDICATION
CENTERLINE OF ROAD (C/L)	2020A, FLOOD HAZARD AREA ZONE "X"

J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
J.C.D.R. - JOHNSON COUNTY DEED RECORDS
POB - POINT OF BEGINNING
B.L. BUILDING SETBACK LINE
(DRS)-(DST) RECORD CALL
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
FFE: FINISHED FLOOR ELEVATION

PLAT NOTES:
1. THIS ADDITION HAS 24 LOTS
BLOCK 1: 18 LOTS
BLOCK 2: 5 LOTS
BLOCK 3: 1 LOT
2. UTILITY INFORMATION:
WATER: INDIVIDUAL ON-SITE PRIVATE WATER WELLS
SEWER: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
ELECTRIC: HILCO ELECTRIC COOPERATIVE
PHONE: 800-338-8425
3. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THE PLAT IS FOR SINGLE FAMILY RESIDENTIAL
4. 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.
15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON SIDES
5. BUILDING SET BACK LINES:
50' FROM LOT LINE (STATE HWY AND F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
6. 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*
*UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN
7. THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE ETJ OF RIO VISTA.
8. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATA OF FINAL PLAT APPROVAL.
9. 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.
10. PER THE GROUNDWATER AVAILABILITY CERTIFICATE CONDUCTED BY PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT, ALL WELLS MUST BE SPACED AT LEAST 150 FEET APART FROM EACH OTHER.

PRIVATE SEWAGE FACILITY:
1. 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.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY DEVELOPMENT SERVICES 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.
3. 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.

FILING A PLAT:
1. 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 EXECUTED CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND 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 RECORING OF THE PLAT.
2. 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:
1. 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 PASSAGE WAY FOR COUNTY MAINTENANCE.

FLOOD NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0425J EFFECTIVE DATE OF DECEMBER 4, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
2. 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 OF SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP"
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION SHALL REMAIN AS OPEN CHANNELS AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. JOHNSON COUNTY HAS A RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
8. BASE FLOOD ELEVATION (BFE): 649.0'
9. LOTS 1-5, BLOCK 2 HAVE A MINIMUM FINISHED FLOOR (MWF) ELEVATION OF 652.0'

DUTIES OF DEVELOPER/PROPERTY OWNER:
1. 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.
2. 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.
3. 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 ANY INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. 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.

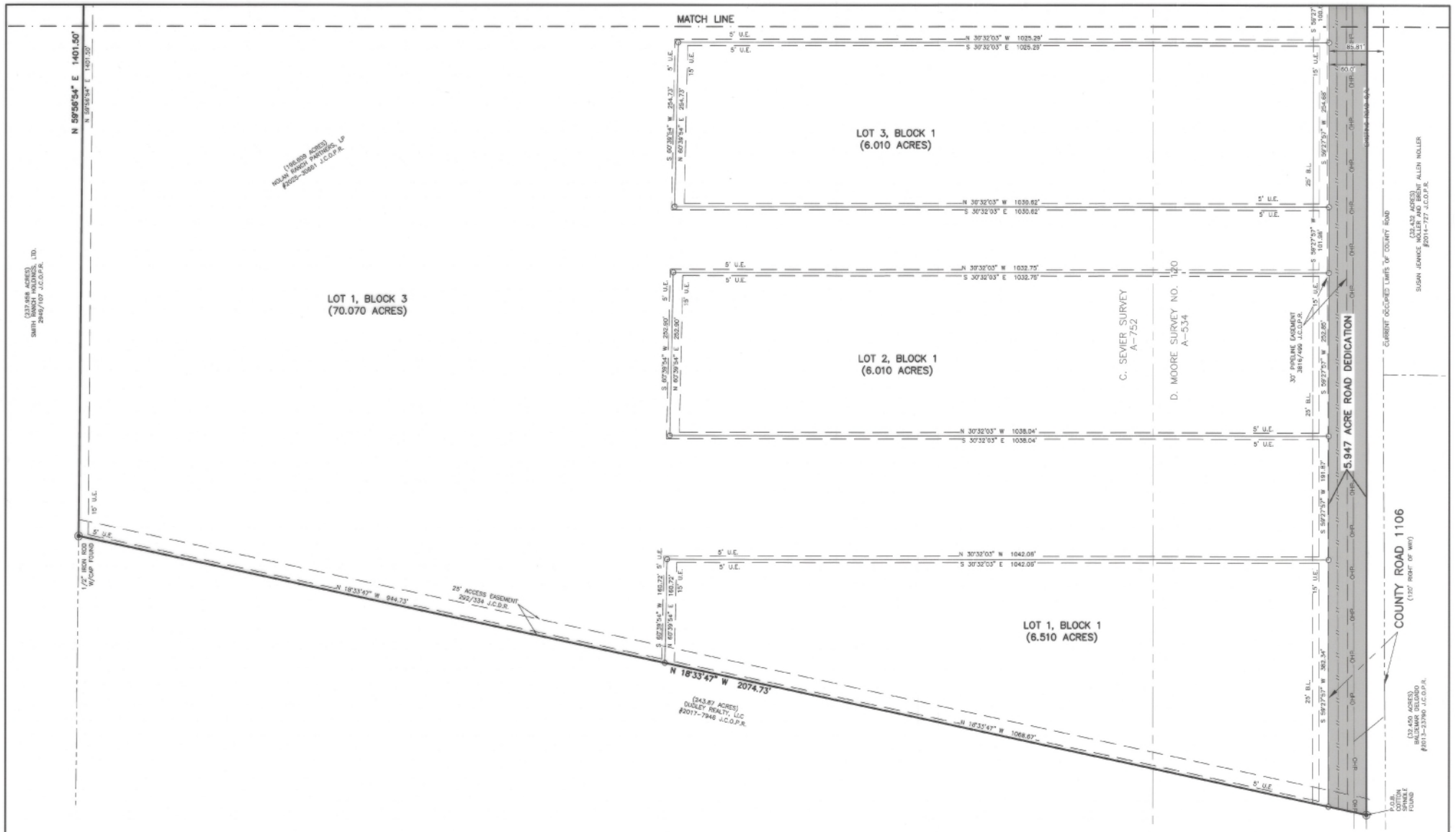
FINAL PLAT
LOTS 1-18, BLOCK 1, LOTS 1-5, BLOCK 2, LOT 1, BLOCK 3
RANCHES AT NOLAN CROSSING
A SUBDIVISION OF 196.609 ACRES OF LAND OUT OF THE C. SEVIER SURVEY, A-752, THE D. MOORE SURVEY NO. 120, A-534 & THE G. GILTNER SURVEY, A-295, PARTIALLY LOCATED IN THE ETJ OF RIO VISTA, IN JOHNSON COUNTY, TEXAS

SURVEY NOTES:
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83 (2011)-HARN, LAMBERT 3RD COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTL/ZING N36 COORS/OPUS SOLUTION
2. PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
3. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. BFE AND MIN. FFE PROVIDED BY KIMLEY-HORN.

OWNER:
NOLAN RANCH PARTNERS LP
2301 S. CAPITAL OF TEXAS HWY.
BLDG. J-101
AUSTIN, TEXAS 78746
512-417-0913

SURVEYOR:
THAIS WATSON AHLSTRAND
CROSS TEXAS LAND SERVICES, INC
702 RIO GRANDE, #301
AUSTIN, TX 78701

JOB NO. 25-60140 | SURVEY DATE: SEPTEMBER 2025
DRAWN BY: TA



PLAT RECORDED IN

INSTRUMENT NO._____, SLIDE_____

DATE_____

_____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____

DEPUTY CLERK

FINAL PLAT
LOTS 1–18, BLOCK 1, LOTS 1–5, BLOCK 2, LOT 1, BLOCK 3
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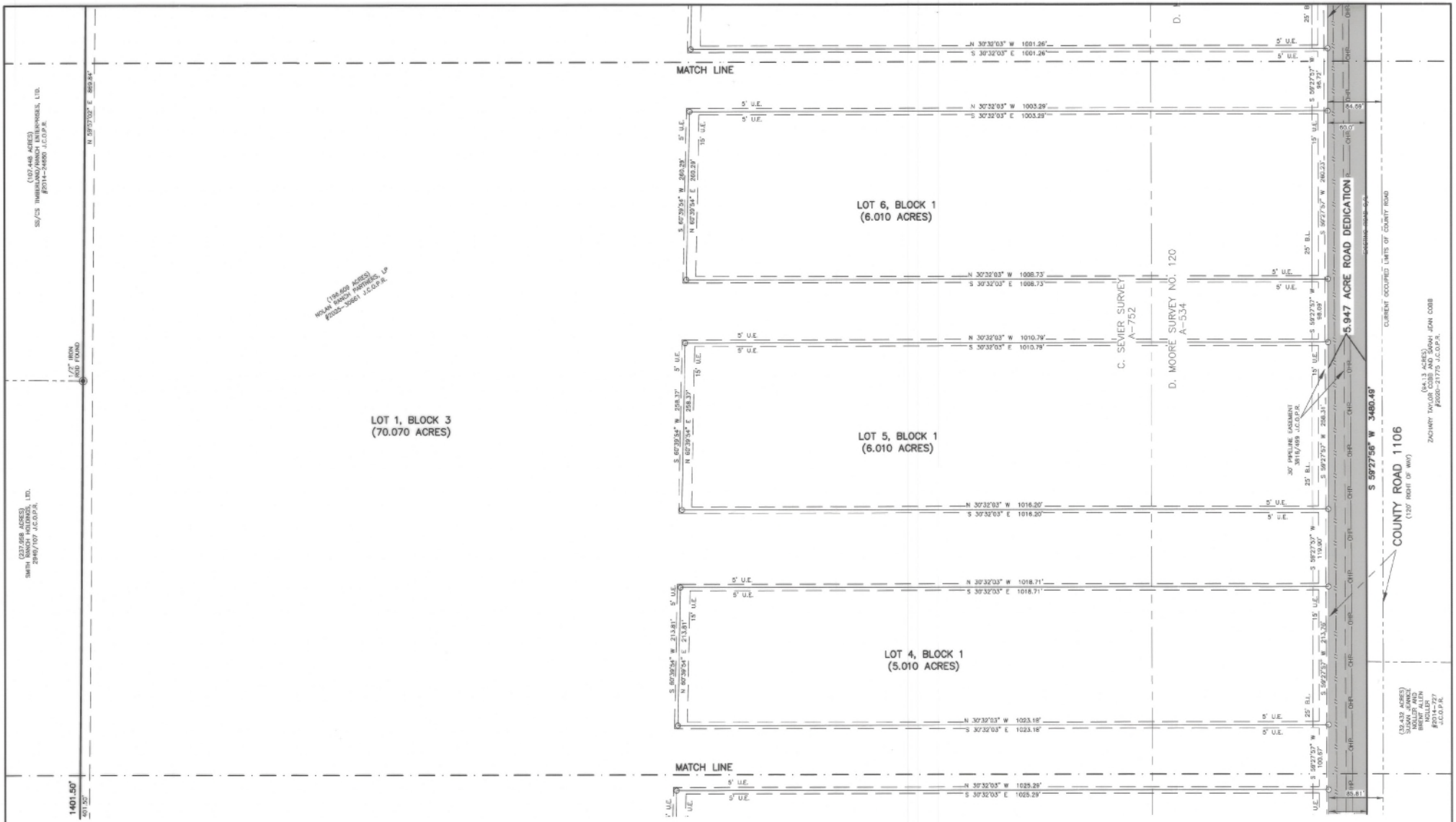
CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #10024400
www.crosstexaslandservices.com

LEGEND:
BOUNDARY LINE
ADJOINER LINE
LOT LINE
EASEMENT LINE
CHISHOLM TRAIL UTILITY
BURIED PIPELINE
CENTERLINE OF ROAD (D/L)
J.C.O.P.R. – JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
J.C.D.R. – JOHNSON COUNTY DEED RECORDS
POB POINT OF BEGINNING
B.L. BUILDING SETBACK LINE
(BRG.–DIST.) RECORD CALL
POINT
PIN SET
1/2 SPIKE FOUND
FENCE CORNR PST FOUND
WOOD ROW MKR FOUND
ROAD DEDICATION
SPECIAL FLOOD HAZARD AREA ZONE "A"
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
FFE: FINISHED FLOOR ELEVATION

SCALE: 1"=100'
0' 100' 200' 300'

OWNER:
NOLAN RANCH PARTNERS LP
2301 S. CAPITAL OF TEXAS HWY.
BLDG. J–101
AUSTIN, TEXAS 78746
512–417–7913

JOB NO. 25-00149 | SURVEY DATE: SEPTEMBER 2025
DRAWN BY: TK



PLAT RECORDED IN

INSTRUMENT NO._____, SLIDE_____

DATE_____

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COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____

DEPUTY CLERK

FINAL PLAT
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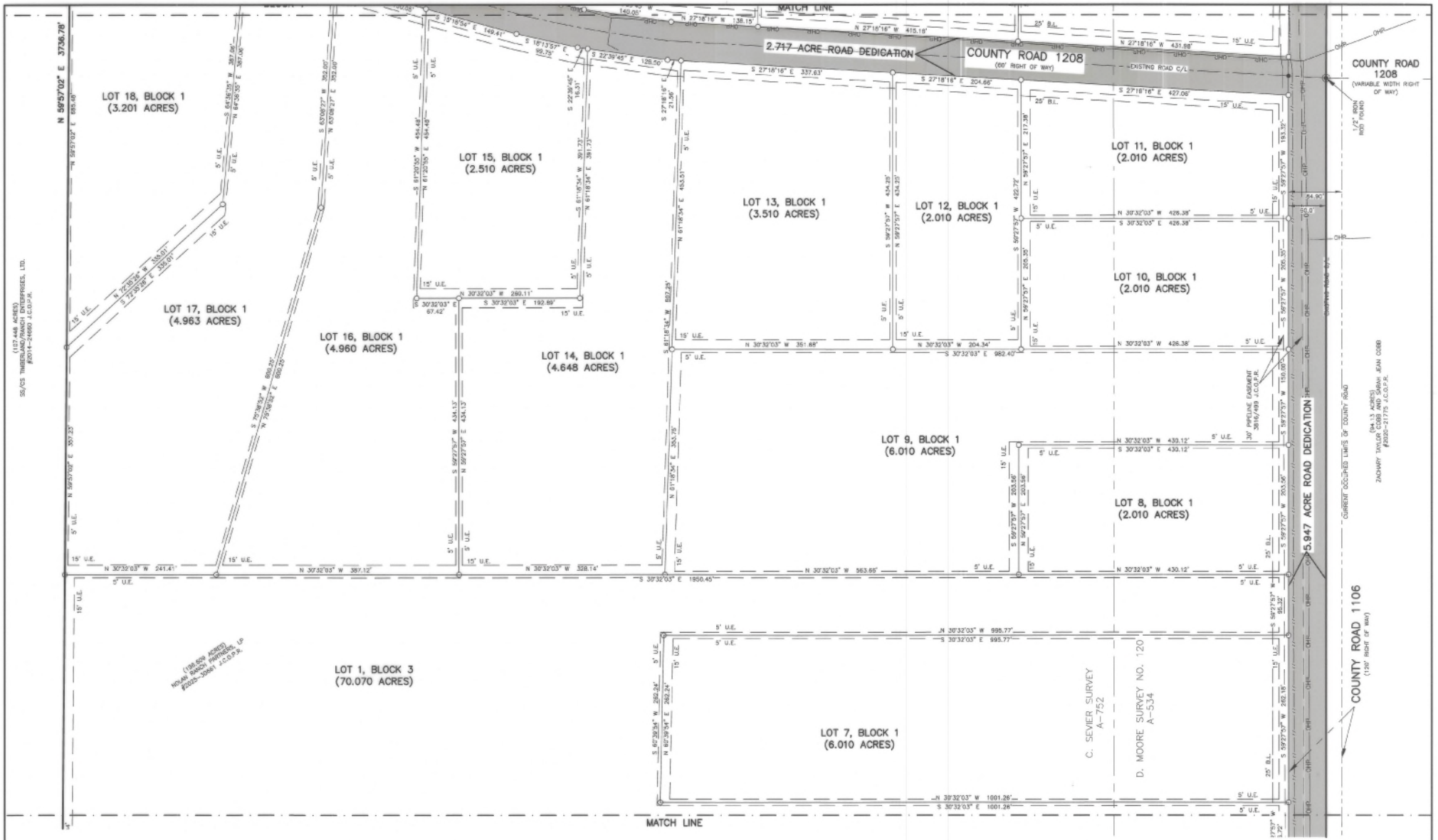
LEGEND:
- BOUNDARY LINE
- RO/CENTER LINE
- LOT LINE
- EASEMENT LINE
- OHP — OVERHEAD UTILITY
- BURIED PIPELINE
- CENTERLINE OF ROAD (C/L)
- ROAD DEDICATION
- SPECIAL FLOOD HAZARD AREA ZONE "A"
- POINT
- PIN SET
- ⊕ PK SPIKE FOUND
- FENCE CORNER POST FOUND
- WOOD CORNER MARKER FOUND

J.C.O.P.R. – JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
J.C.D.R. – JOHNSON COUNTY DEED RECORDS
POB POINT OF BEGINNING
B.L. BUILDING SETBACK LINE
(BRG.=S51°) RECORD CALL
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
FFE FINISHED FLOOR ELEVATION

SCALE: 1"=100'
0' 100' 200' 300'

OWNER:
NOLAN RANCH PARTNERS LP
2301 S. CAPITAL OF TEXAS HWY.
BLDG. J-101
AUSTIN, TEXAS 78746
512-417-0913

JOB NO. 20-00149 SURVEY DATE: SEPTEMBER 2020
DRAWN BY: TA



PLAT RECORDED IN

INSTRUMENT NO._____ SLIDE_____

DATE_____

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COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____

DEPUTY CLERK

CTLS
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760 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2978
TX. FIRM REG. F-100348-00
www.crosstexaslandservices.com

LEGEND

BOUNDARY LINE	POINT
ADJOINER LINE	PIN SET
LOT LINE	RR SPIKE FOUND
EASEMENT LINE	FENCE CORNER POST FOUND
OVERHEAD UTILITY	WOOD HUB WAY FOUND
BURIED PIPELINE	ROAD DEDICATION
CENTERLINE OF ROAD (C/L)	SPECIAL FLOOD HAZARD AREA ZONE "A"

J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
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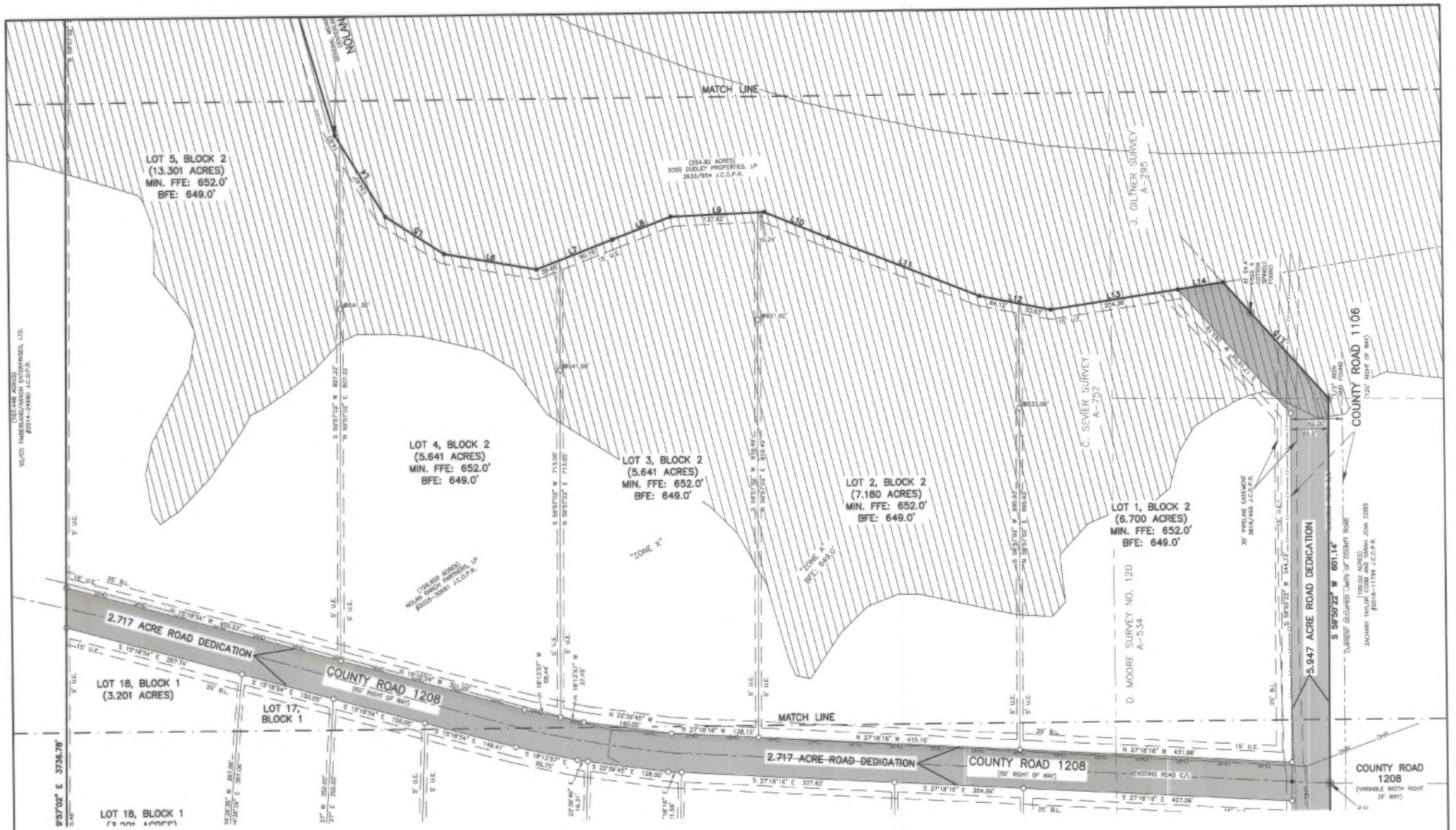
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OWNER:
NOLAN RANCH PARTNERS LP
2201 S. CAPITAL OF TEXAS HWY.
BLDG. J-101
AUSTIN, TEXAS 78746
512-417-0913

JOB NO. 25-5810 | SURVEY DATE: SEPTEMBER 2025

Drawn By: TA



PLAT RECORDED IN

INSTRUMENT NO._____, SLIDE_____

DATE_____

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COUNTY CLERK, JOHNSON COUNTY, TEXAS

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DEPUTY CLERK

FINAL PLAT
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LINE	BEARING	DISTANCE
L1	S 26°50'33" W	12.47'
L2	S 39°12'13" W	718.59'
L3	S 43°01'14" W	411.74'
L4	S 27°44'21" W	149.80'
L5	S 01°57'41" W	109.89'
L6	S 20°33'36" E	146.65'
L7	S 81°07'43" E	128.62'
L8	S 59°56'16" E	98.42'
L9	S 32°48'27" E	147.86'
L10	S 08°25'41" E	109.42'
L11	S 09°17'55" E	256.66'
L12	S 19°16'52" E	115.05'
L13	S 39°48'10" E	204.36'
L14	S 39°48'10" E	72.31'
L15	S 7°16'04" W	246.20'

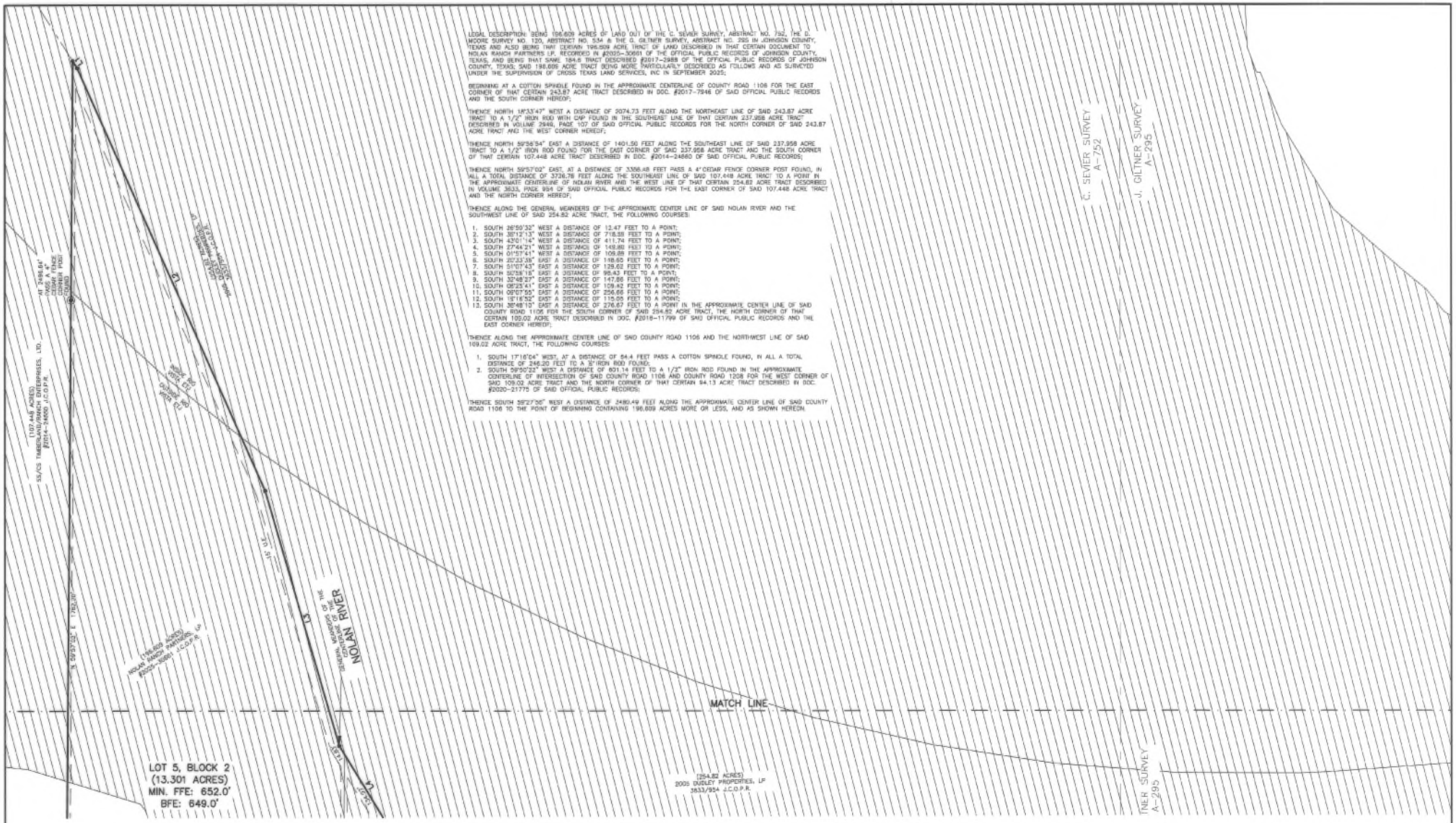
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702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2670
TX FIRM REG. #10162400
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LEGEND:
BOUNDARY LINE
REVISION LINE
LOT LINE
EASEMENT LINE
OHW OVERHEAD UTILITY
GAS GAS PIPELINE
CENTERLINE OF ROAD (C/L)
POB POINT OF BEGINNING
J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
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SPECIAL FLOOD HAZARD AREA ZONE "A"
D.E. DRAINAGE EASEMENT
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FFE FINISHED FLOOR ELEVATION

SCALE: 1"=100'
0' 100' 200' 300'

OWNER:
NOLAN RANCH PARTNERS LP
2301 S. CAPITAL OF TEXAS HWY.
BLDG. J-101
AUSTIN, TEXAS 78746
512-417-0813

JOB NO. 20-0146 SURVEY DATE: SEPTEMBER 2020
DRAWN BY: TA



PLAT RECORDED IN
INSTRUMENT NO._____, SLIDE_____
DATE_____

_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____
DEPUTY CLERK

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE #101 - AUSTIN, TEXAS 78701
512-961-1878
TBL FIRM REG. #10102800
www.crosstexaslandservices.com

LEGEND:
BOUNDARY LINE
ADJOINER LINE
LOT LINE
EASEMENT LINE
OHP OHP OVERHEAD UTILITY
CURVED PIPELINE
CENTERLINE OF ROAD (C/L)
POINT
PIN SET
RR SPIKE FOUND
FENCE CORNER POST FOUND
WOOD RDR MON FOUND
ROAD STENCHION
SPECIAL FLOOD HAZARD AREA ZONE "A"
J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
J.C.D.R. - JOHNSON COUNTY DEED RECORDS
POB POINT OF BEGINNING
B.L. BUILDING SETBACK LINE
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
FFE: FINISHED FLOOR ELEVATION
CM&C (CM&C) RECORD CALL

SCALE: 1"=100'
0' 100' 200' 300'

LINE	BEARING	DISTANCE
L1	S 26°50'32" W	12.47'
L2	S 35°12'13" W	718.59'
L3	S 43°01'14" W	411.74'
L4	S 27°44'21" W	149.80'
L5	S 01°57'41" W	109.89'
L6	S 20°33'36" E	148.65'
L7	S 51°07'43" E	129.62'
L8	S 50°58'18" E	98.43'
L9	S 32°48'27" E	147.86'
L10	S 08°25'41" E	139.42'
L11	S 09°07'55" E	256.66'
L12	S 19°16'52" E	115.05'
L13	S 38°48'10" E	204.36'
L14	S 38°48'10" E	72.31'
L15	S 17°16'04" W	246.20'

FINAL PLAT
LOTS 1–18, BLOCK 1, LOTS 1–5, BLOCK 2, LOT 1, BLOCK 3
RANCHES AT NOLAN CROSSING
A SUBDIVISION OF 196.609 ACRES OF LAND OUT OF THE C. SEVIER SURVEY, A–752, THE D. MOORE SURVEY NO. 120, A–534 & THE G. GILTNER SURVEY, A–295, PARTIALLY LOCATED IN THE ETJ OF RIO VISTA, IN JOHNSON COUNTY, TEXAS

OWNER:
NOLAN RANCH PARTNERS LP
2391 S. CAPITAL OF TEXAS HWY.
BLDG. J–101
AUSTIN, TEXAS 78746
512–417–0613

JOB NO. 25-5140 | SURVEY DATE: SEPTEMBER 2025
DRAWN BY: TA | PAGE 6 OF 6

VG-92-2026-19043

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 19043

Real Property Recordings

Recorded On: June 22, 2026 03:47 PM

Number of Pages: 8

" 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 - 19043
Receipt Number:	20260622000203
Recorded Date/Time:	June 22, 2026 03:47 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

AGENDA ITEM
CA21

AGENDA PLACEMENT FORM

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

Date: June 5, 2026

Meeting Date: June 22, 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

6.22.2026

Description:

Consideration of Order 2026-56, Order Approving the Final Plat of Ranches at Nolan Crossing, Lots 1-18, Block 1, Lots 1-5, Block 2, Lot 1, Block 3, Located in Precinct 1.

Water Source is Private Water Well.

(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