



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2024-51

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **The Ranches At Pecan Plantation – Phase 2**, Lots 3658-3679 and Lots 3693-3706, and Equestrian/Walking Trails #1, #2, & #5, 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.

Filed For Record 8:48AM

MAY 14 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

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

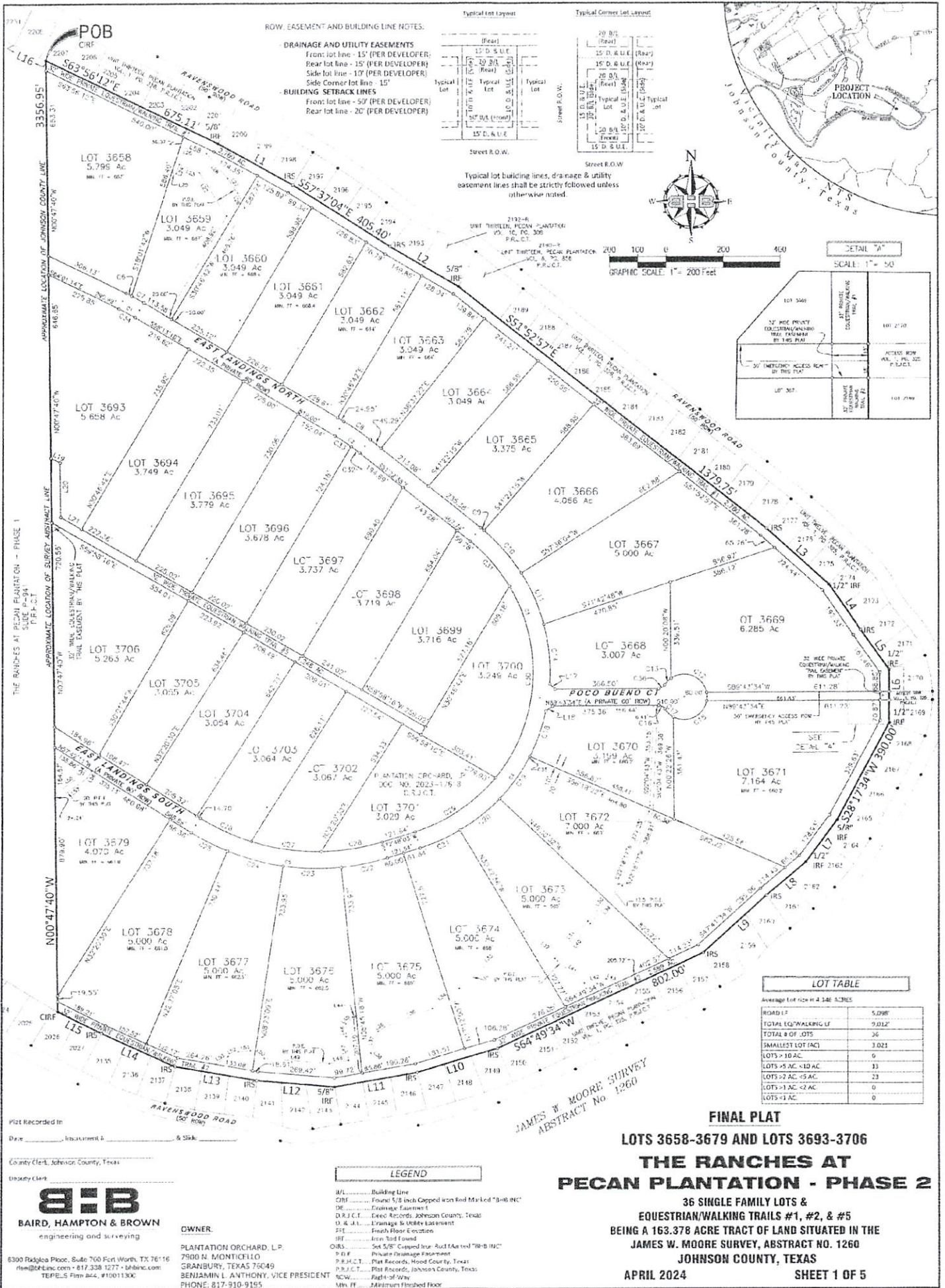
Voted: yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

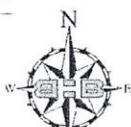
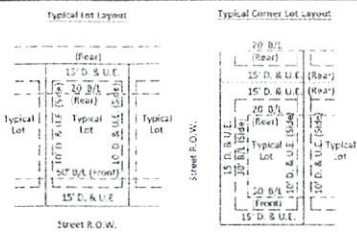
ATTEST: April Long, County Clerk



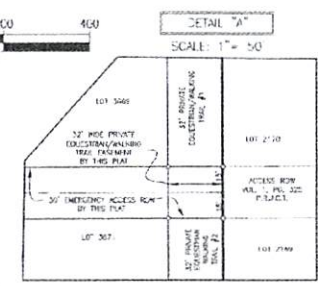


ROW, EASEMENT AND BUILDING LINE NOTES:

- DRAINAGE AND UTILITY EASEMENTS
 Front lot line - 15' (PER DEVELOPER)
 Rear lot line - 15' (PER DEVELOPER)
 Side lot line - 10' (PER DEVELOPER)
 Side Corner lot line - 15'
- BUILDING SETBACK LINES
 Front lot line - 50' (PER DEVELOPER)
 Rear lot line - 20' (PER DEVELOPER)



GRAPHIC SCALE: 1" = 200 Feet



LOT TABLE	
Average Lot size is 4.146 ACRES	
ROAD I.P.	5.098'
TOTAL E.G./WALKING LF	7,012'
TOTAL # OF LOTS	36
SMALLEST LOT (AC)	3.021
LOTS > 10 AC	0
LOTS > 5 AC - < 10 AC	33
LOTS > 2 AC - < 5 AC	23
LOTS > 1 AC - < 2 AC	0
LOTS < 1 AC	0

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

APRIL 2024 **SHEET 1 OF 5**

B B
BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Redjas Place, Suite 700 Fort Worth, TX 76116
 fhw@bah.com • 817.338.1277 • bhinc.com
 TEP-LS Firm #44, #10011300

OWNER:
 PLANTATION ORCHARD, L.P.
 7900 N. MONTICELLO
 GRANBURY, TEXAS 76049
 BENJAMIN L. ANTHONY, VICE PRESIDENT
 PHONE: 817-910-9185

LEGEND

- B/L..... Building Line
- CMB..... Found 5/8 inch Capped Iron Rod Marked "5/8 IN"
- DE..... Drainage Easement
- D.R.I.C.T..... Exec Records, Johnson County, Texas
- D. & U.L..... Drainage & Utility Easement
- F.E..... Fresh Water Easement
- IRF..... Iron Rod Found
- O.I.R.S..... Set 5/8" Capped Iron Rod (Acad "IRB IN")
- P.D.E..... Private Drainage Easement
- P.R.H.C.T..... Plat Records, Hood County, Texas
- P.L.C.T..... Plat Records, Johnson County, Texas
- SCW..... Right-of-Way
- M.F.F..... Minimum Finished Floor

Line Table		
Line #	Direction	Length
L1	S61°02'04"E	302.00
L2	S59°26'04"E	279.50
L3	S48°06'26"E	295.00
L4	S34°45'26"E	195.80
L5	S35°44'26"E	171.45
L6	S0°09'29"E	188.10
L7	S3°22'14"W	185.00
L8	S44°58'34"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°04'28"W	275.02
L13	N80°0'26"W	298.40
L14	N85°20'27"W	284.57
L15	N82°38'48"W	72.84
L16	N83°06'12"W	125.02
L17	N45°01'07"W	26.15
L18	N53°44'42"E	29.16
L19	N62°30'01"W	36.11
L20	N74°47'10"W	190.58
L21	N59°58'10"W	84.54
L22	N31°35'09"W	191.24
L23	N68°32'35"W	75.88
L24	S1°8'45"48"W	34.70
L25	N74°22'13"W	15.13
L26	N74°33'37"W	55.52
L27	S34°44'28"E	63.56
L28	N37°53'52"W	115.89
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	144.53
L33	S48°19'58"W	302.17
L34	S53°01'15"W	118.01
L35	S68°20'41"W	180.79
L36	S55°40'38"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	78.26
L43	S64°46'58"E	37.40
L44	S69°38'12"W	12.83
L45	S44°15'10"W	35.57
L46	S0°57'02"E	45.33
L47	S3°47'41"E	85.13
L48	S80°00'44"W	67.62
L49	N85°04'26"W	228.90
L50	N61°27'33"W	56.50
L51	S66°01'04"W	42.34
L52	S63°34'55"W	40.12
L53	S58°59'39"W	52.08
L54	S32°17'49"W	27.42
L55	S54°47'28"W	114.82
L56	S32°17'49"W	31.40
L57	S54°47'28"W	137.50
L58	S63°55'12"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	98.99'
C2	7°50'39"	800.00'	109.53'	N55°17'56"W	100.44'
C3	9°54'31"	870.00'	848.27'	N21°25'23"W	819.14'
C4	5°41'08"	820.00'	695.46'	N40°59'56"E	659.57'
C5	4°28'52"	800.00'	891.12'	S82°27'04"E	669.83'
C6	1°26'51"	830.00'	20.97'	N82°17'46"W	20.97'
C7	3°21'05"	830.00'	46.55'	N00°52'50"W	48.54'
C8	7°50'39"	830.00'	113.63'	N55°17'58"W	113.55'
C9	1°19'35"	850.00'	15.05'	N50°42'50"W	15.05'
C10	17°39'07"	850.00'	200.25'	N11°13'20"W	199.46'
C11	17°27'12"	850.00'	158.00'	N23°40'21"W	197.24'
C12	11°40'33"	80.00'	159.28'	N68°07'08"W	134.24'
C13	2°53'42"	80.00'	32.85'	S43°04'45"W	32.62'
C14	18°45'35"	850.00'	212.82'	N9°32'57"W	211.87'
C15	10°7'46"18"	80.00'	150.48'	N64°25'07"E	129.28'
C16	8°24'43"	25.00'	28.49'	S61°04'05"E	28.40'
C17	2°59'00"	80.00'	41.66'	S40°46'44"E	41.19'
C18	14°54'36"	850.00'	169.15'	N19°48'17"E	169.07'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord bearing	Chord Length
C19	16°13'58"	850.00'	164.16'	N35°22'29"E	183.54'
C20	15°47'36"	850.00'	179.17'	N51°21'16"E	178.60'
C21	13°30'56"	850.00'	153.33'	N66°02'30"E	152.97'
C22	11°20'40"	830.00'	165.79'	N78°31'20"E	165.51'
C23	14°08'28"	830.00'	204.85'	S88°41'05"E	204.52'
C24	14°03'57"	830.00'	203.70'	S74°24'52"E	203.28'
C25	9°50'46"	830.00'	142.63'	S62°12'33"E	142.46'
C26	14°38'10"	770.00'	196.28'	N85°00'18"W	185.75'
C27	18°38'31"	770.00'	249.86'	N61°36'12"W	248.76'
C28	16°18'09"	770.00'	213.56'	S60°57'01"W	218.33'
C29	32°38'07"	380.00'	346.36'	S05°58'50"W	341.41'
C30	7°01'15"	560.00'	771.04'	S40°09'15"W	677.00'
C31	20°31'16"	560.00'	211.32'	S41°10'00"E	210.19'
C32	2°40'52"	770.00'	37.37'	S82°46'01"E	37.37'
C33	5°03'48"	770.00'	68.05'	S66°41'24"E	69.02'
C34	4°47'56"	770.00'	64.49'	S61°37'10"E	64.47'
C35	0°53'01"	650.00'	10.00'	N27°41'59"E	10.00'
C36	58°24'52"	25.00'	25.46'	N80°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
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fba@bhinc.com • 817.338.1277 • bhinc.com
TBPELS FIRM #44, #10011300

Plat Recorded In _____

Date _____ Instrument # _____ & Side _____

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

APRIL 2024

SHEET 2 OF 5

JOHNSON COUNTY NOTES

- PRIVATE SEWAGE FACILITY**
On-site sewage performance cannot be guaranteed even though all provisions of the Rules of the 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 X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community Panel No. 4821-03774K, 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 studied 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 roadway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the removal of obstructions.
- 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.
- 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 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 buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency 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 report 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 in full knows 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 report 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 streets and roads 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 side 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 Road)
 - 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.

GENERAL NOTES

- Easels 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. Distances shown are in U.S. survey feet displayed in surface values.
- Vertical 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 a part thereof is not located within the ET, 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 in Johnson County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
- Concerning all detritus 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 incorporated 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.
- A variance for the Road Construction of Roads, Streets, Drainage, and Signage from twelve (12) to eighteen (18) months was approved in Commissioner's Court March 13, 2024.
- Water Supply Source: Action Municipal Utility District - PH (817) 428-4720
- Sewer Disposal: On Site Septic
- Electric Delivery: Oncor - PH 1-800-313-6062
- Private streets and water/equestrian trails shall be owned and maintained by the PCA. All private drainage easements will be maintained by the PCA.
- A variance for the Road Construction on Street Typical Section was approved in Commissioner's Court on February 26, 2024.

HOLD HARMLESS

Recorded covenants and restrictions shall contain language whereby the owner of the private streets and easements, 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 streets, or out of any use of the subdivision by the County or governmental/utility entity.

OWNER

PLANTATION ORCHARD, L.P.
7920 N. MONTICELLO
GRANBURY, TEXAS 76049
BENJAMIN L. ANTHONY, VICE PRESIDENT
PHONE: 817-910-9195



BAIRD, HAMPTON & BROWN
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6300 Rickwood Place, Suite 700 Fort Worth, TX 76116
817-338-1277 • 19160.com
TBPELS Firm #44, #10011300

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 &
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BEING A 163.378 ACRE TRACT OF LAND SITUATED IN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 1260
JOHNSON COUNTY, TEXAS

APRIL 2024

SHEET 4 OF 5

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS Plantation Orchard, L.P., being the owner of a tract of 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 AETerra 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 found 5/8-inch capped iron rod marked "BHR INC" (CIRF) 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.J.C.T.) from which the most westerly corner of said Unit 13 bears North 63°56'12" West, a distance of 125.03 feet, and also being the northeast 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 with the said common line between the said Plantation Orchard, LP tract and said Unit 13 the following courses and distances:

- South 03°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.J.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 271.45 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°27'34" 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°36'34" 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.J.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 CIRF for the southeast corner of the aforementioned The Ranches at Pecan Plantation-Phase 1;

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 24th day of April, 2024.

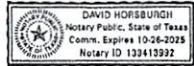
BY:

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

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, *David Horsburgh*, 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 24th day of April, 2024.

David Horsburgh
Notary Public, State of Texas
My Commission Expires: 10/24/25



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.

Robert A. Lee

Robert A. Lee
State of Texas Registered
Professional Land Surveyor
RPLS No. 6895
Date: April 29, 2024



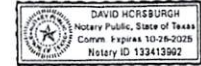
STATE OF TEXAS §
COUNTY OF TARRANT §

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 24th day of April, 2024.

David J. Horsburgh

David J. Horsburgh
Notary Public, State of Texas
My Commission Expires: 10-24-25



6303 Reglon Pkwy, Suite 700 Fort Worth, TX 76116
www.bhbnc.com • 817.338.1217 • info@bhbnc.com
TBPELS Firm #44, #1010130C

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

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

APRIL 2024

SHEET 5 OF 5