

AFFIDAVIT OF BUILDING OFFICIALTHE STATE OF TEXAS *COUNTY OF MASON..... *

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **John Palacio**, known to me to be a credible person, whose oath is worthy of belief, and who deposed and said:

"That I am the duly appointed and serving Building Official for the City of Mason, Texas."

"That the City of Mason, Texas Ordinance No. 05-291 is the present Ordinance which sets out the requirements and conditions under which real property situated within the City of Mason, Texas may be subdivided."

"I have examined the foregoing plat attached hereto as Exhibit A, and declare that it is in compliance with the requirements set forth in and said ordinance No. 05-291. I further certify that the subdivision of real property as shown in said plat is in compliance with the requirements of Ordinance No. 05-291.

"I do solemnly swear that all of the above and foregoing statements are true and correct."

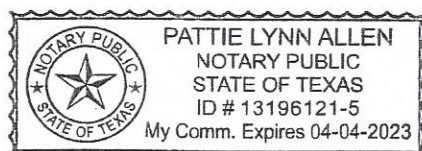
DATED this the 7th day of January, 2021.



John Palacio

SWORN TO AND SUBSCRIBED BEFORE ME by the said **John Palacio**.

This the 7th day of January, 2021, to certify which witness my hand and seal of office.





Notary Public, State of Texas

ROBERT L. OWENS
Registered Professional Land
Surveyor
P. O. Box 903
Mason, Texas 76856
(325)347-7137

THE SURVEYOR CONCLUDES THAT ALL OF THE PROPERTY DESCRIBED HEREON IS NOT
LOCATED IN WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY MAP, PANEL NO. 48047-001B, EFFECTIVE
JULY 2, 1979.

NOTE:
1. THIS SURVEY WAS PREPARED PURSUANT TO THE DEEDS OF A CURRENT TITLE REPORT, THEREFORE, SURVEY
LINES ARE BASED ON THE DEEDS AND NOT ON THE FLOOD BOUNDARY MAP.
2. PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE.

REFERENCE: Gary W. Johnson
ADDRESS: Johnson Road and Pontotoc Road, Mason County, Texas 76856
JOB NO.: 20-786

PAGE 1 OF 4

A DIVISION OF
THAT CERTAIN TRACT
IDENTIFIED AS THE SECOND TRACT IN
VOLUME 287/442 M.C.O.P.R.
BEING THE NORTHWEST PORTION THEREOF.

NOTE:
ACREAGES WITHIN SETBACK LINES AND
EASEMENT LINES:
SEE TRACTS 1, 2, 3 & 4 AS SHOWN
HEREIN
NO WATER LINES AND NO SEWER LINES
NOT ZONED
NO ADDRESS ASSIGNED

TO THE
CITY OF MASON
MASON COUNTY, TEXAS
TO BE KNOWN AS THE
GARY W. JOHNSON
ENTERPRISES
SUBDIVISION TWO

NOTES:
1. SURVEYED WITHOUT TITLE EXAMINATION, THEREFORE THERE MAY BE EASEMENTS AND/OR COVENANTS
AFFECTING THIS PROPERTY NOT SHOWN HEREON.
2. PONTOTOC ROAD ALSO REFERRED TO AS E. PONTOTOC ROAD, PONTOTOC STREET AND PONTOTOC AVENUE IN
MASON COUNTY DEED RECORDS.
3. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.
4. SEE THE INCLUDED LEGAL DESCRIPTION OF THE 10.2 ACRE PARENT TRACT AND THE 0.11 ACRE EASEMENT
TRACT FOR WITNESS CALLS AND OTHER DETAILS.
5. SET BACK LINES ARE 5 FEET FROM SIDE LINES, 25 FEET FROM STREET/ROAD LINES, 6 FEET FROM BACK
LINE (OPPOSITE ROAD OR STREET LINE).
6. RED - BEARING/DISTANCE FOR LOT LINES, GREEN BEARING/DISTANCE FOR EASEMENT LINES, NO BUILDINGS
WITHIN EASEMENTS.

JOHNSON ROAD

PONTOTOC ROAD

IRON ROD SET
IRON ROD FOUND
PIPE FENCE CORNER
CALCULATED POINT

TRACT 2
2.55± Acres
2.21± Acres within easement/set back lines

TRACT 1
2.55± Acres
2.07± Acres within easement/set back lines

TRACT 4
2.55± Acres
2.21± Acres within easement/set back lines

TRACT 3
2.55± Acres
2.07± Acres within easement/set back lines

CARL RHODE SURVEY NO. 92 ABSTRACT NO. 804
MASON COUNTY, TEXAS
INCLUDING THE EXTRA-TERRESTRIAL JURISDICTION OF THE CITY OF MASON
GARY W. JOHNSON
10.2 ACRES OUT OF 40 ACRES REFERRED TO
AS THE SECOND TRACT DESCRIBED IN VOLUME 287 PAGE 447 RECORD

ROBERT L. OWENS
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VOLUME 287/442 M.C.O.P.R.

TO THE
CITY OF MASON
MASON COUNTY, TEXAS
GARY W. JOHNSON
ENTERPRISES SUBDIVISION TWO

REFERENCE Gary W. Johnson
ADDRESS Johnson Road and Pontotoc Road, Mason, Texas 76856
JOB NO.: 20-266

PAGE 2 OF 4

LEGAL DESCRIPTION for a 10.2 acre tract of land, more or less, out of the Carl Rohde Survey No. 92, Abstract No. 804 in Mason County, Texas and being the northwesterly portion that certain 40 acre tract identified as the Second Tract in a Warranty Deed from the Johnson Family Farm, Ltd. to Gary W. Johnson dated January 12, 2016 and recorded in Volume 287, Page 442 of the Mason County Official Public Records; and more particularly described as follows: BEGINNING at a 5 1/2-inch pipe fence corner post found for the northwest corner of the said Second Tract and located at the intersection of the east margin of Johnson road and the south margin of the Pontotoc Road (aka E. Pontotoc Road, Pontotoc Avenue and Pontotoc Street in various deeds, maps and other documents) and for the northwest corner hereof;

THENCE S 89°04'31" E (called S 89 E), with the south margin of said Pontotoc Road and the north line of the said Johnson Second Tract, at 453.11' pass a calculated point for the northeast corner of Tract 1 and the northwest corner of Tract 3 (shown hereon) from which an iron corner found with a plastic cap stamped Searchers, bears N 02°11'47"W, 0.11 and continuing for a total of 906.33' to a calculated point for the northeast corner of said Tract 3 and located at the north end of an exiting 0.45 acre easement, same point being the northwest corner of that certain tract described in a Warranty Deed With Vendor's Lien from Gary W. Johnson and wife Terry Johnson, to Matthew A. McCully and April A. McCully, dated August 26, 2020 and recorded in Volume 327, Page 515 of the said Official Public Records;

THENCE S 02°02'56" W with the centerline of said easement, the west line of the said McCully tract and the east line hereof, at 244.33' pass a calculated point for the southeast corner of said Tract 3, the northeast corner of Tract 4 and from which a 3/8-inch iron rod set for witness on the common line between said Tract 3, said Tract 4 and located on the west side of said existing 0.45 acre easement, bears N 89°11'21" W, 20.0', then continuing for a total of 488.66', with the centerline of the said existing easement, the west line of the said McCully tract and the east line hereof, to a 3/8-inch iron rod set (and located in the centerline of an existing 0.43 acre easement) for the south corner of said easement, the southwest corner of the said McCully Tract, the southeast corner of said Tract 4 and the southeast corner hereof, said point also being the northeast corner of a 5.1 acre tract and the northwest corner of another 5.1 acre tract, both being described in a Warranty Deed from Gary W. Johnson and wife Terry Johnson, to Mary Elizabeth Godfrey, dated August 18, 2020 and recorded in Volume 327, Page 422 of the said Official Public Records, same point being the southeast corner hereof, from which a 3/8-inch iron found for witness bears S 89°18'10" E, 20.01' and another 3/8-inch iron found for witness bears N 89°18'10" W, 20.0';

THENCE N 89°18'10" W, 454.52' with the north line of said Godfrey 5.1 acre tract, the south line hereof and the centerline of the said 0.43 acre easement, to an iron corner with a plastic stamped Searchers, found for the northwest corner of the said Godfrey 5.1 acre tract, the southwest corner of said Tract 4, the southeast corner of Tract 2 (shown hereon) and the northeast corner of that certain 5.1 acre tract described in a Warranty Deed from Gary W. Johnson and wife Terry Johnson, to Equity Trust Company Custodian FBO Bevra Juhree Lehmberg IRA, Executed to be Effective July 21, 2020 and recorded in Volume 326, Page 569 of said Official Public Records;

THENCE N 89°04'59" W, 453.13' with the north line of said 5.1 acre Lehmberg IRA tract, the south line hereof and the centerline of the said electric easement, to an iron corner with a plastic cap stamped Searchers, found on the east margin of Johnson Road for northwest corner of said 5.1 acre Lehmberg IRA tract, the southwest corner hereof and being a west corner of said 0.43 acre easement;

THENCE N 02°11'54" E, 490.56' with the east margin of Johnson Road and the west line of said Second Tract, to the place of BEGINNING and containing 10.2 acres of land more or less.

ROBERT L. OWENS
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REFERENCE Gary W. Johnson
ADDRESS Johnson, Road and Poolston Road, Mason, Texas 76856
JOB NO.: 20-266

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A DIVISION OF
THAT CERTAIN TRACT
IDENTIFIED AS SECOND TRACT IN
VOLUME 287/442 M.C.O.P.R.

TO THE
CITY OF MASON
MASON COUNTY, TEXAS
GARY W. JOHNSON
ENTERPRISES SUBDIVISION TWO

WITH THE FOLLOWING DESCRIBED EASEMENT FOR ELECTRIC LINES: for a strip of land over the west portion of Tract 4 (shown hereon) and the east portion of Tract 2 (shown hereon), a west portion of Tract 3 (shown hereon) and an east portion of Tract 1 (shown hereon);

COMMENCING at an iron corner with a plastic cap stamped Searchers, found for the northeast corner of that certain 5.1 acre tract described in a Warranty Deed from Gary W. Johnson and wife Terry Johnson, to Equity Trust Company Custodian FBO Bevra Juhree Lehmberg IRA, Executed to be Effective July 21, 2020 and recorded in Volume 326, Page 569 of said Official Public Records same point being the southwest corner of Tract 4 shown hereon, the southeast corner of Tract 2 shown hereon and located in the centerline of an existing 0.43 acre easement to Central Texas Electric Corporation;

THENCE N 02°11'47" E, 10' with the common line between said Tract 4 and said Tract 2, to a 3/8-inch set for the south corner hereof;

THENCE N 89°04'59" W, 10.0' into said Tract 2, with the north line of the said 0.43 easement and the south line hereof, to a 3/8-inch iron rod set for the southwest corner hereof;

THENCE N 02°11'47" W, crossing an east portion of said Tract 2, at approximately 235.24' pass the south line of Tract 1 and continuing into Tract 1, for a total of 256.23' to a 3/8-inch set for the northwest corner hereof;

THENCE S 89°11'21" E, at 10.0' pass the east line of said Tract 1 and the west line of Tract 3, and continuing into said Tract 3, for a total of 20.0' to a 3/8-inch iron rod set for the northeast corner hereof;

THENCE S 02°11'47" W, crossing a portion of said Tract 3 and at approximately 21.0' pass the south line of said Tract 3 and continuing into and crossing a portion of said Tract 4, for a total of 256.22', to a 3/8-inch set on the north line of the aforesaid 0.43 acre easement for the southeast corner hereof;

THENCE N 89°18'10" W, 10.0' with the north line of the said 0.43 acre easement and the south line hereof, to the place of BEGINNING and containing 0.11 acres, more or less.

ROBERT L. OWENS
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A DIVISION OF
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IDENTIFIED AS SECOND TRACT IN
VOLUME 287/442 M.C.O.P.R.

TO THE
CITY OF MASON
MASON COUNTY, TEXAS

GARY W. JOHNSON
ENTERPRISES SUBDIVISION TWO

REFERENCE Gary W. Johnson
ADDRESS Johnson Road and Fontanillo Road - Mason County Texas 76856
JOB NO.: 16-286 PAGE 4 OF 4

STATE OF TEXAS
COUNTY OF MASON
CITY OF MASON

KNOW ALL MEN BY THESE PRESENTS, THAT I, GARY W. JOHNSON OWNER OF PROPERTY IDENTIFIED AS SECOND TRACT, IN A WARRANTY DEED RECORDED IN VOLUME 287 PAGE 442 OF THE MASON COUNTY OFFICIAL PUBLIC RECORDS; SAID OWNERSHIP LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MASON, TEXAS AND SITUATED IN THE CARL ROHDE SURVEY NO. 92, ABSTRACT NO. 804; DO HEREBY SUBDIVIDE MY RESPECTIVE OWNERSHIP TO BE KNOWN AS THE GARY W. JOHNSON ENTERPRISES SUBDIVISION TWO, TO THE CITY OF MASON, MASON COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON AND DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON.

Gary W. Johnson
GARY W. JOHNSON
WITNESS MY HAND, THIS 7th DAY OF January, A.D. 2021

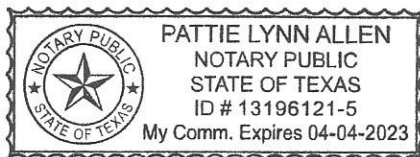
Gary W. Johnson
Gary W. Johnson
1766 E. State Hwy 29
NAME & ADDRESS (PRINTED)
Mason, TX 76856

STATE OF TEXAS
COUNTY OF MASON
CITY OF MASON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY W. JOHNSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF January, A.D. 2021

Pattie Lynn Allen Pattie Lynn Allen
NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME



STATE OF TEXAS
COUNTY OF MASON

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT L. OWENS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF MASON SUBDIVISION REGULATIONS, THAT THIS PLAT MEETS THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THAT THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY SET UNDER MY SUPERVISION. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS OR CHANGE RESULTING THEREFROM.



Robert L. Owens
REGISTERED PROFESSIONAL LAND SURVEYOR # 1775
JOB # 20-286 DATE DECEMBER 30, 2020

STATE OF TEXAS
COUNTY OF MASON

KNOW ALL MEN BY THESE PRESENTS, THAT I John P. Baker BUILDING OFFICIAL FOR THE CITY OF MASON, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF MASON SUBDIVISION REGULATIONS.

John P. Baker 1-7-2021
BUILDING OFFICIAL, THE CITY OF MASON DATE

STATE OF TEXAS
COUNTY OF MASON

I, PAM BEAM, COUNTY CLERK OF MASON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF January, A.D. 2021, AT 4:30 O'CLOCK A.M., IN THE PLAT RECORDS OF MASON COUNTY, TEXAS, IN VOLUME 2, PAGE 3.

WITNESS MY HAND AND SEAL OF THIS OFFICE THIS THE 7th DAY OF January, A.D. 2021

Pam Beam Cindy Kothmann
PAM BEAM BY DEPUTY
COUNTY CLERK
MASON COUNTY, TEXAS



VOL. 330 PAGE 705 OF THE official Public RECORDS OF MASON COUNTY, TEXAS