

JOHNSON COUNTY COMMISSIONERS COURT

JUL 26 2021



Becky Ivey, County Clerk  
Johnson County Texas  
By aw Deputy

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

MIKE WHITE  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioner's Court

LARRY WOOLLEY  
Commissioner Pct. #4

THE STATE OF TEXAS

§  
§  
§

ORDER #2021-48

COUNTY OF JOHNSON

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DESIGNATION OF JOHNSON COUNTY REINVESTMENT ZONE

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**BE IT REMEMBERED**, at a regular meeting of the Commissioners' Court of Johnson County, held on the 26<sup>th</sup> day of July, 2021, on motion made by Commissioner Bailey, Pct. #1, and seconded by Commissioner Howell, Pct. #2 the following Order was adopted:

**WHEREAS**, the County hereby designates the property located in Johnson County, having the boundary description in Exhibit A attached to this Order, as a Reinvestment Zone under the Johnson County Guidelines and Criteria for Granting Tax Abatements, having determined that the designation will contribute to the retention or expansion of primary employment and will attract major investment in the zone that will benefit the zone and will contribute to the economic development of the County, and

**WHEREAS**, the County hereby certifies as correct and accurate the description and boundaries depicted on the attached Exhibit A; and

**WHEREAS**, the County hereby declares itself eligible for property tax abatement as to all eligible property for commercial-industrial development, now or thereafter located in that Reinvestment Zone as authorized by the Johnson County Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones and Chapter 312 of the Texas Tax Code.

**WHEREAS**, the zone shall be called the "AM Fabrication Reinvestment Zone"

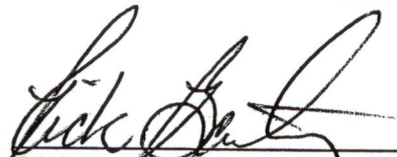
NOW THEREFORE BE IT ORDERED, ADJUDGED, AND DECREED,  
that the "AM Fabrication Reinvestment Zone" is approved and this Order shall become  
effective as of July 26, 2021.

DONE IN OPEN COURT THIS 26<sup>th</sup> DAY OF JULY, 2021.



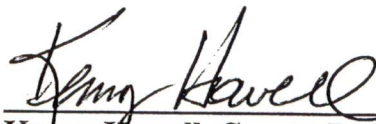
Roger Harmon, Johnson County Judge

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

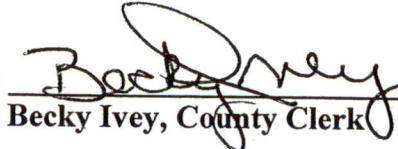
Voted:  yes, \_\_\_ no, \_\_\_ abstained



Larry Woolley, Comm. Pct. #4

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained

ATTEST:



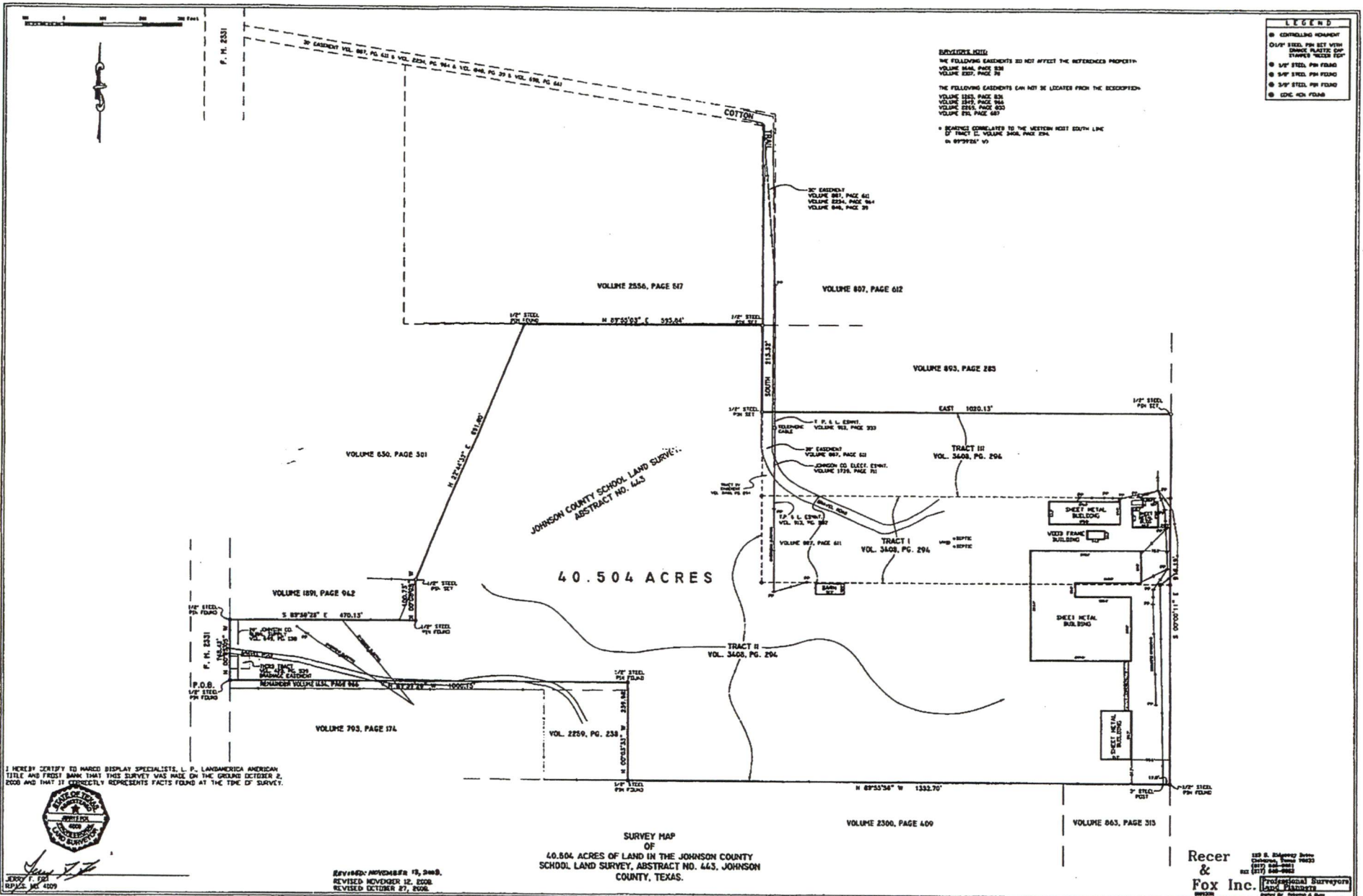
Becky Ivey, County Clerk



**EXHIBIT A**

**JOHNSON COUNTY REINVESTMENT ZONE**

**BEING an approximate 49.5 acre tract of land in the Johnson County School Land Survey, Abstract No. 443, Johnson County, Texas and being all of Tracts I, II, and III as described in Volume 3408, Page 294, Official Public Records Johnson County, Texas.**



I HEREBY CERTIFY TO HANCO DISPLAY SPECIALISTS, L. P. LAND/AMERICA AMERICAN TITLE AND FRODO BANK THAT THIS SURVEY WAS MADE ON THE EVENING OCTOBER 2, 2008 AND THAT IT CORRECTLY REPRESENTS FACTS FOUND AT THE TIME OF SURVEY.



REVISED NOVEMBER 12, 2008  
REVISED OCTOBER 27, 2008

**SURVEY MAP**  
OF  
40.504 ACRES OF LAND IN THE JOHNSON COUNTY  
SCHOO LAND SURVEY, ABSTRACT NO. 443, JOHNSON  
COUNTY, TEXAS.

**Recer & Fox Inc.**  
Professional Surveyors  
Land Planners

**REFERENCE MAPS:**  
THE FOLLOWING EASEMENTS DO NOT AFFECT THE REFERENCED PROPERTY:  
VOLUME 868, PAGE 628  
VOLUME 837, PAGE 31  
THE FOLLOWING EASEMENTS CAN NOT BE LOCATED FROM THE EXCECPTION:  
VOLUME 1892, PAGE 828  
VOLUME 1847, PAGE 966  
VOLUME 2264, PAGE 653  
VOLUME 878, PAGE 687  
\* BEARINGS CORRELATED TO THE WESTERN MOST SOUTH LINE  
OF TRACT II, VOLUME 868, PAGE 294.  
ON 8/27/08 AT 10

**LEGEND**  
Ⓚ CONTROLLING MONUMENT  
○ 1/4" STEEL PIN SET WITH  
DYNAMIC PLASTER OR  
STAMPED "WELLS 80"

3000' 1" 300  
REVISED NOV 12 2008

**FIELD NOTES**

40.504 acres

BEING a tract of land in the Johnson County School Land Survey, Abstract No. 443, Johnson County, Texas and being all of Tracts I, II, and III as described in Volume 3408, Page 294, Official Public Records Johnson County, Texas. Bearings are correlated to the Westernmost South line of Tract II, Volume 3408, Page 294, Official Public Records Johnson County, Texas. (North 89 degrees 59 minutes 26 seconds West)

BEGINNING at a ½ inch steel pin found in the East line of FM Highway No. 2331 being the Westernmost Southwest corner of said Tract II and being North 00 degrees 05 minutes 05 seconds West, 20.00 feet from a ½ inch steel pin found at the Westernmost Southwest corner of a called 31.054 acres tract described in Volume 1434, Page 966, Official Public Records Johnson County, Texas;

THENCE, North 00 degrees 05 minutes 05 seconds West, along the East line of FM Highway No. 2331, 148.42 feet to a ½ inch steel pin found for a corner being the Westernmost Northwest corner of said Tract II and the Southwest corner of a called 1.01 acre tract recorded in Volume 1891, Page 942, Official Public Records Johnson County, Texas;

THENCE, South 89 degrees 59 minutes 26 seconds East, 470.13 feet to a ½ inch steel pin found for a corner;

THENCE, North 00 degrees 06 minutes 28 seconds West, 100.73 feet to a ½ inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner;

THENCE, North 22 degrees 44 minutes 32 seconds East, 691.60 feet to a ½ inch steel pin found for a corner being the Northernmost Northwest corner of said Tract II and being in the South line of a called 12.0 acre tract recorded in Volume 2041, Page 174, Official Public Records Johnson County, Texas;

THENCE, North 89 degrees 55 minutes 03 seconds East, along the North line of said Tract II and the South line of said called 12.0 acre tract, 595.84 feet to a ½ inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner being the most Northerly Northeast corner of said Tract II and the Northwest corner of a called 5.0 acre tract recorded in Volume 893, Page 285, Deed Records Johnson County, Texas;

(Page One continued)

THENCE, South, 213.32 feet to a ½ inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner being the Southwest corner of said called 5.0 acre tract and the Northwest corner of said Tract III recorded in Volume 3408, Page 294, Official Public Records Johnson County, Texas;

THENCE, East, 1020.13 feet to a ½ inch steel pin with orange plastic cap stamped "Recer-Fox" set for a corner being the Northeast corner of said Tract III;

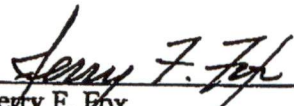
THENCE, South 00 degrees 00 minutes 11 seconds East, 916.19 feet to a ½ inch steel pin found for a corner being the Southeast corner of said Tract II;

THENCE, North 89 degrees 55 minutes 56 seconds West, along the South line of said Tract II, passing a 3 inch steel post at 17.0 feet, in all, 1352.70 feet to a ½ inch steel pin found for a corner being the Southernmost Southwest corner of said Tract II and being the Southeast corner of a tract conveyed to Eddie Lee Holcomb as recorded in Volume 1434, Page 964, Official Public Records Johnson County, Texas;

THENCE, North 00 degrees 03 minutes 33 seconds West, 239.98 feet to a ½ inch steel pin found for a corner being an inside ell corner of said Tract II;

THENCE, North 89 degrees 59 minutes 26 seconds West, 1000.15 feet to the PLACE of BEGINNING and CONTAINING 40.504 acres of land.

I, Jerry F. Fox, Registered Professional Land Surveyor, No. 4009, certify that the above field notes and attached survey map, made a part hereof, were prepared from a survey made on the ground October 2, 2008.

  
\_\_\_\_\_  
Jerry F. Fox  
Registered Professional Land Surveyor  
No. 4009





To County Judge, Johnson County, Texas:

AM Fabrication is planning on relocating to Godley, Texas along with relocating CTJ Energy Services, All Steel Fabrication, and Environmental Compliance Solutions. The move will add 30-60 jobs immediately in general labor, administrative, and specialty labor (welders, painters, and machinists). The total annual payroll will be \$2.6-5.2 million varying with the level of work going through the business. We are planning to rework the entirety of Cotton Trail to make it passable to home owners and businesses off the road. We are also in talks with Atmos Energy to deliver natural gas to the buildings. We also have plans to build additional machine shops, warehouses, and on-site housing for employees and families. The annual operating budget of this facility will be a minimum of \$10 million. With the movement of a large scale facility we expect to have families beginning to move to the area by the end of 2021 with more moving in the coming years. There will be no large scale environmental impact created by the project, and the project at hand is line with the County's comprehensive plan.

If you have any further questions please don't hesitate to contact me directly at 817-992-7639 or [Micah@ctjenergy.com](mailto:Micah@ctjenergy.com)

Sincerely,

Micah Martin

A handwritten signature in black ink, appearing to read 'Micah Martin', written over a light blue horizontal line.