



# 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  
  
COUNTY OF JOHNSON

§  
§  
§

ORDER 2026-21

**LICENSE TO OPERATE A JUNKYARD TO BE LOCATED AT 980 N. STATE HIGHWAY 174, RIO VISTA, TEXAS, BY ETHAN SKILES, OPERATING AS SCRAP DADDY’S METAL RECYCLING, LLC, ON PROPERTY OWNED BY DESROCHES CONSTRUCTION LLC, IN JOHNSON COUNTY PRECINCT 1**


The Johnson County Commissioners Court met on March 9, 2026 in a regular session and held a public hearing to consider “License to Operate a Junkyard to be located at 980 N. State Highway 174, Rio Vista, Texas, by Ethan Skiles, Operating as Scrap Daddy’s Metal Recycling, LLC, On Property Owned by Desroches Construction LLC, in Johnson County Precinct 1.”


The Public Hearing was properly published in the Cleburne Times Review on February 18<sup>th</sup>, 25<sup>th</sup>, and March 4<sup>th</sup>, 2026 on the County website on February 6, 2026 and on the bulletin board of the Johnson County Commissioners Court at the Johnson County Courthouse on February 23rd, 2026. Notice was provided to neighboring landowners via Certified Mail on February 9, 2026.

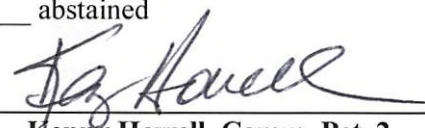
**NOW THEREFORE BE IT ORDERED:**


The Commissioners Court of Johnson County, Texas does hereby enter this Order for the “License to Operate a Junkyard to be located at 980 N. State Highway 174, Rio Vista, Texas, by Ethan Skiles, Operating as Scrap Daddy’s Metal Recycling, LLC, On Property Owned by Desroches Construction LLC, in Johnson County Precinct 1.”

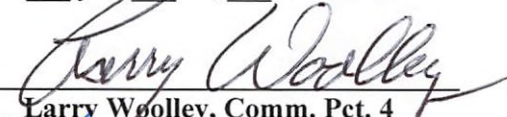
**WITNESS OUR HAND THIS, THE 9<sup>TH</sup> DAY OF MARCH 2026.**

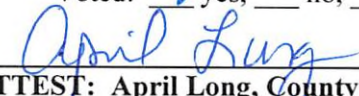
  
\_\_\_\_\_  
**Christopher Boedeker, Johnson County Judge**  
Voted:  yes, \_\_\_ no, \_\_\_ abstained

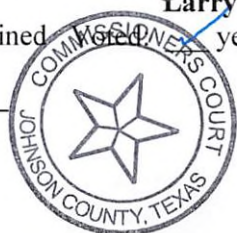
  
\_\_\_\_\_  
**Rick Bailey, Comm. Pct. 1**  
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
\_\_\_\_\_  
**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**



# NOTICE OF PUBLIC HEARING

Pursuant to Johnson County Ordinance 2024-118,  
Johnson County Commissioners Court will consider an application and hear  
protests to grant:

## License to Operate Junkyard

To be located at 980 N Hwy 174, Rio Vista, Texas

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

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on this date:

February 18, 25, and March 4th

Published on Johnson County webpage February 6, 2026 and posted at the County Courthouse  
beginning February 23, 2026

Certified Letters to surrounding properties within 1000 ft were mailed on February 9, 2026

**AGENDA PLACEMENT FORM**

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


**Date:** February 23, 2026

**Meeting Date:** March 9, 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



3-09-2026

**Description:**  
Public Hearing for Application to Operate a Junkyard at 980 N State Highway 174, Rio Vista, TX, by Ethan Skiles, Operating as Scrap Daddy's Metal Recycling, LLC, on Property Owned by Desroches Construction, LLC, in Precinct 1.

Consideration of Order 2026-21, Order Approving the Application to Operate a Junkyard at 980 N State Highway 174, Rio Vista, TX, by Ethan Skiles, Operating as Scrap Daddy's Metal Recycling, LLC, on Property Owned by Desroches Construction, LLC, in Precinct 1.

(May attach additional sheets if necessary)

**Person to Present:** \_\_\_\_\_

(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 \_\_\_\_\_

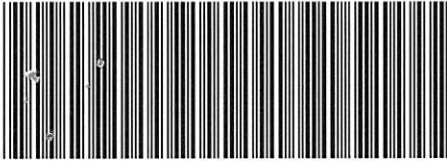
**Check All Departments That Have Been Notified:**

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**



\*VG-92-2026-6761\*

Johnson County  
April Long  
Johnson County Clerk

**Instrument Number:** 2026 - 6761

Real Property Recordings

Recorded On: March 09, 2026 04:14 PM

Number of Pages: 2

**" 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 - 6761  
Receipt Number: 20260309000160  
Recorded Date/Time: March 09, 2026 04:14 PM  
User: Honor C

**Record and Return To:**

JOHNSON COUNTY  
RM 120 - PAULA REID

Station: ccl30

CLEBURNE TX 76031



**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

Johnson County

Junkyard, Automotive Wrecking & Salvage Yard

License Application

License Application # 0L-00007  
(for office use only)

Date: 2/4/2026

Name of Applicant: Ethan Skiles

Mailing Address: 5910 Rock Meadow Trl Arlington TX 76017

Phone Number: ( ) 817-917-9713 Email address: ethan@texasrechrecycling.com

Name, address, and phone number of property owner if different from applicant:

Desroches Construction, LLC.

1106 Reggio Pl Pomona CA 91766

Phone Number: ( ) 909-496-3147 Email address: Desrochesconstruction@gmail.com

Exact Legal Name of Proposed Business: Scrap Daddy's Metal Recycling, LLC.

Is proposed business a corporation, partnership or sole proprietorship?

Sole Proprietorship. If a partnership, provide the names of the partners and their addresses and telephone numbers on a separate page.

Property Address: 980 N Hwy 174 Rio Vista TX 76093  
(Attach scale map and legal description of property)

Nature of proposed license:

( ) Automotive Wrecking & Salvage Yard

() Junkyard Type of Junk to be handled: Recycling Scrap

metals - Tin, Iron, copper, Aluminum, and Brass

Location and type of existing screening and proposed screen or fence to be added: \_\_\_\_\_

980 N Hwy 174 Rio Vista, TX 76093

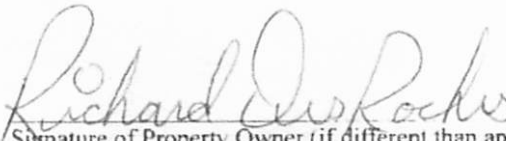
6ft Metal Fence ~~with~~

(The Commissioners Court may require written details of who will construct the screening and when the construction of the screening will be completed)

 Manager  
Signature & Title or Corporate Capacity of Applicant

2/4/2026  
Date

Scrap Daddy's Metal Recycling, LLC.  
Corporation Name if Applicable

  
Signature of Property Owner (if different than applicant)

2/4/2026  
Date

\_\_\_\_\_  
Signature of Property Owner (if different than applicant)  
(Additional or community property owner)

\_\_\_\_\_  
Date

This application will be presented to the Commissioner's Court of Johnson County for approval or denial after receipt and review by Development Services.

CTOT GF# 25-903787-CB

### General Warranty Deed

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**Date: January 21, 2026**

**Grantor: White Recycling Group LLC, a Texas limited liability company**

**Grantor's Mailing Address: 8805 Summit Point Ct., Fort Worth, TX 76179**

**Grantee: Desroches Construction, LLC**

**Grantee's Mailing Address: 1106 Reggio Pl., Pomona, CA 91766**

**Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration**

**Property (including any improvements):**

**BEING THOSE SAME PARCELS DESCRIBED IN DEED FROM JOHNNY FORD TO BRANDON FORD, DATED MAY 10, 2013, FILED MAY 24, 2013, RECORDED IN DOCUMENT NO. 201300012550, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEING ALL OF THAT CERTAIN CALLED LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES H. POINDEXTER SURVEY, ABSTRACT NO. 701 JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND CONVEYED BY GARY ESTES, HENRY LONG AND HAROLD MCKEE TO DURHAM ENTERPRISES, INC. BY THE DEED RECORDED IN VOLUME 4037, PAGE 479 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT AN 1/2 INCH IRON ROD FOUND ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, SAID IRON ROD FOUND FOR A SOUTHWESTERLY CORNER OF THAT CERTAIN CALLED 4.00 ACRE TRACT OF LAND CONVEYED TO STEVE EDWARDS AND WIFE, JANICE EDWARDS BY THE DEED RECORDED IN VOLUME 2627, PAGE 722, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND SAID IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DURHAM 10.265 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT OF LAND;**

**THENCE SOUTH 31 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG A**

NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174 AND ALONG A SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, A DISTANCE OF 290.45 FEET, TO A CAPPED (STAMPED "RPLS 5614") 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 58 DEGREES 29 MINUTES 31 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 438.00 FEET, TO A CAPPED (STAMPED "RPLS 5614") 1/2 INCH IRON ROD WET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 02 DEGREES 07 MINUTES 31 SECONDS WEST, ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 93.19 FEET, TO A CAPPED (STAMPED "RPLS") 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING SET ON THE NORTHERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, AND SAID IRON ROD FOUND BEING ON THE SOUTHERLY LINE OF AFOREMENTIONED EDWARDS 4.00 ACRE TRACT OF LAND;

THENCE SOUTH 87 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID EDWARDS 4.00 ACRE TRACT AND SAID DURHAM 10.265 ACRE TRACT, A DISTANCE OF 218.20 FEET, TO A 3 INCH IN DIAMETER METAL FENCE CORNER POST FOUND FOR A COMMON ANGLE POINT AND CORNER OF SAID EDWARDS 4.00 ACRE TRACT AND SAID DURHAM 10.265 ACRE TRACT OF LAND;

THENCE SOUTH 44 DEGREES 18 MINUTES 01 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID EDWARDS 4.00 ACE TRACT AND SAID DURHAM 10.265 ACRE TRACT, ,A DISTANCE OF 81.27 FEET, TO A 3 INCH IN DIAMETER METAL FENCE CORNER POST FOUND FOR A COMMON ANGLE POINT AND CORNER OF SAID EDWARDS 4.00 ACRE TRACT AND SAID DURHAM 10.265 ACRE TRACT OF LAND;

THENCE SOUTH 88 DEGREES 03 MINUTES 23 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID EDWARDS 4.00 ACRE TRACT AND SAID DURHAM 10.265 ACRE TRACT, A DISTANCE OF 248.27 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

ALONG WITH A 30 FOOT WIDE INGRESS & EGRESS MUTUAL ACCESS EASEMENT

BEGINNING AT A CAPPED (STAMPED "RPLS 5614") 1/2 INCH IRON ROD SET ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, SAID PK NAIL BEING SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID PK NAIL BEING THE SOUTHWEST CORNER OF ABOVE DESCRIBED 2.000 ACRE TRACT OF LAND, AND SAID PK NAIL SET ON THE SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT OF LAND;

THENCE NORTH 58 DEGREES 29 MINUTES 31 SECONDS EAST, ALONG THE

COMMON LINE BETWEEN SAID 2.000 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT A DISTANCE OF 96.95 FEET, TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 31 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED EASEMENT, A DISTANCE OF 29.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN 3.819 ACRE TRACT OF LAND AS SURVEYED BY BUFFALO CREEK SURVEYOR, LLC, IN JULY 2008, JOB NO. 11708, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 58 DEGREES 29 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 3.819 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, A DISTANCE OF 96.95 FEET TO A CAPPED "(STAMPED "RPLS 5614") ½ INCH IRON ROD FOUND ON THE SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, SAID IRON ROD FOUND BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.189 ACRE TRACT, SAID IRON ROD FOUND ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, AND SAID IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 31 DEGREES 42 MINUTES 51 SECONDS WEST, ALONG A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, AND ALONG THE SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to



**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2026 - 1805

eRecording - Real Property

Warranty Deed

Recorded On: January 22, 2026 09:49 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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 - 1805  
Receipt Number: 20260122000022  
Recorded Date/Time: January 22, 2026 09:49 AM  
User: Michelle D  
Station: CCL42

**Record and Return To:**

Simplifile  
5072 North 300 West  
PROVO UT

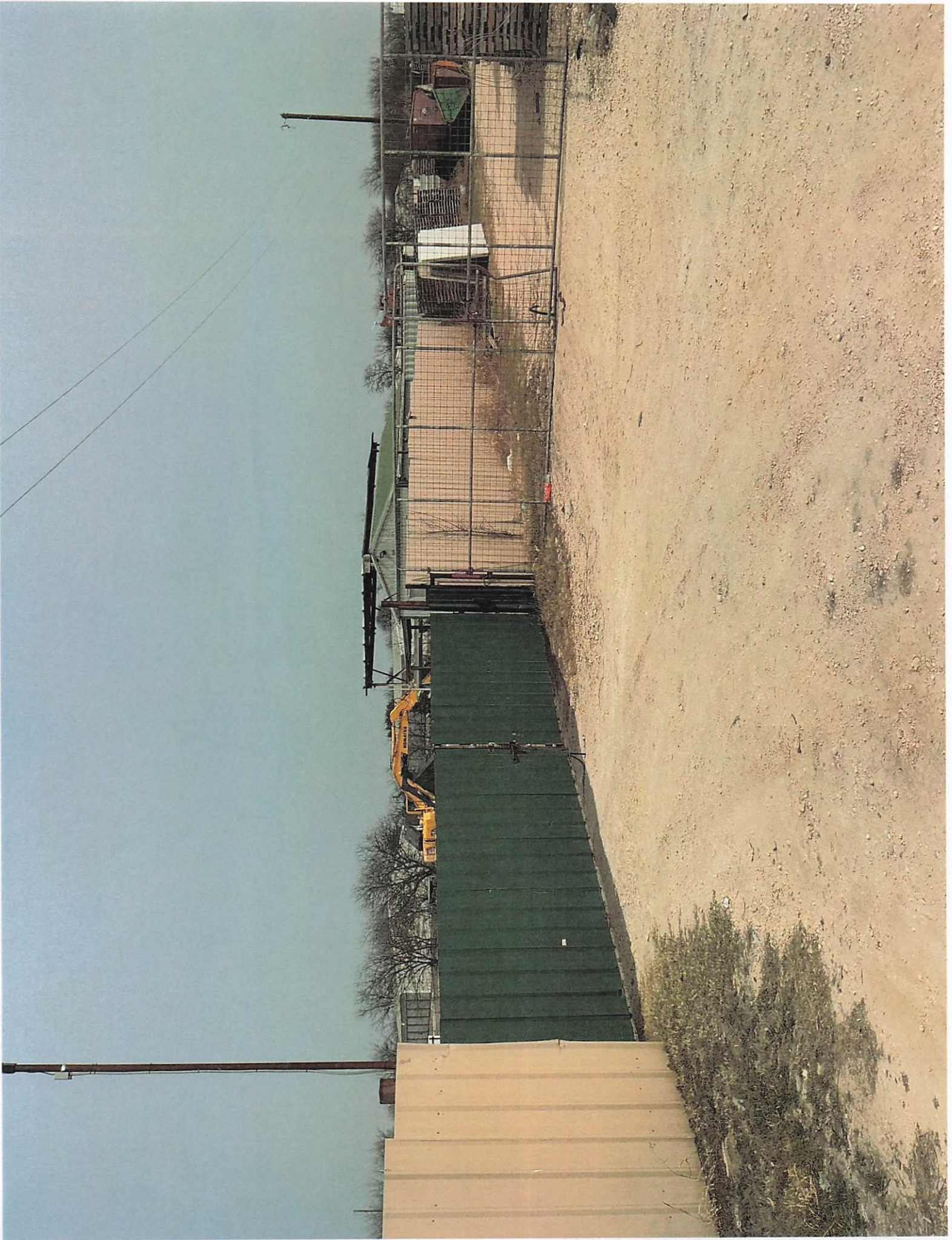


**STATE OF TEXAS  
COUNTY OF JOHNSON**

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*





**Recycle**  
\$ CASH PAID FOR \$  
\$ COPPER \$  
\$ ALUMINUM \$  
\$ BRASS \$  
\$ CANS \$  
\$ BATTERIES \$  
\$ TIN, IRON \$  
\$ JUNK CARS \$  
\$ ELECTRONICS \$

LOW COST  
ELECTRICAL  
SALES & SERVICE  
1111 S. 10th St. - Tulsa, OK 74106  
918-438-1111



WE SH



WE BUY WE BUY TITANIUM TUNG CARBIDES



WE BUY WE BUY TUNG CARBIDES

1/4 MILES AHEAD  
LOW COST  
TIRE SERVICE  
SALES & SERVICE  
All Brands of Tires, Trucks, RVs & Trucks  
EYE CLEANING • TRANSMISSIONS • OIL

DRIVE IN  
CAR STORAGE