

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
April 20, 2020
6:30 P.M.

AGENDA

The City of Alvarado City Council will meet in a Regular Called Session on Monday, April 20, 2020 at 6:30 p.m. by videoconference. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available at: <https://www.cityofalvarado.org/>

THE CITY COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA VIDEOCONFERENCE.

Members of the public may join the meeting starting at 6:30 pm by clicking the following link: <https://zomm.us/j/98967890821>, Meeting ID Number: 989 6789 0821. You may also join the meeting by telephone using one of the following phone numbers followed by inputting the Meeting ID Number: 346 248 7799 US (Houston); 669 900 6833 US (San Jose); 888 788 0099 US Toll-free; 877 853 5247 US Toll-free.

Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting on Items 1 or 2 and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.

CALL TO ORDER- Roll Call

INVOCATION

CITY MANAGER REPORTS:

1. Corona Update on City Business
2. Bond Refunding update.

CONSENT AGENDA:

- A. Minutes from the regular called meeting on March 16, 2020.
- B. A Resolution of the City of Alvarado, Texas finding that Oncor Electric Delivery Company LLC's application for approval to amend its distribution cost recovery factor to increase distribution rates within the city should be denied; authorizing participation with Oncor Cities Steering Committee; authorizing the hiring of legal counsel and

consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

REGULAR AGENDA:

1. Public Hearing and consideration and action regarding an application for a re-plat for property known as Lot 1R, Block 80, Old Town Addition, also known as 201 Ezell, Alvarado, Johnson County, Texas.
2. Public Hearing and consideration and action regarding request for zoning change for property known as Lots 1-9, part of Lots 10, 11, 14, South 30 feet Lot 16, North 10 feet Lot 17 and 18, Block 16, Newtown Addition, also known as 1108 S. Sparks, Alvarado, Johnson County, Texas.

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session to deliberate regarding the following matters:

1. §551.071 Consultation with Attorney The City Council may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council seeks the advice of its Attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provision of Chapter 551, including the following items:
 - a. Item 1 on the Regular Agenda: application for a re-plat for property known as Lot 1R, Block 80, Old Town Addition, also known as 201 Ezell, Alvarado, Johnson County, Texas.
 - b. Item 2 on the Regular Agenda: request for zoning change for property known as Lots 1-9, part of Lots 10, 11, 14, South 30 feet Lot 16, North 10 feet Lot 17 and 18, Block 16, Newtown Addition, also known as 1108 S. Sparks, Alvarado, Johnson County, Texas.
3. Consideration and action regarding items discussed in Executive Session.
4. Adjourn.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority do hereby certify that the above Agenda was posted on the City's website at: <https://www.cityofalvarado.org/> on April 16, 2020 at 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

**County of Johnson
State of Texas
March 16, 2020
MINUTES**

The City Council of the City of Alvarado met in Regular Called Session on Monday, March 16, 2020 at 6:30 p.m. in the Council Chambers at City Hall with up to the first thirty minutes of the meeting consisting of a workshop. The following were present for roll call:

| | | |
|-----------------|---|---------------|
| Tom Durlington | * | Mayor |
| Shawn Goulding | * | Mayor Pro Tem |
| Beverly Short | * | Councilperson |
| Cherry Bryant | * | Councilperson |
| Jacob Wheat | * | Councilperson |
| Michael Bennett | * | Councilperson |

Absent:

| | | |
|------------|---|---------------|
| Lydia Moon | * | Councilperson |
|------------|---|---------------|

Others Present:

| | | |
|--------------------|---|------------------|
| Rick Holden | * | City Manager |
| Brad Anderson | * | Police Chief |
| Paula Hardison | * | Finance Director |
| Richard Van Winkle | * | Fire Chief |

INVOCATION

Mayor Durlington called this regular meeting to order at 6:35 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

There were no public comments at this meeting.

CONSENT AGENDA

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant to approve the consent agenda as presented with the following correction to the February minutes: change City Manager statement regarding streets from Indian Hills to Estates. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING THE ISSUANCE OF CITY OF ALVARADO, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020; APPOINTING A PRICING OFFICER AND DELEGATING TO THE PRICING OFFICER THE AUTHORITY TO APPROVE THE SALE OF THE BONDS; ESTABLISHING CERTAIN PARAMETERS FOR THE SALE OF THE BONDS; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR ANY PAYMENT OF SAID BONDS; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short to approve the ordinance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING ALLOCATING FUNDS FROM HOTEL/MOTEL TAX FOR RESTORATION OF CABINS AT REUNION GROUNDS.

After discussion, motion was made by Councilperson Michal Bennett, duly seconded by Mayor Pro Tem Shawn Goulding, to allocate Fifty Thousand Dollars (\$50,000) for Phase 1 of the renovation and allow two (2) years for completion. This motion supported five votes in approval and zero vote opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING OPERATING AGREEMENT FOR WAYFARE SIGNS IN ALVARADO.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to approve an operating agreement between the City of Alvarado and CEIS, LLC for wayfare signs in the city for an agreement period of twenty (20) years with no auto renewal. This motion supported five votes in approval and zero vote opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A MANAGEMENT AGREEMENT BETWEEN THE CITY OF ALVARADO, TEXAS AND ALLIED

WASTE SYSTEMS (REPUBLIC SERVICES) REGARDING SANITATION CONTRACT.

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to authorize the City Manager to negotiate/execute the management agreement with Republic Services. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING CANCELLATION OF THE MAY 2, 2020 GENERAL ELECTION AND CERTIFYING THE UNOPPOSED CANDIDATES.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to cancel the May 2, 2020 general election and to certify the unopposed candidates as elected. This motion supported five votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 42-95 OF CHAPTER 42, THE ZONING ORDINANCE; AMENDING REGULATIONS GOVERNING THE MEMBERSHIP OF THE BOARD OF ADJUSTMENT TO BE THE MEMBERS OF THE CITY COUNCIL.

Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Michael Bennett, to approve the ordinance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A PRELIMINARY/FINAL PLAT BEING A TRACT OF LAND SITUATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214, CITY OF ALVARADO, TEXAS JOHNSON COUNTY AS REQUESTED BY BLUEWATER R & D, LLC.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to approve the plat as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

There was not an Executive Session held at this meeting.

COUNCIL COMMENTS

There were no council comments at this meeting.

ADJOURNMENT

Mayor Tom Durlington then adjourned this regular meeting of the Alvarado City Council at 8:30 p.m.

Passed and approved this the _____ day of _____, 2020.

Mayor Tom Durlington

Debbie Thomas, TRMC, City Secretary

RESOLUTION NO. R2020-004

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH ONCOR CITIES STEERING COMMITTEE; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of ALVARADO, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the Oncor Cities Steering Committee ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 3, 2020, Oncor filed with the Commission an Application to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 50734, seeking to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill); and

WHEREAS, the City of ALVARADO will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members deny Oncor's DCRF.



816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

Mr. Brocato's Direct Line: (512) 322-5857
Email: tbrocato@lglawfirm.com

MEMORANDUM

TO: Steering Committee of Cities Served by Oncor ("OCSC")
FROM: Thomas Brocato
Patrick Dinnin
DATE: April 7, 2020
RE: Oncor – Distribution Cost Recovery Factor ("DCRF") filing

CONFIDENTIAL/ATTORNEY-CLIENT COMMUNICATION
CITY ACTION REQUIRED NO LATER THAN JUNE 2, 2020

On April 3, 2020, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") in Public Utility Commission of Texas ("Commission") Docket No. 50734. In the filing, the Company is seeking an increase in distribution revenues of \$75,889,531. This equals an approximately \$0.88 increase to the average residential customer's bill. This is Oncor's third DCRF filing under a law adopted in 2011 allowing electric utilities to file limited issue, limited review cases.

OCSC has engaged the services of a consultant, Mr. Karl Nalepa, to review the Company's filing. Mr. Nalepa will review the filing and identify adjustments that should be made to the Company's request. We are recommending that cities retaining original jurisdiction deny the requested relief.

The Commission's rules allow cities 60 days to act on this application. That deadline is June 2, 2020. **Accordingly, we request that each city retaining original jurisdiction schedule the draft resolution attached to this memorandum for consideration at their next council meeting.**

If you have any concerns or question please do not hesitate to contact me at (512) 322-5857, tbrocato@lglawfirm.com or Patrick Dinnin at 512-322-5848, pdinnin@lglawfirm.com. We appreciate your continued support.

ONCOR CITIES THAT HAVE CEDED ORIGINAL JURISDICTION

| | | |
|----------------|-------------------|-----------------------|
| Abbott | Crowley | Jewett |
| Alma | Cumby | Jolly |
| Alvarado | Cushing | Josephine |
| Alvord | Dawson | Joshua |
| Angus | Dean | Justin |
| Anna | Dorchester | Kaufman |
| Annetta North | Dublin | Keene |
| Annetta South | Ector | Kemp |
| Annona | Edgecliff Village | Kerens |
| Appleby | Edgewood | Knollwood |
| Argyle | Edom | Krum |
| Athens | Elgin | Ladonia |
| Aurora | Elkhart | Lake Bridgeport |
| Bangs | Emhouse | Lake Dallas |
| Barry | Enchanted Oaks | Lakeside City |
| Bartlett | Eureka | Latexo |
| Bellevue | Eustace | Lavon |
| Blanket | Everman | Leona |
| Blooming Grove | Forney | Leroy |
| Boyd | Frost | Lindsay |
| Brownsboro | Garrett | Lipan |
| Buckholts | Gholson | Lorena |
| Buffalo | Godley | Lovelady |
| Burke | Golinda | Lowry Crossing |
| Bynum | Goodlow | Lucas |
| Caddo Mills | Gorman | Mabank |
| Cameron | Grandfalls | Malakoff |
| Campbell | Grandview | Malone |
| Caney City | Granger | Marquez |
| Canton | Grapeland | McGregor |
| Carbon | Gun Barrel City | Melissa |
| Centerville | Gunter | Mertens |
| Chico | Hebron | Milano |
| Chireno | Hewitt | Mildred |
| Clarksville | Hickory Creek | Milford |
| Cockrell Hill | Hideaway | Millsap |
| Collinsville | Holland | Mobile City |
| Comanche | Honey Grove | Moody |
| Como | Hubbard | Morgan's Point Resort |
| Cool | Hudson | Mount Calm |
| Corinth | Huntington | Murchison |
| Corsicana | Hutto | Mustang |
| Crandall | Italy | Nacogdoches |
| Crockett | Itasca | Navarro |

ONCOR CITIES THAT HAVE CEDED ORIGINAL JURISDICTION

| | |
|----------------------|---------------|
| Nevada | Streetman |
| New Chapel Hill | Taylor |
| New Fairview | Terrell |
| Newark | Thorndale |
| Neylandville | Thorntonville |
| Northlake | Thrall |
| Oak Grove | Tira |
| Oak Leaf | Tool |
| Oak Valley | Trinidad |
| Oakwood | Valley View |
| Oglesby | Van Alstyne |
| Ovilla | Venus |
| Payne Springs | Weir |
| Pecan Gap | Wells |
| Pecan Hill | West |
| Penelope | Westbrook |
| Pflugerville | Wickett |
| Pleasant Valley | Wills Point |
| Ponder | Windom |
| Post Oak Bend | Wolfe City |
| Powell | Yantis |
| Poynor | Zavalla |
| Princeton | |
| Pyote | |
| Quinlan | |
| Ranger | |
| Reno - Lamar County | |
| Reno - Parker County | |
| Retreat | |
| Rhome | |
| Rice | |
| Richland | |
| Rockdale | |
| Rogers | |
| Rosser | |
| Roxton | |
| Royse City | |
| Runaway Bay | |
| Sadler | |
| Savoy | |
| Shady Shores | |
| Southmayd | |
| Springtown | |
| St. Paul | |

**MODEL STAFF REPORT REGARDING ONCOR'S
APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY
FACTOR**

The City is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"). The Oncor Cities Steering Committee ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("PUC" or "Commission") and the courts.

On April 3, 2020, Oncor filed an Application to Amend its Distribution Cost Recovery Factor ("DCRF") with each of the cities retaining original jurisdiction and with the Commission in Docket No. 50734. In the filing, the Company sought to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill).

The resolution authorizes the City to join with OCSC to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF amendment proposed by Oncor.

Explanation of "Be It Ordained" Sections:

1. This section authorizes the city to participate with OCSC as a party in the Company's DCRF filing in PUC Docket No. 50734.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. It also authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the Commission.
3. This paragraph finds that the Company's application is unreasonable and should be denied.
4. This section states that the Company's current rates shall not be changed.
5. The Company will reimburse OCSC for its reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.
6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

CITY OF ALVARADO

Office Use Only
All necessary
information has been
submitted.

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat
DATE: 3/4/00 CLERK: Pray FEE: 310.00 CASE NO: 2020-0152
NAME OF APPLICANT: Frescher Custom Homes PH: (817) 980 6599
MAILING ADDRESS: 10049 E Idorado Dr Burleson TX 76024
APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
NAME OF OWNER: Frescher Custom Homes PH: (817) 985 9010
MAILING ADDRESS: Same
STREET ADDRESS OF PROPERTY: 201 E Zell
LEGAL DESCRIPTION: Lot 1R Block 80
ACREAGE: lot 110x194 PRESENT USE: Vacant
PROPOSED USE OF PROPERTY: 2 Residential lots 110/194
USAGE OF ADJACENT PROPERTY NORTH: Vacant field
SOUTH: house
EAST: vacant
WEST: house

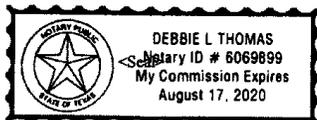
A tax certificate from Johnson County is attached indicating all property taxes are current.

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.
OWNER: _____

SWORN TO AND SUBSCRIBED before me this 4th day of March, 2000, by the person whose signature appears directly above.



Debbie Thomas
Notary Public in and for The State of Texas.
My Commission expires 8-17-2020

TAX CERTIFICATE

Customer: Providence Title
User: 4
GF Number: 000104007760
Closer: TBD

Certificate Number: 0000919
Print Date: 3/3/2020
Fee: \$55

Remit certificate fee to:
Cobalt Real Estate Tax Solutions, LLC
107 Woodland Drive
Aubrey, Tx 76227

CERTIFICATE CURRENT YEAR TAX SUMMARY

| <u>Jurisdiction</u> | <u>Tax Year</u> | <u>Base Tax</u> |
|--|-----------------|------------------|
| Johnson | 2019 | \$151.15 |
| Alvarado City | 2019 | \$287.61 |
| Alvarado ISD | 2019 | \$577.56 |
| Hill College-Alvarado ISD | 2019 | \$18.62 |
| Farm to Market LTRD | 2019 | \$15.83 |
| Johnson ESD #1 | 2019 | \$23.57 |
| Current Year Total (as available) | | \$1074.34 |

Warning:



TITLE COMPANY MUST VERIFY EXEMPTIONS WITH THE PROPERTY OWNER.

As a result of HB 394, enacted by the TX Legislature effective September 1, 2015: Exemption information that indicates the age of a property owner will no longer be available on appraisal district websites.

CAD ACCOUNT NUMBER(S): 126-2431-13950

ASSESSMENT INFORMATION

Account Number: 126-2431-13950
Owner's Name: CHANDLER NATHIAN M ETUX
Owner Address: 1424 SIERRA BLANCA DR BURLESON TX
Location: 201 EZELL ST
Legal Description: LOT 1R BLK 80 ORIGINAL TOWN 0.501 acs.
2019 Exemptions: NO KNOWN

2019 Assessed Values

Land: \$39,290.00
Improvements: 0.00
Total: \$39,290.00

Warnings: Tax certificate completed without the benefit of title work. , Order set up by owner name and/or address match only. No legal description provided, Closing office, please verify legal reported on certificate matches commitment prior to closing

Comments:

| | | | | | |
|------------------------|---|---|-----------------|--------------------------------|--------------------------------|
| COUNTY: | Johnson | Payments as of: 3/3/2020 Current Year Taxes | | | |
| COLLECTED BY: | Johnson County Tax Collector PO Box 75 Cleburne, TX 76033 (817)558-0122 | 3/3/2020 Prior Year Taxes | | | |
| 2019 Tax Rate: | 0.384700 % | Tax Year | Base Tax | Amount Due Mar 2020 | Amount Due Apr 2020 |
| Est. Taxes w/o Exempt: | \$151.15 | 2019 | \$151.15 | \$164.75 | \$167.78 |
| | | SUBTOTAL | \$151.15 | \$164.75 | \$167.78 |

| | | | | | |
|------------------------|---|---|-----------------|--------------------------------|--------------------------------|
| CITY: | Alvarado City | Payments as of: 3/3/2020 Current Year Taxes | | | |
| COLLECTED BY: | Johnson County Tax Collector PO Box 75 Cleburne, TX 76033 (817)558-0122 | 3/3/2020 Prior Year Taxes | | | |
| 2019 Tax Rate: | 0.732031 % | Tax Year | Base Tax | Amount Due Mar 2020 | Amount Due Apr 2020 |
| Est. Taxes w/o Exempt: | \$287.61 | 2019 | \$287.61 | \$313.49 | \$319.25 |
| | | SUBTOTAL | \$287.61 | \$313.49 | \$319.25 |

| | | | | | |
|------------------------|---|---|-----------------|--------------------------------|--------------------------------|
| SCHOOL: | Alvarado ISD | Payments as of: 3/3/2020 Current Year Taxes | | | |
| COLLECTED BY: | Johnson County Tax Collector PO Box 75 Cleburne, TX 76033 (817)558-0122 | 3/3/2020 Prior Year Taxes | | | |
| 2019 Tax Rate: | 1.470000 % | Tax Year | Base Tax | Amount Due Mar 2020 | Amount Due Apr 2020 |
| Est. Taxes w/o Exempt: | \$577.56 | 2019 | \$577.56 | \$629.54 | \$641.09 |
| | | SUBTOTAL | \$577.56 | \$629.54 | \$641.09 |

| | | | | | |
|------------------------|---|---|-----------------|--------------------------------|--------------------------------|
| COLLEGE: | Hill College-Alvarado ISD | Payments as of: 3/3/2020 Current Year Taxes | | | |
| COLLECTED BY: | Johnson County Tax Collector PO Box 75 Cleburne, TX 76033 (817)558-0122 | 3/3/2020 Prior Year Taxes | | | |
| 2019 Tax Rate: | 0.047389 % | Tax Year | Base Tax | Amount Due Mar 2020 | Amount Due Apr 2020 |
| Est. Taxes w/o Exempt: | \$18.62 | 2019 | \$18.62 | \$20.30 | \$20.67 |
| | | SUBTOTAL | \$18.62 | \$20.30 | \$20.67 |

| | | | | |
|-------------------------------|------------------------------|---|-----------------|-------------------|
| SPECIAL: | Farm to Market LTRD | Payments as of: 3/3/2020 Current Year Taxes | | |
| | Johnson County Tax Collector | 3/3/2020 Prior Year Taxes | | |
| COLLECTED BY: | PO Box 75 Cleburne, TX 76033 | Tax Year | Base Tax | Amount Due |
| | (817)558-0122 | | | Mar 2020 |
| 2019 Tax Rate: | .040300% | | | Apr 2020 |
| Est. Taxes w/o Exempt: | \$15.83 | 2019 | \$15.83 | \$17.25 |
| | | SUBTOTAL | \$15.83 | \$17.57 |

| | | | | |
|-------------------------------|------------------------------|---|-----------------|-------------------|
| SPECIAL: | Johnson ESD #1 | Payments as of: 3/3/2020 Current Year Taxes | | |
| | Johnson County Tax Collector | 3/3/2020 Prior Year Taxes | | |
| COLLECTED BY: | PO Box 75 Cleburne, TX 76033 | Tax Year | Base Tax | Amount Due |
| | (817)558-0122 | | | Mar 2020 |
| 2019 Tax Rate: | 0.06% | | | Apr 2020 |
| Est. Taxes w/o Exempt: | \$23.57 | 2019 | \$23.57 | \$25.69 |
| | | SUBTOTAL | \$23.57 | \$26.16 |

| ACCOUNT SUMMARY OF TAXES DUE | | | |
|---|------------------------------|------------------------|------------------------|
| Payable to: | Balance Due w/o Penalties | Amount Due Mar 2020 | Amount Due Apr 2020 |
| Johnson County Tax Collector | \$1,074.34 | \$1,171.02 | \$1,192.52 |
| Total Estimated Taxes without Exemptions: \$1,074.35 | | | |

EXCLUSIONS AND CONDITIONS OF TAX CERTIFICATES

All applicable Ad Valorem taxes on the above referenced property/ies are found to have the status provided except:

| |
|--|
| <p>a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE 'PAYMENTS AS OF' DATE</p> <p>b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY:</p> <ol style="list-style-type: none"> 1. MINERAL TAXES 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) 3. ANY OTHER NON AD VALOREM TAXES |
|--|

TEXAS TAX INFORMATION

Texas taxes are usually billed for the calendar year on or around October 1st

Taxes are delinquent on February 1st

Additional penalties apply to current year delinquencies on July 1st



City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

March 11, 2020

To Whom it May Concern:

This letter is to acknowledge a municipal lien on property described as Block 80, Lot 1R,
Original Town Addition, Alvarado, Johnson County, Texas, also known as 201 Ezell Street.

At this time, the payoff on this lien is \$5050.00.

If you need any further information, please feel free to contact me.

Sincerely,

Debbie Thomas, TRMC
City Secretary

Member Texas Municipal League

CITY OF ALVARADO
817-790-3351

REC#: 00271469 3/12/2020 2:46 PM
OPER: PKAY TERM: 053
REF#: 19531
PAID BY:

TRAN: 22.0000 LIEN RELEASE PROCEED
CHNDLER, NATHAN
201 EZELL
Lien Release Procee 5,050.00CR

TENDERED: 5,050.00 CHECK
APPLIED: 5,050.00-

CHANGE: 0.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

Providence Title Company
Escrow Account
615 S.W. Johnson Avenue
Burleson, TX 76028
(817)289-2500

AFFILIATED BANK
ARLINGTON, TX 76015

19531

GF No.: 104007760

DATE
March 12, 2020

AMOUNT
\$5,050.00

PAY Five Thousand Fifty and 00/100 Dollars

TO THE ORDER OF
City of Alvarado
104 W. College
Alvarado, TX 76009

Memo: Municipal lien

VOID AFTER 90 DAYS



[Handwritten Signature]

⑈ 19531 ⑈ ⑆ 311978818 ⑆ 200178408 ⑈

Providence Title Company
*8408 Boat Club/Burleson/Old Town/Cleburne/Fort
Worth/Tharp
615 S.W. Johnson Avenue
Burleson, TX 76028

AFFILIATED BANK
ARLINGTON, TX 76015

19531

Buyer: Prescher Custom Homes, LLC.
Seller: Nathian M. Chandler

Lender:
Property: 201 Ezell St./Alvarado

Settlement Date: March 12, 2020
Disbursement Date: March 12, 2020
Check Amount: \$5,050.00

Closer/Responsible Party: Falon Carpenter

(GF No.: 104007760/72)

Pay To: City of Alvarado
For: Municipal lien
Municipal lien (1304) \$5,050.00

Providence Title Company
*8408 Boat Club/Burleson/Old Town/Cleburne/Fort
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For: Municipal lien
Municipal lien (1304) \$5,050.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES. SEE BACK FOR DETAILS.

Providence Title Company
Escrow Account
615 S.W. Johnson Avenue
Burleson, TX 76028
(817)289-2500

AFFILIATED BANK
ARLINGTON, TX 76015
GF No.: 104007760

19530

DATE
March 12, 2020
AMOUNT
\$1,171.02

PAY --One Thousand One Hundred Seventy-One and 02/100-----Dollars

TO THE ORDER OF Johnson County Tax Collector
P.O. Box 75
Cleburne, TX 76033

Memo: 2019 taxes due

VOID AFTER 90 DAYS



⑈ 19530⑈ ⑆ 311978818 ⑆ 200178408⑈

Providence Title Company
*8408 Boat Club/Burleson/Old Town/Cleburne/Fort
Worth/Tharp
615 S.W. Johnson Avenue
Burleson, TX 76028

AFFILIATED BANK
ARLINGTON, TX 76015

19530

Buyer: Prescher Custom Homes, LLC.
Seller: Nathian M. Chandler

Lender:
Property: 201 Ezell St./Alvarado

Settlement Date: March 12, 2020
Disbursement Date: March 12, 2020

Check Amount: \$1,171.02

Pay To: Johnson County Tax Collector
For: 2019 taxes due

2019 taxes due (1303) \$1,171.02

Closer/Responsible Party: Falon Carpenter

(GF No.: 104007760/72)

Providence Title Company
*8408 Boat Club/Burleson/Old Town/Cleburne/Fort
Worth/Tharp
615 S.W. Johnson Avenue
Burleson, TX 76028

AFFILIATED BANK
ARLINGTON, TX 76015

19530

Buyer: Prescher Custom Homes, LLC.
Seller: Nathian M. Chandler

Lender:
Property: 201 Ezell St./Alvarado

Settlement Date: March 12, 2020
Disbursement Date: March 12, 2020

Check Amount: \$1,171.02

Pay To: Johnson County Tax Collector
For: 2019 taxes due

2019 taxes due (1303) \$1,171.02

Closer/Responsible Party: Falon Carpenter

(GF No.: 104007760/72)



SCOTT PORTER
 Johnson County Tax Assessor-Collector
 P.O. BOX 75
 CLEBURNE, TX 76033-0075
 (817) 558-0122

Original Receipt

Property Account Number:
126-2431-13950

Statement Date: 3/12/20
Owner: CHANDLER NATHAN M ETUX
Mailing Address: PROVIDENCE TITLE COMPANY
 615 S.W. JOHNSON AVE
 BURLESON TX 76028

Property Location: 0000201 EZELL ST
Acres: 0.5011
Legal: LOT 1R
 BLK 80
 ORIGINAL TOWN

Exemptions:
 Receipt #: 12009413

Deposit #: 202003125927-2019/JOCO\cgrubb

| YEAR | TAXING ENTITIES | TAXABLE VALUE | TAX RATE PER \$100 | DATE PAID | BASE TAX PAID | PENALTY & INTEREST PAID |
|------|----------------------|---------------|--------------------|-----------|---------------|-------------------------|
| 2019 | Johnson County | \$39,290.00 | 0.384700 | 3/12/20 | \$151.15 | \$13.60 |
| 2019 | FARM TO MARKET LTRD | \$39,290.00 | 0.040300 | 3/12/20 | \$15.83 | \$1.43 |
| 2019 | EMER SERV DISTRICT 1 | \$39,290.00 | 0.060000 | 3/12/20 | \$23.57 | \$2.12 |
| 2019 | CITY OF ALVARADO | \$39,290.00 | 0.732031 | 3/12/20 | \$287.61 | \$25.88 |
| 2019 | ALVARADO ISD | \$39,290.00 | 1.470000 | 3/12/20 | \$577.56 | \$51.98 |
| 2019 | HILL COLL-ALVARADO | \$39,290.00 | 0.047389 | 3/12/20 | \$18.62 | \$1.67 |

BASE TAX \$1,074.34
 PENALTY & INTEREST \$96.68

TOTAL PAID \$1,171.02

Remitted By: PROVIDENCE TITLE COMPANY
 ESCROW ACCT
 615 S.W. JOHNSON AVE
 BURLESON TX 76028

Payment Type: CHECK
 Ref #: 19530

Remaining Amount Due As of 3/12/20
\$0.00

Receipt 3/12/20

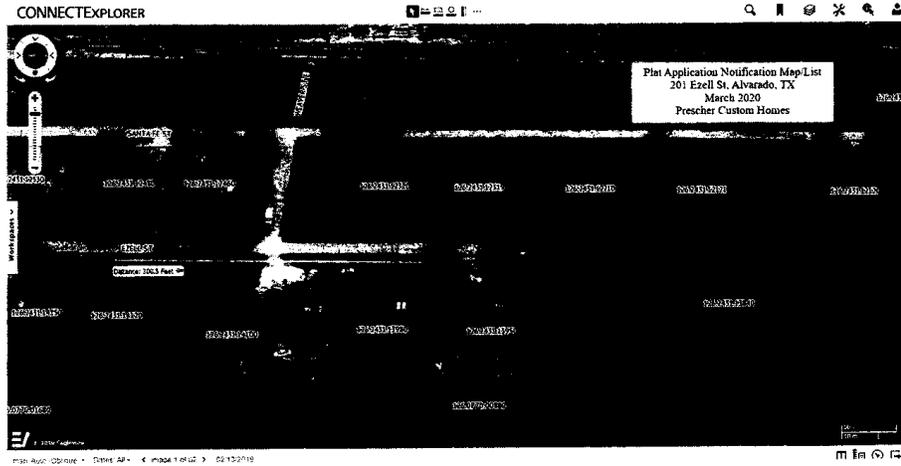
PROVIDENCE TITLE COMPANY
 ESCROW ACCT
 615 S.W. JOHNSON AVE
 BURLESON TX 76028

126-2431-14120 GRANT BARBARA ANN
P O BOX 701
ALVARADO TX 76009-0000

0000000 EZELL ST LOT 3,4,5|BLK 81|ORIGINAL TOWN

126-0770-00880 275 ALVARADO LLC
11701 S FRWY
BURLESON TX 76028-0000

0000000 FM 1807 ABST 770|TR 20,22,34|A SPIVA



FRIDAY, MARCH 27, 2020 CLASSIFIEDS TIMES-REVIEW 9

Cleburne Times-Review Classifieds

Flea Market

20,000 Selection
For \$5.00
plus 5 days FREE!
27 items (11 items max)
\$1,000 or less

Set your own price by Wednesday Noon.
Some restrictions apply.

NEW CUSTOMERS ONLY!!!
Your 30 worst ad runs 1 month at the Cleburne Times-Review, Johnson County News, Community Life Magazine for ONLY \$399.00. Call for details!

Place a classified
Drive to: www.cleburnetimesreview.com
or Call: 817-645-7477
or send a fax: 817-645-9734
The classified is legal email: classified@ctr.com
for employment email: classified@ctr.com
© Cleburne Times-Review, Inc.

View the Classifieds Online at: www.cleburnetimesreview.com We Accept

AUTOS

Featured Vehicle
Buying or selling the perfect car or truck? Place your ad here. Reach over 200,000 potential buyers. 1 year and under. 1 month - just \$45. Call for details.

HOMES

Featured Home
List your home for sale by owner here with our classified agent and sell it. Perfect starter area. 200 sq. ft. minimum. 1 month - \$45. Call for details.

JOBS

Featured Job
Looking for the perfect employee? Place your advertisement ad here and let the classifieds do the work for you. Call for details.

SHOP

Tip of the Day
Get Lost! Spring Cleaning? Place your garage sale ad here! 2 days - \$30 and 3 days \$28. Call for details.

Legal

PUBLIC NOTICE
Burleson ISD has issued addendum #2 for RFP 1920-02 to revise the pre bid conference to an individual meeting per request as well as to extend the bid deadline and due dates.

Number: Description
RFP 1920-02 Student Transportation Services
Due Date: May 1, 2020 at 2:00 PM

Proposals will be accepted through the districts including software located on the Burleson ISD website & www.burlesonisd.org.

The district will be closed until Monday, April 6th resulting in the pre-bid conference cancellation and revision to an appointment based site visit.

*Any Proposer wishing to submit a proposal and would like to schedule an individual meeting to answer any questions regarding the proposal specifications and the current transportation system can contact Ryan Edgar (817-245-1053) ryan.edgar@burlesonisd.org or Brenda Mize (817-245-1041) brenda.mize@burlesonisd.org.

The question cutoff date has been extended to April 22nd.

The due date has been extended to May 1st at 2:00 PM EDT.

For any proposer needing to drop off a completed packet bid is encouraged to contact Ryan Edgar (817-245-1053) ryan.edgar@burlesonisd.org or Brenda Mize (817-245-1041) brenda.mize@burlesonisd.org.

Please check the Burleson ISD website for updates as this information is subject to change should Burleson ISD extend the district closure past April 5th, 2020.

Legal

NOTICE OF PUBLIC HEARING
The Alvarado City Council will hold a public hearing at their regular meeting on Monday, April 20, 2020 at 6:30 p.m. in the Council Chambers at City Hall, 104 W. College, Alvarado, Johnson County, Texas regarding the following:

* The request for amending the official zoning map and changing the zoning of Lots 1-8, part of Lots 10, 11, 14, South 30 feet, Lot 16, North 10 feet of Lot 17, and Lot 18, Block 16, Newkirk Addition, Alvarado, Johnson County, Texas from a C-2 (Commercial) zoning district to a TF (Two Family) zoning district.

The City of Alvarado Planning and Zoning Commission will also hold a public hearing at their regular called meeting on Monday, April 6, 2020 at 6:30 p.m. at the Alvarado City Hall, City Council Chambers, 104 W. College, Alvarado, Texas at 6:30 P.M.

The City Hall is wheelchair accessible. The exit and parking ramps are located in the front of the building. The City of Alvarado does not discriminate based on race, color, national origin, gender, religion or disability in the employment of the provision of services.

If you need any additional information relating to the meeting, please contact Debbie Thomas, City Secretary, Alvarado City Hall, 104 W. College, Alvarado, Texas 75009 at 817-790-3351 or dthomas@cityofalvarado.org.

General Help
S-PAB, INC.
Now Hiring
Waiters, Servers, & Helpers
Alvarado, TX
Please call or email resume
(409) 545-9562
City: 817-582-1047

Manufactured Homes
Hidden Oaks
1 & 2 Bedrooms
Average
1400-1500
817-228-2160

Real Estate
Webb Kirkpatrick
Realtor
I Will Work Twice
As Hard For You.
www.kw.com

Real Estate
Carlyle Jones
Realtor
Call for details

Real Estate
1-4 Bedroom Homes
1-4 Bedroom Homes, Where
it's easy to live. 100+ Home
Options. Call: 817-598-3090

Manufactured Homes
2000 sq. ft. 2000 sq. ft. 2000 sq. ft.
Big Lots Cleburne, 801, Dale &
Dawn, Cleburne, TX 76031
817-541-8662 • 817-548-4844

NOTICE OF PUBLIC HEARING
The Alvarado City Council will hold a public hearing at their regular meeting on Monday, April 20, 2020 at 6:30 p.m. in the Council Chambers at City Hall, 104 W. College, Alvarado, Johnson County, Texas regarding the following:

* The request for a replat for Lot 1R, Block 80, Original Town Addition, also known as 201 East, Alvarado, Johnson County, Texas.

The City of Alvarado Planning and Zoning Commission will also hold a public hearing at their regular called meeting on Monday, April 6, 2020 at 6:30 p.m. at the Alvarado City Hall, City Council Chambers, 104 W. College, Alvarado, Texas at 6:30 P.M.

The City Hall is wheelchair accessible. The exit and parking ramps are located in the front of the building. The City of Alvarado does not discriminate based on race, color, national origin, gender, religion or disability in the employment of the provision of services.

If you need any additional information relating to the meeting, please contact Debbie Thomas, City Secretary, Alvarado City Hall, 104 W. College, Alvarado, Texas 75009 at 817-790-3351 or dthomas@cityofalvarado.org.

CLASSIFIED WORKS

"IF YOU LISTED HERE, YOU'D BE SOLD NOW!"

Thousands of folks who have sold their cars, homes and merchandise on our classified pages, know that the Classifieds work harder for you. And, so do all the people who have found cars, homes and bargains on our pages. No mention jobs, roommates, financial opportunities and more.

Next time you have something to advertise, put the Classifieds on the job.

To place a Classified listing, call
817-645-8093

Construction/Remodel
Handyman
PROFESSIONAL
CLEAN SERVICES

Landscaping
TRUSSELL'S LANDSCAPING & TREE SERVICE
We are all in this together!
30% off all Tree Work due to create & current situation. Limited time offer. It may be stormy now but, it can't rain forever esp. April 30th!

Providing Professional Tree Service
Trim your tree heavy trees before the Spring Storms to get the sunlight in to keep your green grow. Blow your gutters free with every Trimming. Professional Provided Free Estimates. No job too small or large. Satisfaction Guaranteed. American Owned and Operated.
Call Deweyne Trussell: 817-228-6945
trussellscorp.com

NOTICE OF PUBLIC AUCTION
Property to be sold to satisfy landlord's lien. Seller reserves the right to withdraw property from the sale. List items to be sold to highest bidder; cash or certified funds only. Includes household items, furniture, etc. Sale to be held at The Land Company Mini Storage at 1526 E. Henderson, TX 76031 on Thursday, April 16, 2020 beginning at 9:00 a.m. for the following tenants, Barry S NEAL; Then immediately following at 225 Hwy 67, Keene TX 76039 for the following tenants: NATLIE R NEAL, MICHAEL R JONES, TAMBE J PARSONS.

PUBLIC NOTICE
PUBLIC NOTICE is hereby given that Mr. Greg Eastus resident of Cleburne Tx / Cedar Park Tx is no longer in the employment of our company with effect from Grandview Sales / Grandview Trailer Sales. He is not authorized to represent the company in any matters whatsoever. Any person dealing with him shall do so at his own risk and responsibility.

PLACE YOUR ADS ONLINE AND PRINT FROM ONE site!

choose LOCATION

choose classification

choose PACKAGE

FILL IN the blanks

select your START DAY

Your Ad *your way*

CLASSIFIEDS

817-645-2441 • Cleburne Times-Review

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 3-5-20 CLERK: Procy FEE: 427⁴⁰ CASE NO: 2020-0157
NAME OF APPLICANT: ESQUIRE DEVELOPMENT CORP. PH: (972) 670-9527
MAILING ADDRESS: 2329 N.W. DALLAS ST., GRAND PRAIRIE, TEXAS 75050
APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
NAME OF OWNER: ROBERT BRUEGGEMEYER PH: (972) 670-9527
MAILING ADDRESS: 2329 N.W. DALLAS ST., GRAND PRAIRIE, TX 75050
STREET ADDRESS OF PROPERTY: 1108 S. Sparks ACREAGE: 1.37
LEGAL DESCRIPTION: lots 1 thru 9, part of lot 10, 11, 14, South 30' Lot 16, North 10'
See Attached Survey of Lot 17 and Lot 18, Block 16, New Town Addition
PRESENT ZONE OF PROPERTY: Commercial PRESENT USE: Residential
REQUESTED ZONE: Residential S72 PROPOSED USE: as being used - Residential
REASON FOR CHANGE: TO Develop for Duplexes
USAGE OF ADJACENT PROPERTY NORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

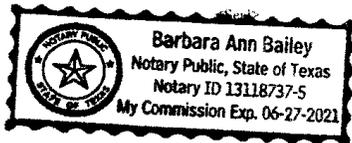
APPLICANT'S SIGNATURE: Esquire Development Corp., Robert Brueggemeier
Robert Brueggemeier

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Esquire Development Corp., Robert Brueggemeier
Robert Brueggemeier

SWORN TO AND SUBSCRIBED before me this 25th day of Feb, 2020, by the person whose signature appears directly above.

Barbara Ann Bailey
Notary Public in and for The State of Texas
My Commission expires 6-27-2021



Johnson County Interactive Map

Address
 Roads
 Parcels
 EUT Zones
 precincts
 ZIP Codes
 Schools
 School Districts
 Low Water Crossings
 FEMA Flood Zones (2019)
 County
 See City Website
 Citizens_Public

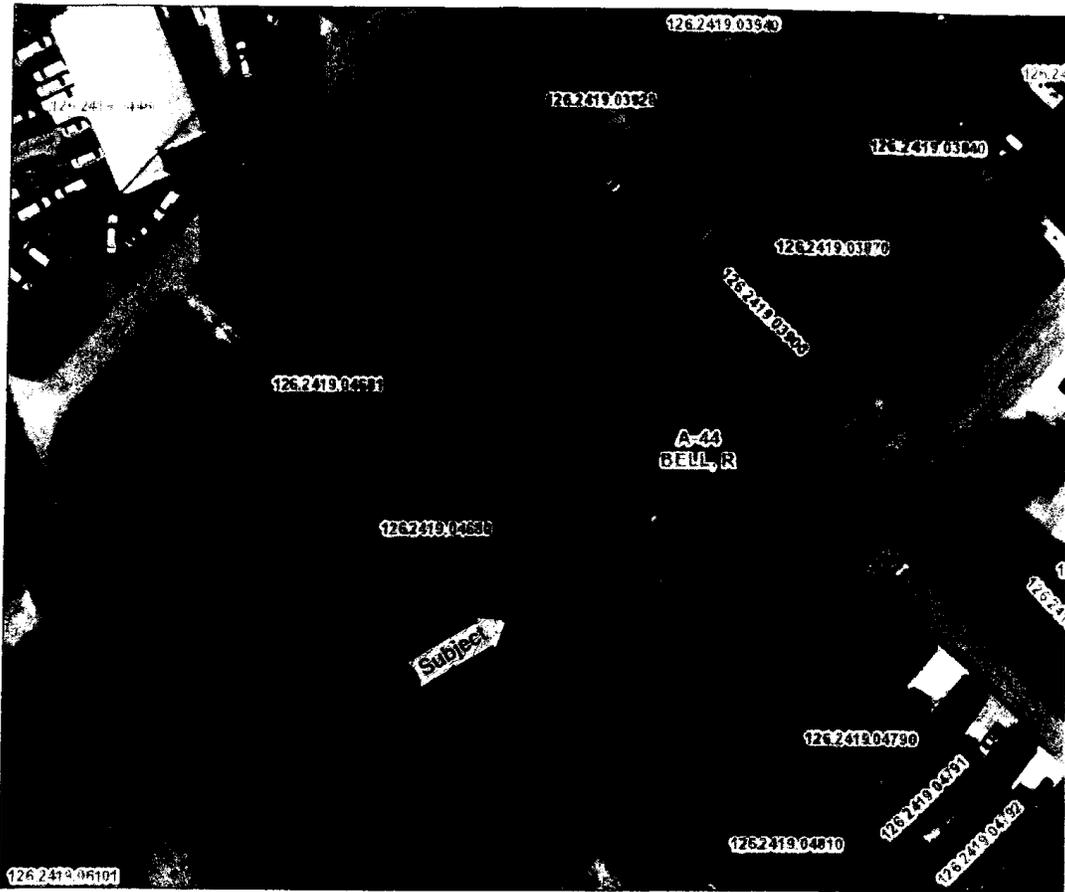
Search:

Scale: 1:100000

Johnson County Interactive Map

Type here to search

map file



May 21, 2019

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Parcels
Abstracts

0
|
0

Johnson Co.



Search [X]

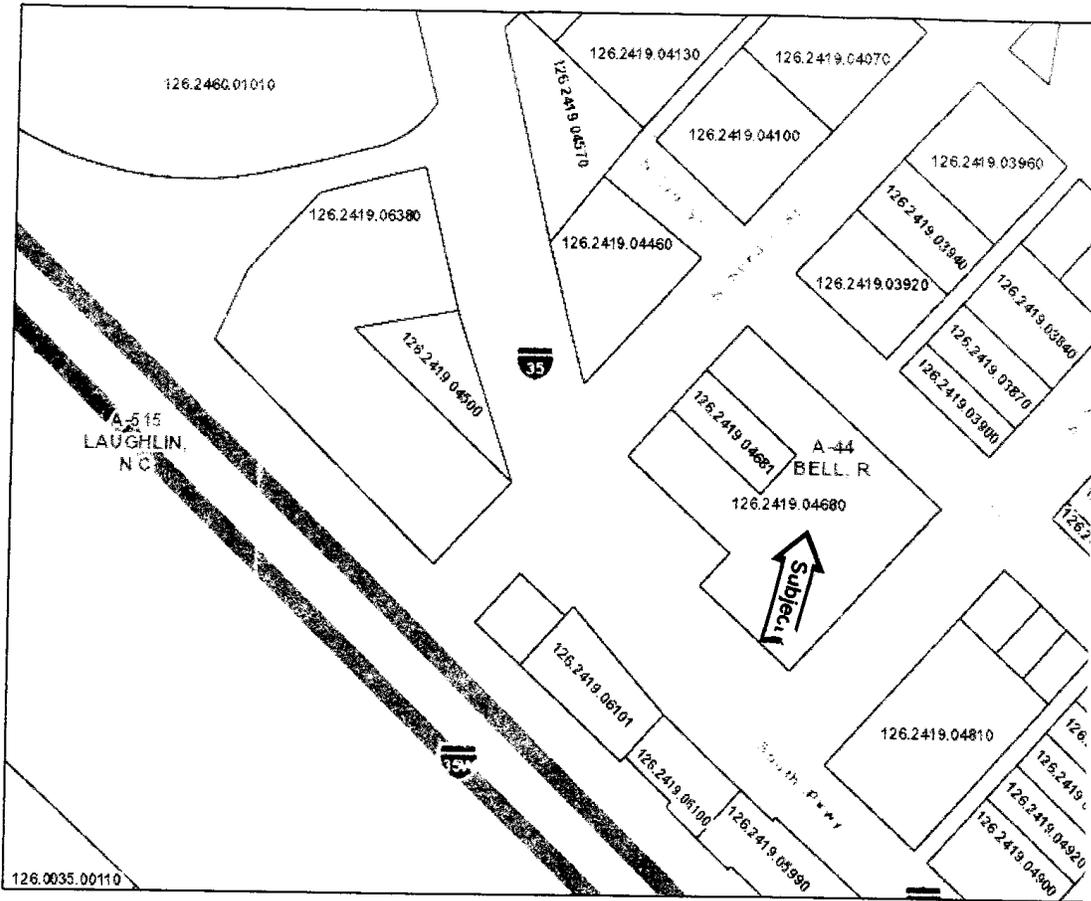
Search by Parcels (GEO Labeled) -
126-2419-04680

Search results (1) Options -

Tract Number:
Lot Number: 1-10,15,18
Acres: 1.37
Owner Name: ESQUIRE DEVELOPMENT CORPORATION
Situs: 1108 S SPARKS ST
Deed Type: WARRANTY DEED
Instrument Number: 02530
Deed Date: 2011-01-31
Tract / Lot: BLK 16
Abstract / Subdivision: NEW TOWN descript_4 AKA MISSOURI PACIFIC ADDN
Appraiser: ALEEJA GILBERT
City: CITY OF ALVARADO
ISD: ALVARADO ISD
ESD: JOHNSON CO EMERGENCY gis: 126.2419.04680
VFD: ALVARADO FIRE DEPT
Area: 1.35 Acres
Perimeter: 1380.2 Feet



Map Title



April 18, 2019

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- Parcels
- Abstracts

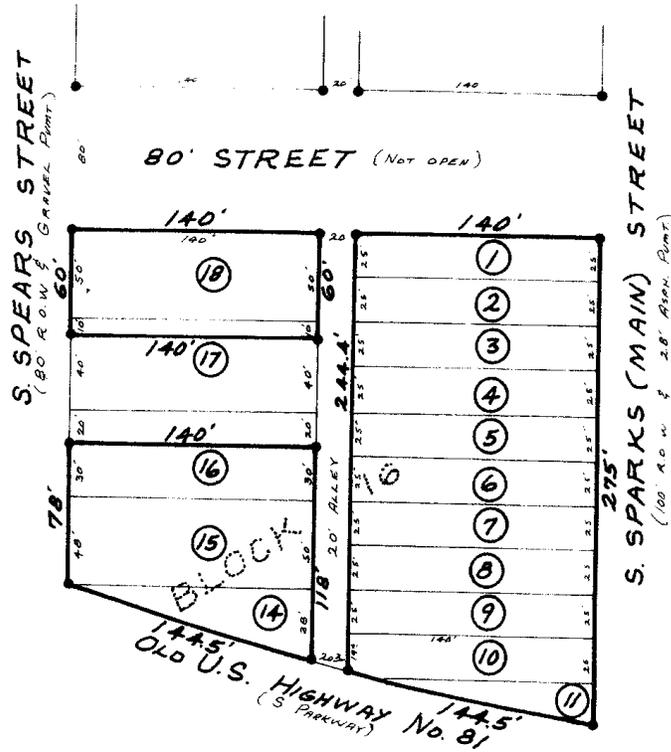


Sources: Esri, HE
Esri Japan, METL

Johnson County
Esri

LEGAL DESCRIPTION

Survey plat of Lots 1 thru 9, part of Lots 10, 11 and 14, Lot 15, the SOUTH 30 feet of Lot 16 the NORTH 10 feet of Lot 17 and Lot 18, Block 16, Missouri-Pacific (New Town) Addition to the city of Alvarado, Johnson County, Texas, according to the Adair Map (unrecorded), being a part of that land conveyed by deed to B.C. Baze, et al, as recorded in Vol. 696, Page 807, Deed Records of Johnson County, Texas.



I do hereby certify that this represents the results of a survey made on the ground by me and that there are no encroachments, conflicts or protrusions apparent on the ground except as shown hereon.

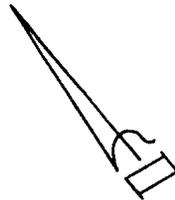
Witness my hand and seal of office this 25th day of September, 1974.

J.W. Maberry
 J.W. Maberry
 Registered Public Surveyor



LEGEND

- Steel Rod
- Steel Post
- Iron Pipe
- Conc. Mon.



SCALE: 1" = 60'

J.W. Maberry
 REGISTERED PUBLIC SURVEYOR
 Rt 3, Box 707-A Alvarado, Texas 76009
 Phone No. 817-783-2213 Job No. 52121