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 2026-95**
COUNTY OF JOHNSON	**§**	

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to Development Services of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Ranches at Pecan Plantation, Phase Two**, Lots 3702 and 3703, to create Lot 3703R, in Precinct 1.

WITNESS OUR HAND THIS, THE 28TH DAY OF SEPTEMBER 2026.

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

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

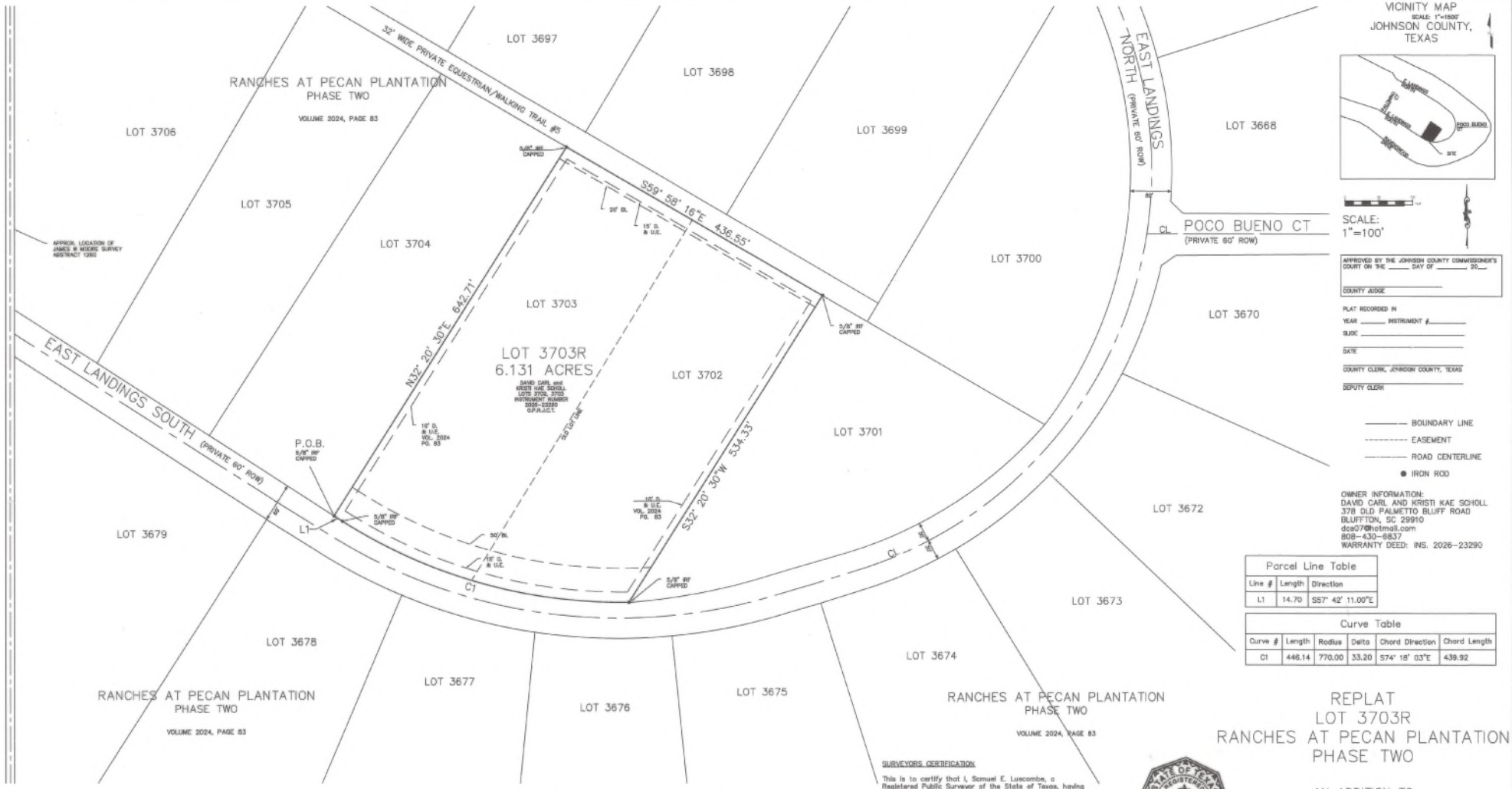
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3
Voted: ✓ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS



Parcel Line Table		
Line #	Length	Direction
L1	14.70	S57° 42' 11.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	446.14	770.00	33.20	S74° 18' 03"E	439.92

1. This subdivision or any part thereof is not located within the ETJ of any city or town
2. This subdivision is to be used for Single Family Residential Zoning Purposes.
3. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
4. Water to be provided by: Acton Municipal Utility District (817) 326-4720
5. Electricity to be provided by: Oncor Electric Delivery Company (888) 313-4747
6. Sewage to be provided by: Private individual Septic System.
7. 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.
8. 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.
9. 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.
10. According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C-0275E, effective date APRIL 5TH, 2019, this property is located in zone "X". (Areas determined to be outside the 100 year flood plain).
11. The above referenced FEMA flood insurance rate map is for use in administering the NFIP; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the NFIP.
12. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
13. 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.
14. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
15. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
16. 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.
17. 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, 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.
18. 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.
19. 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 purposes 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 Easements:
15' from lot line in front and back, 10' from lot line on the sides per developer – Vol 2024, Pg 83

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 Master Thoroughfare Plan

Building Lines:
50' from lot line (State Hwy & F.M.)
25' from lot line (County Roads or Subdivision Roads).

FIELD NOTES

1. Bearings based on the state plane coordinate system, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.
2. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
3. 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.
4. 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.
5. ALL IRON RODS SET ASSUMED TO BE CAPPED WITH "WHITESTONE" YELLOW SURVEY CAP, UNLESS NOTED OTHERWISE.
6. 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.

METES AND BOUNDS DESCRIPTION

BEING A 6.131 ACRE TRACT OF LAND SITUATED IN THE JAMES W. MOORE SURVEY, ABSTRACT NO. 1282, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3702 AND 3703, THE RANCHES AT PECAN PLANTATION PHASE 2, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO DAVID CARL AND KRISTI KAE SCHOLL, SAID 6.131 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHWEST CORNER OF LOT 3706, BEING IN THE WEST LINE OF THE JAMES W MOORE SURVEY, BEARS N 57° 42' 11" W, A DISTANCE OF 591.75;

THENCE N 32° 20' 30" E A DISTANCE OF 642.71' TO A 5/8" IRON ROD FOR THE NORTHWEST CORNER OF HEREIN LOT;

THENCE S 59° 58' 16" E A DISTANCE OF 436.55' TO A 5/8" IRON ROD FOR THE NORTHEAST CORNER OF HEREIN LOT;

THENCE S 32° 20' 30" W A DISTANCE OF 534.33' TO A 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN LOT;

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 770.00', ARC LENGTH OF 446.14', CHORD BEARING OF N 74° 18' 03" W, AND CHORD LENGTH OF 439.92' TO A 5/8" IRON ROD FOR A POINT OF INFLECTION;

THENCE N 57° 42' 11" W A DISTANCE OF 14.70' TO THE POINT OF BEGINNING, AND CONTAINING 6.131 ACRES OF LAND.

SURVEYORS CERTIFICATION

This is to certify that I, Samuel E. Luscombe, a Registered Public Surveyor of the State of Texas, having platted the above addition from an actual survey on the ground; and that all lot corners, angle points, and point of curve shall be properly marked on the ground, ad that this Plat correctly represents that survey made by me or under my supervision and direction.

Samuel E. Luscombe — Date 08-08-26
Registered Professional Land Surveyor No. 4434

STATE OF TEXAS
COUNTY OF JOHNSON

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
That DAVID CARL SCHOLL, owner of the above described tract of land, does hereby adopt this plat designating the herein described property as RANCHES AT PECAN PLANTATION PHASE 2, LOT 3703R, 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.

David Carl Scholl — DAVID CARL SCHOLL
Date 8/30/2026

SWORN AND SUBSCRIBED BEFORE ME, BY David Carl Scholl
THIS THE 30 DAY OF August 20 26
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Dec 19, 2027

STATE OF TEXAS
COUNTY OF JOHNSON

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
That KRISTI KAE SCHOLL, owner of the above described tract of land, does hereby adopt this plat designating the herein described property as RANCHES AT PECAN PLANTATION PHASE 2, LOT 3703R, 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.

Kristi Kae Scholl — KRISTI KAE SCHOLL
Date 8/30/2026

SWORN AND SUBSCRIBED BEFORE ME BY Kristi Kae Scholl
THIS THE 30 DAY OF August 20 26
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Dec 19, 2027

REPLAT
LOT 3703R
RANCHES AT PECAN PLANTATION PHASE TWO

AN ADDITION TO

JOHNSON COUNTY, TEXAS

A SUBDIVISION OF LOTS 3702 AND 3703, RANCHES AT PECAN PLANTATION, PHASE TWO ACCORDING TO THE PLAT RECORDED VOLUME 2024, PAGE 83

6.131 ACRES
1 RESIDENTIAL LOT

PREPARED DATE: AUGUST 2026
REVISION DATE:
CASE NO.: WS-260802
SHEET 1 OF 1

WHITESTONE GEOMATICS, LLC
1903 CENTRAL DRIVE SUITE #308, BEDFORD, TEXAS 76021
www.whitestonegw.com
Phone: (469) 968-2759
REGISTRATION NUMBERS: F-23721 & S-10194970

VG-92-2026-29801

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 29801

Real Property Recordings

Recorded On: September 28, 2026 11:56 AM

Number of Pages: 4

" 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:		**Record and Return To:**
Document Number:	2026 - 29801	
Receipt Number:	20260928000118	
Recorded Date/Time:	September 28, 2026 11:56 AM	JUDGE BOEDEKER
User:	Martika S	RETURN TO Paula
Station:	CCL45	

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
A 3

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Ranches at Pecan Plantation, Phase Two, Lots 3702 and 3703, recorded in Volume 2024, Page 83 Plat Records of Johnson County, Texas:

Lots 3702 and 3703
to be combined
to Create Lot 3703R

At: **9:00 o'clock a.m.** on: September 28, 2026 in the Commissioners' Courtroom on the second floor Of the Johnson County Courthouse 2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

September 12, 16, and 19, 2026

AGENDA ITEM
A 3

AGENDA PLACEMENT FORM

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

Date: September 10, 2026

Meeting Date: September 28, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

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

Johnson County ★ APPROVED ★ Commissioners Court

9.28.2026

Description:

Public Hearing to Revise the Plat of Ranches at Pecan Plantation, Phase Two, Lots 3702 and 3703 to be Combined to Create Lot 3703R, Located in Precinct 1.

Consideration of Order 2026-95, Order Approving the Revised Plat of Ranches at Pecan Plantation, Phase Two, Lots 3702 and 3703 to be Combined to Create Lot 3703R, Located in Precinct 1.

Water Source is Acton Municipal Utility District.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☐ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☑ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Approved in CC on 9/11/2023