

AUG 26 2024



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas

BY April Long 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 2024-91

COUNTY OF JOHNSON

**ORDER RELEASING FUNDS IN THE AMOUNT OF \$250,000.00, PAYABLE TO
PAT BIVENS, FOR SECURING CONSTRUCTION OF ROADS, STREETS,
DRAINAGE, AND SIGNAGE IN BIVENS ADDITION, LOTS 1R, 2, 3, AND 4,
BLOCK 1, IN PRECINCT 4**

The Johnson County Commissioners Court met on August 26, 2024 in regular session for the consideration of releasing funds payable to Pat Bivens of \$250,000.00, for the construction of roads, streets, drainage, and signage for Bivens Addition, Lots 1R, 2, 3, and 4, Block 1, in Precinct 4.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court finds that construction of roads, streets, drainage, and signage in Bivens Addition, Lots 1R, 2, 3, and 4, Block 1, in Precinct 4, have been completed as set forth in the subdivision plat and associated construction drawings and documents submitted to the County at or prior to the approval of the subdivision and the funds secured by Pat Bivens should be released.

WITNESS OUR HAND THIS THE 26TH DAY OF AUGUST 2024.

Chris Boedeker
Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey
Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell
Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White
Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley
Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long
ATTEST: April Long, County Clerk



PROPERTY DESCRIPTION

BEING A 19.028 ACRE TRACT OF LAND, IN THE RICHARD RHODES SURVEY, ABSTRACT NO. 715, JOHNSON COUNTY, TEXAS, DESCRIBED AS A DEED FOR PATRICIA V. BIVENS, RECORDED IN INSTRUMENT NO. 2017-146, O.P.B.L.C.T., AND ALL OF LOT 1, BLOCK 1, BIVENS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2017-146, O.P.B.L.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF SAID LOT 1, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ALYSSA DOTSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2016-2857, O.P.B.L.C.T., IN THE NORTH LINE OF COUNTY ROAD NO. 206;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH SAID DOTSON TRACT, N 81°31'31" W, AT 28.95 FEET, PASSING AN IRON ROD FOUND, AT 11.31 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 29.57 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 54.71 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 996.82 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LOT 2, IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO HARRIS RICHARD SMITH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 317, PAGE 146, O.P.B.L.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID SOUTH TRACT, N 69°14'41" E, A DISTANCE OF 178.53 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 2, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO JACOB AND TIFFANY HENDERSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2016-1168, O.P.B.L.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID HENDERSON TRACT, S 42°30'19" W, AT 598.78 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 157.89 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 157.89 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 1578.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE, WITH SAID COUNTY ROAD NO. 206, N 70°21'26" W, A DISTANCE OF 274.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.028 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELLEY J. HOFFMANN, P.L.S., NO. 6084 ON OCTOBER 21, 2016.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT PATRICIA V. BIVENS, SEAN BIVENS, JUDITH WHITEHEAD & STEVE BIVENS, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS IR, 2-4, BLOCK 1, BIVENS ADDITION, 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, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Patricia V. Bivens 4/20/24
PATRICIA V. BIVENS LOTS 2 & 4 DATE

Sean Bivens 4-20-24
SEAN BIVENS LOT IR DATE

Judith Whitehead 4-20-24
JUDITH WHITEHEAD LOT IR DATE

Steve Bivens 4/20/24
STEVE BIVENS LOT 3R DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICIA V. BIVENS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April 2024

Mary Bullock
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SEAN BIVENS, KNOWN TO ME 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April 2024

Mary Bullock
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUDITH WHITEHEAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April 2024

Mary Bullock
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVE BIVENS, KNOWN TO ME 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April 2024

Mary Bullock
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF JOHNSON

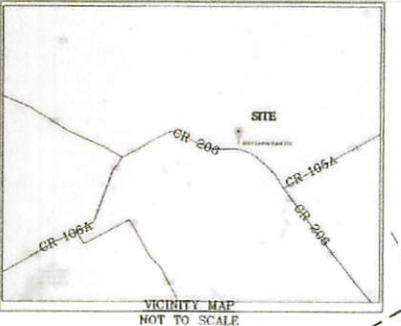


LEGEND

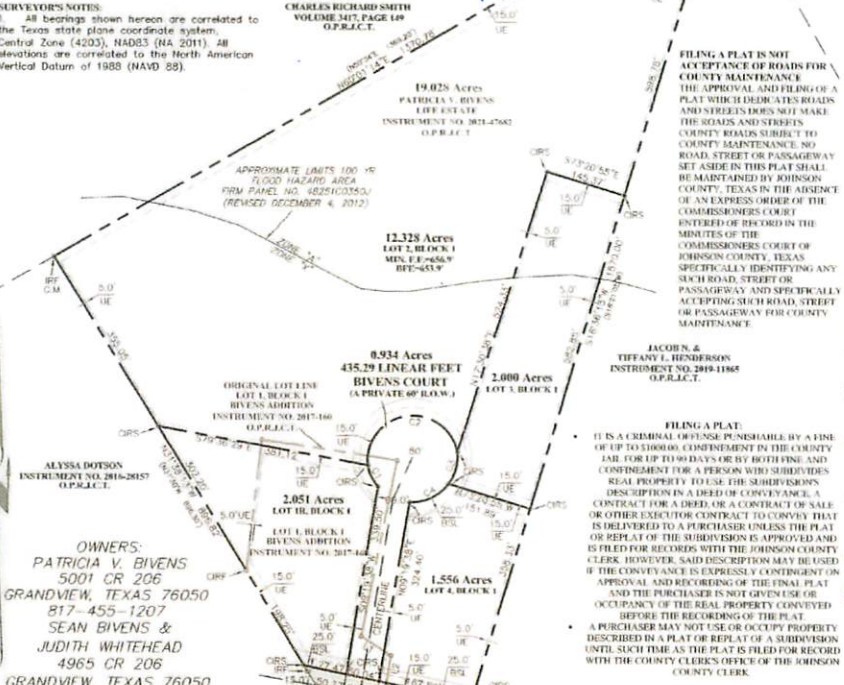
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
- C.M CONTROLLING MONUMENT
- R.O.W RIGHT-OF-WAY
- () DENOTES RECORD DATA
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- MIN. F.F MINIMUM FINISHED FLOOR ELEVATION
- BFE BASE FLOOD ELEVATION

MEASURED CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.33	80.00	17°07'40"	N42°51'50"E	42.40
C2	245.92	80.00	37°44'17"	N47°26'20"W	159.31
C3	60.00	80.00	42°58'19"	N41°41'35"E	58.60
C4	78.76	80.00	50°24'23"	N45°33'00"E	75.62

SURVEYORS NOTES:
1. All bearings shown hereon are correlated to the Texas state plane coordinate system, Central Zone (4203), NAD83 (NA 2011). All elevations are correlated to the North American Vertical Datum of 1988 (NAVD 88).



VICINITY MAP NOT TO SCALE



OWNERS:
PATRICIA V. BIVENS
5001 CR 206
GRANDVIEW, TEXAS 76050
817-455-1207

SEAN BIVENS &
JUDITH WHITEHEAD
4965 CR 206
GRANDVIEW, TEXAS 76050
817-941-2722
817-705-8454

STEVE BIVENS
5005 CR 206
GRANDVIEW, TEXAS 76050
682-249-0574

ALYSSA DOTSON
INSTRUMENT NO. 2016-2857
O.P.B.L.C.T.

JACOB & TIFFANY HENDERSON
INSTRUMENT NO. 2016-1168
O.P.B.L.C.T.

APPROXIMATE LIMITS 100' +/-
5,000 HAZARDOUS AREA
FROM PANEL NO. 4225103551
(REVISED DECEMBER 4, 2012)

19.028 Acres
PATRICIA V. BIVENS
LOT 1, BLOCK 1
INSTRUMENT NO. 2017-146
O.P.B.L.C.T.

12.328 Acres
LOT 2, BLOCK 1
MIN. F.F. = 653.9'

0.934 Acres
435.29 LINEAR FEET
BIVENS COURT
(A PRIVATE ROAD)

2,000 Acres
LOT 1, BLOCK 1

2.051 Acres
LOT 1, BLOCK 1
BIVENS ADDITION
INSTRUMENT NO. 2017-146
O.P.B.L.C.T.

1.556 Acres
LOT 2, BLOCK 1

POINT OF BEGINNING

COUNTY ROAD NO. 206
(ASPHALT PAVEMENT)

JAYNE KELLERMANN DOTSON
VOLUME 278, PAGE 97
O.P.B.L.C.T.

PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT #17-760-5200.
SEWER WATER EASEMENTS REFERRED TO IN INSTRUMENT NO. 2016-1168, AND 2017-2040, DO NOT AFFECT THE SUBJECT TRACT LOTS - AND ARE SERVED BY INDIVIDUAL WATER WELLS.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES #1-5566-0000.
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
PRIVATE ROADS TO BE PRIVATELY MAINTAINED.
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.
- 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, AS OTHER SEWAGES OR MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN CORRECTABLE OWNERS' IF UNSANITARY 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 MAINTAIN 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 STATEMENTS:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 42510150, EFFECTIVE DATE DECEMBER 4, 2011, THIS PROPERTY IS LOCATED IN ZONE "X" (PORTION OF PROPERTY IN ZONE "A").
- THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP IS FOR INFORMATION AND DETERMINING THE "NO" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED WINDS OR FROM LOCAL DRAINAGE SYSTEMS. THEREFORE, THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER AREAS OF SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN AS REQUIRED AS PART OF THE "NO".
- UNDERSTANDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOORING IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN OPEN AND CLEAR AND 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 ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY CAUSED BY FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE RIGHT BUT NOT OBLIGED TO EXISTING PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
- 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 PROGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, 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 EASEMENT:
15' FROM LOT LINE IN FRONT & BACK
3' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:
40' FROM CENTER OF ROAD ON E, M, OR STATE
40' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES:
9' FROM LOT LINE (STATE, HWY & M)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

DUTIES OF DEVELOPER/PURCHASER OWNER:
16. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE, OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
17. 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 LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS, OR EMPLOYEES OF JOHNSON COUNTY.
18. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEAT REPRODUCED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY REPRODUCED 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.
19. 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 INDIVIDUALLY.
20. 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.
SURVEYOR'S CERTIFICATE

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$10000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIBED IN A DEED OR CONVEYANCE, A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER EXECUTIVE CONTRACT TO CONVEY THAT IS BELIEVED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF A 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. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

I, SHELLEY J. HOFFMANN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE AND ACCURATE SURVEY OF THE LAND ON OCTOBER 21, 2016 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

S. Hoffmann 4/29/24
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916

Scale: 1"=150' Date: 03/26/24 DWG#: 2016461-FINAL PLAT
Drawn: OF Checked: SJH Job: 2016-461