



Filed For Record 2:59pm

JOHNSON COUNTY COMMISSIONERS COURT

JAN 08 2024

April Long
County Clerk, Johnson County Texas

BY _____ DEPUTY

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 2024-02

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 the Public Works Department 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 the Public Works Department 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; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve the revision of the plat of **Grandview Industrial Park**, Lot 1 and Lot 2, Block 1, to create Lot 1R, Block 1, in Precinct 4."

Said motion was approved by a vote of the Commissioners Court on the 8th day of January 2024.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

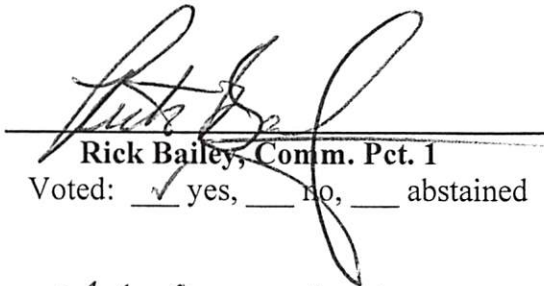
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Grandview Industrial Park**, Lot 1 and Lot 2, Block 1, to create Lot 1R, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 8TH DAY OF JANUARY 2024.



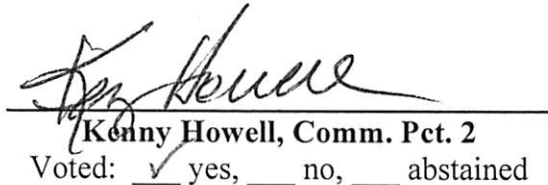
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



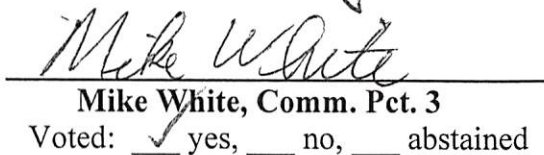
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



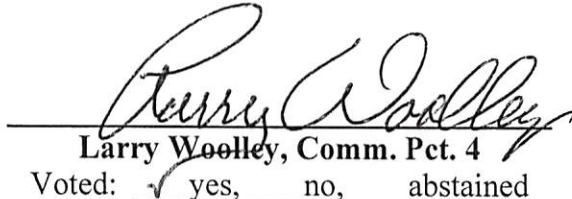
Kenny Howell, Comm. Pct. 2

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



JOHNSON COUNTY, TEXAS NOTES:

- THE ENTIRE PORTION OF THIS REPLAT IS LOCATED IN THE ALVARADO ETZ.
- THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR INDUSTRIAL.
- UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200.
ELECTRIC SERVICE IS TO BE PROVIDED BY MCK. PHONE 817-506-4000.
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

FLOOD STATEMENTS:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COUNTY PANEL NO. 4850200100, EFFECTIVE DATE: OCTOBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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 TEND TO 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 FLOODWAY IS PROHIBITED.

THE EXISTING DRENCHES OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES AHEAD OF ADJACENT 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.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, DEVICES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, PATROLLING, MAINTAINING AND TENDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

RIGHT-OF-WAY EASEMENTS:
15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN REAR
5' FROM LOT LINE ON THE SIDES

BUILDING LINES:
40' FROM CENTER OF ROAD ON E.M. OR STATE
20' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
20' FROM LOT LINE (STATE HWY. & E.M.)
20' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 30 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO MANIPULATES 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 INSTRUMENT 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 EMPLOYED IN CONNECTION WITH THE ACQUISITION 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.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

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.

INSTRUCTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE 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, AS LONG AS APPROVED AS MEETING MINIMUM STANDARDS, WHICH BE UPGRADED BY THE DRAINAGE AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE COLORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MANUFACTURE 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.

DUTY 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.

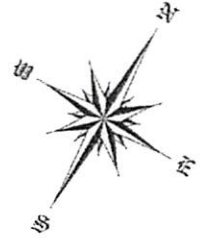
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR BOUNDARY PROPERTY OWNER OR NEIGHBOR, NEIGHS OR TRANSMIT ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON 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, OR THE STATE OF TEXAS, OR THE UNITED STATES.

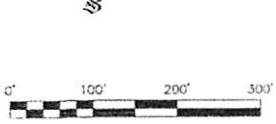
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

WARRANTY:
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.

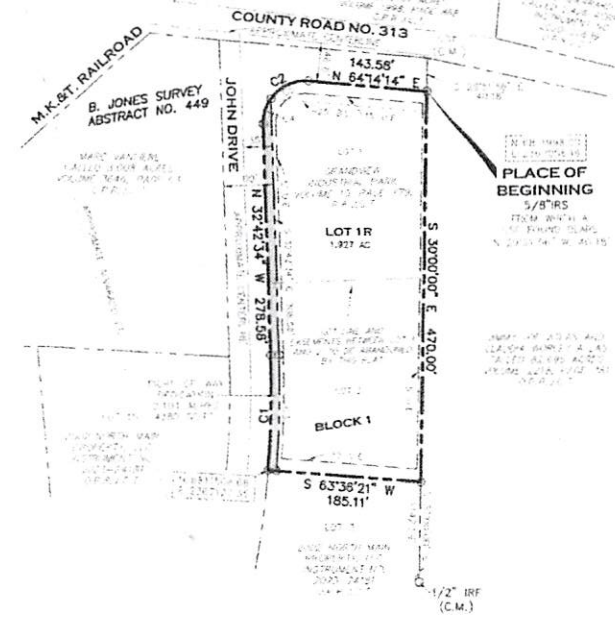
FILED A PLAT IS NOT ACCEPTANCE OF ROAD FINAL MAINTENANCE:
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS 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 AUTHORIZING ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



**VICINITY MAP
(NOT TO SCALE)**



- LEGEND**
- 5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED
 - IRON ROD FOUND
 - CAPPED IRON ROD FOUND
 - COTTON SPINGOLE FOUND
 - CONTROLLING INSTRUMENT
 - OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
 - PLAT RECORDS JOHNSON COUNTY TEXAS
 - UTILITY EASEMENT
 - BUILDING LINE
 - EXTRA-TERRITORIAL JURISDICTION



PROPERTY DESCRIPTION:
BEING A TRACT OF LAND LOCATED IN THE B. JONES SURVEY, ABSTRACT NO. 449, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN A DEED TO 2002 NORTH MAIN PROPERTY, LLC, RECORDED IN INSTRUMENT NO. 2023-24181, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.U.C.T.), ALSO BEING KNOWN AS LOT 1 AND LOT 2, BLOCK 1, GRANDVIEW INDUSTRIAL PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 279, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.L.U.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET (N 6811956.00, E 2362708.18) FOR THE NORTH-EAST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 313, AND BEING IN THE WEST LINE OF A CALLED 82,895 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2218, PAGE 781, O.P.R.U.C.T., FROM WHICH A COTTON SPINGOLE FOUND BEARS, N 29°51'56" E, A DISTANCE OF 40.18 FEET;

THENCE: S 30°00'00" E, WITH THE COMMON LINE BETWEEN SAID LOT 1, LOT 2 AND SAID 82,895 ACRE TRACT, A DISTANCE OF 478.00 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GRANDVIEW INDUSTRIAL PARK, BEARS S 30°00'00" E, A DISTANCE OF 1162.58 FEET;

THENCE: S 83°36'21" W, WITH THE COMMON LINE BETWEEN SAID LOT 2 AND LOT 3, BLOCK 1, OF SAID GRANDVIEW INDUSTRIAL PARK, A DISTANCE OF 185.11 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND IN THE EAST LINE OF JOHN DRIVE, AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1258.79 FEET;

THENCE: NORTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 29°51'56" W, A CHORD DISTANCE OF 136.45 FEET AND AN ARC LENGTH OF 139.53 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE END OF SAID CURVE;

THENCE: N 32°42'34" W, WITH THE EAST LINE OF JOHN DRIVE, A DISTANCE OF 276.58 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 502.2 FEET, BEING IN THE EAST LINE OF JOHN DRIVE AND THE SOUTH LINE OF SAID COUNTY ROAD NO. 313;

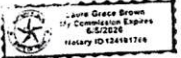
THENCE: NORTHWESTERLY WITH SAID CURVE TO THE RIGHT AND WITH THE SOUTH LINE OF SAID COUNTY ROAD NO. 313, A CHORD BEARING OF N 15°45'51" E, A CHORD DISTANCE OF 74.88 FEET AND AN ARC LENGTH OF 64.62 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE END OF SAID CURVE;

THENCE: N 64°14'14" E, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID COUNTY ROAD NO. 313, A DISTANCE OF 143.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.028 ACRES OF LAND.

- SURVEYOR'S NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011). ALL DISTANCES SHOWN ARE CIVIL SCALE. FACTOR IS 1.000000000.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - () DENOTES RECORD DATA.
 - 15' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 1089, PAGE 291, O.P.R.U.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT DOES INCLUDE THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.
 - 15' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 497, PAGE 483, O.P.R.U.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT DOES INCLUDE THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.
 - 15' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 813, PAGE 711, O.P.R.U.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT DOES INCLUDE THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.
 - 15' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 969, PAGE 484, O.P.R.U.C.T., CONTAINS A DESCRIPTION OF A TRACT OF LAND THAT DOES INCLUDE THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 15' WIDE EASEMENT DESCRIBED THEREIN.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT WILLIAM J. BROWN AS MEMBER OF 2002 NORTH MAIN PROPERTY, LLC, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND. DOES HEREBY ADMIT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1R, BLOCK 1, GRANDVIEW INDUSTRIAL PARK, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

2002 NORTH MAIN PROPERTY, LLC
BY: *William J. Brown* 12-4-23
WILLIAM J. BROWN, MEMBER DATE
STATE OF TEXAS
COUNTY OF JOHNSON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF December, 2023, BY WILLIAM J. BROWN, MEMBER OF 2002 NORTH MAIN PROPERTY, LLC, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
Robert L. Young
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-25-26



REPLAT SHOWING

**LOT 1R, BLOCK 1,
GRANDVIEW
INDUSTRIAL PARK**
AN ADDITION TO JOHNSON COUNTY, TEXAS.
BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK 1,
GRANDVIEW INDUSTRIAL PARK, ACCORDING TO THE
PLAT RECORDED IN VOLUME 10, PAGE 279.
PLAT RECORDS, JOHNSON COUNTY, TEXAS.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____.

COUNTY CLERK



SURVEYOR'S CERTIFICATION
THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON SEPTEMBER 06, 2023 AND THAT THE CORNER MONUMENTS, ANGLE POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Robert L. Young
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400



PLAT RECORDED IN _____
YEAR _____ INSTRUMENT # _____
SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK, JOHNSON COUNTY, TEXAS

OWNER:
2002 NORTH MAIN PROPERTY, LLC
PO BOX 2402
CLEBURNE, TEXAS 76033
PHONE: 325-895-1801



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.trans-texasurveying.com

Scale: 1"=100' Date: 12/06/2023 DWG: 20230154-REPLAT
Drawn: LGB Checked: RLY Job: 20230154