

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://zoom.us/j/98967890821>, Meeting I.D. Number 989 6789 0821.

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

Members of the public may dial the following number to join the meeting starting at 6:30 pm: 1-346-248-7799 #1 (Houston) 1-669-900-6833 #2 (San Jose). 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

CITY MANAGERS 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.

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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 changes 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 executive session may be held under one or more of Sections 551.071, 551.073, 551.074, 551-.76, 551.087, 413.183(f) and 418.106(d) & (e), either at the end of The Regular Session or at any time during the meeting on any item on the agenda if a need rises for the City Council to seek advice from the City Attorney or otherwise convene in closed session as permitted by such sections of the Open Meetings Act. The City Council may take action on any agenda item listed for executive session consideration upon reconvening in open session. Please refer to agenda for the items posted.

- a. §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:
 - b. Item 2 on the Regular Agenda; request for zoning changes for property known as Lots 1-9, part of Lots 10, 11, 14, South 30 feet of Lot 16, North 10 feet of 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/index.asp> 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
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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

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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.

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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.

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

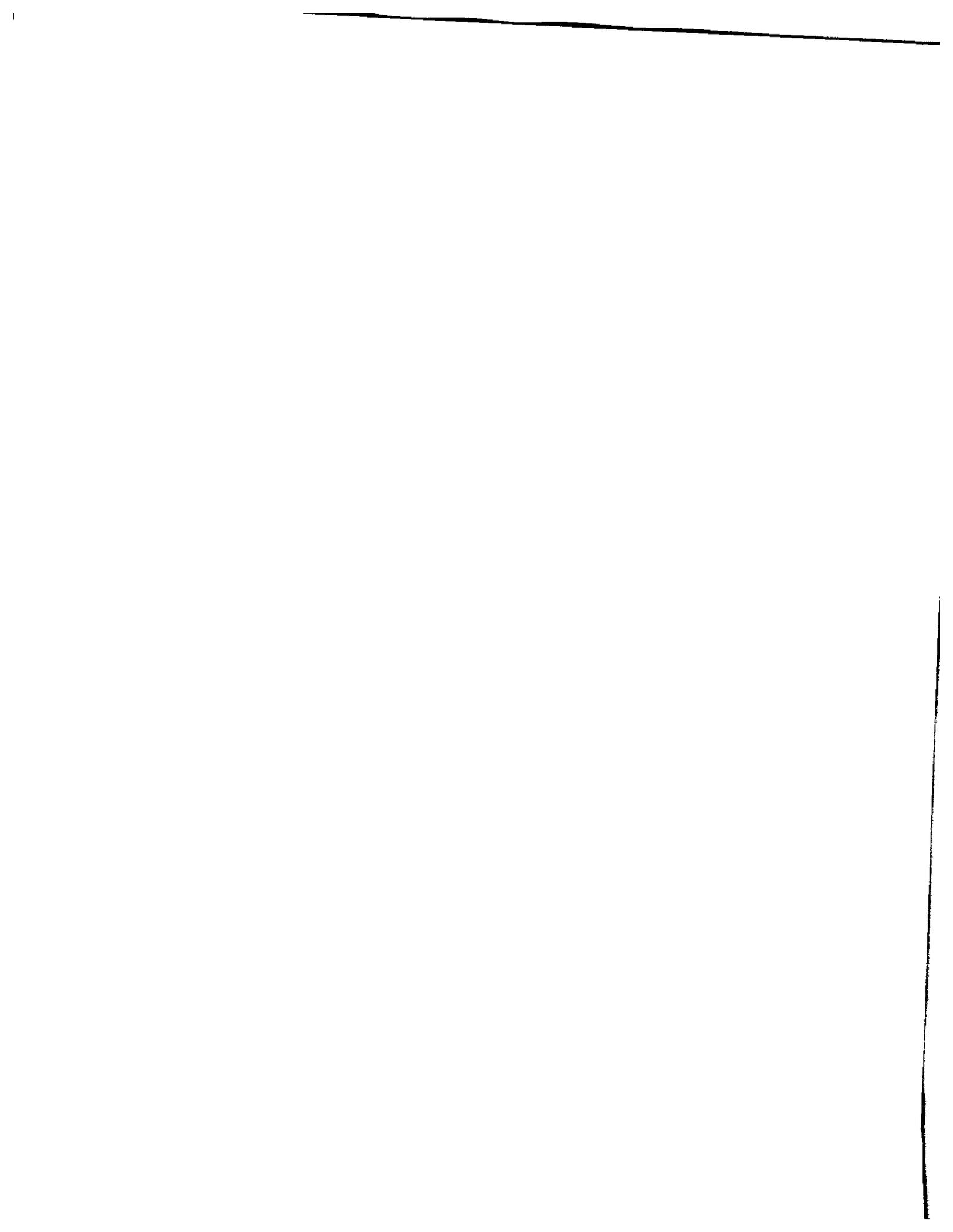
CONFIDENTIAL/ATTORNEY-CLIENT COMMUNICATION
CITY ACTION REQUIRED NO LATER THAN JUNE 2, 2020

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.

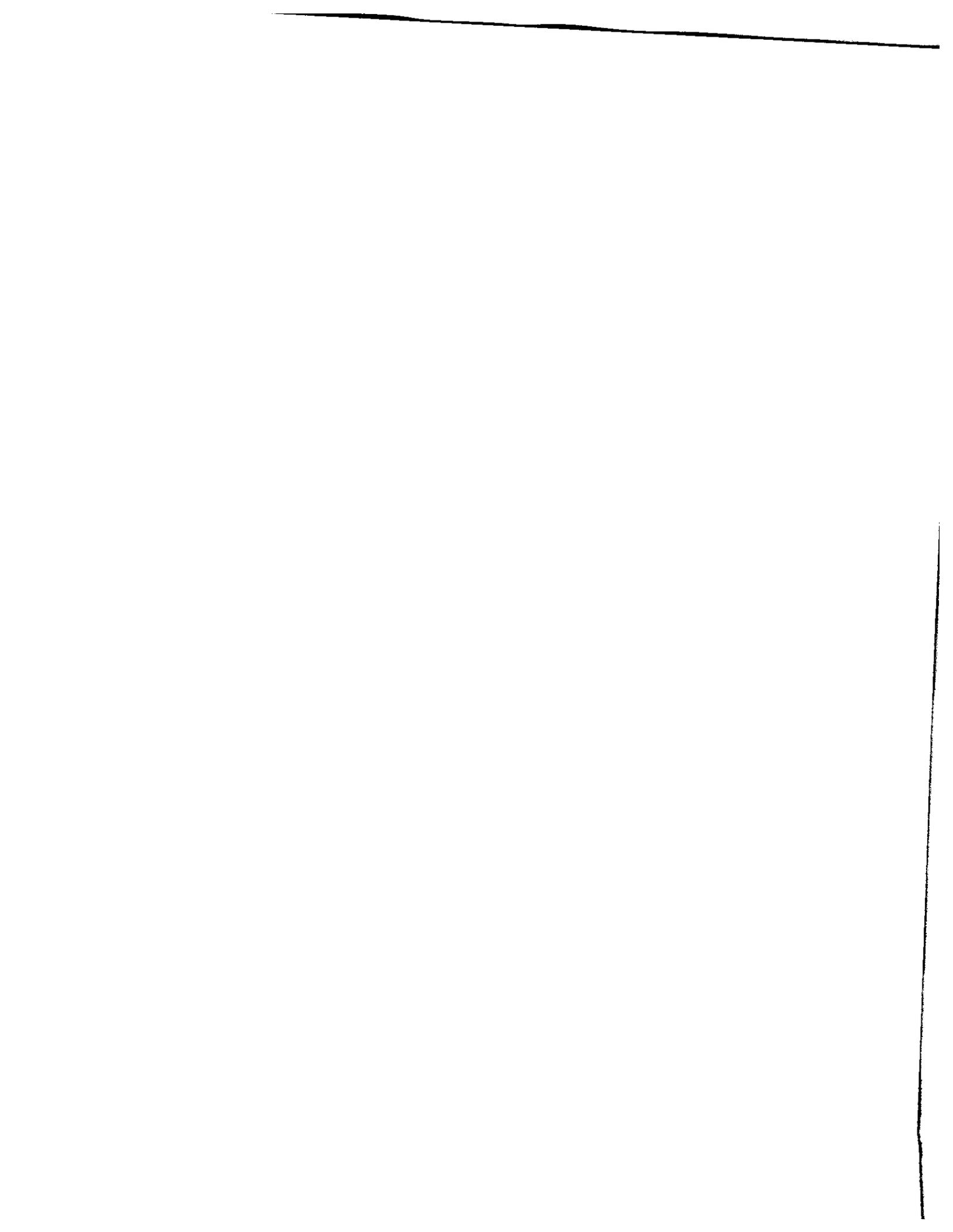
The Commission's rules allow cities 60 days to act on this application. That deadline is June 2, 2020. **Accordingly, we request that each city retaining original jurisdiction schedule the draft resolution attached to this memorandum for consideration at their next council meeting.**

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).

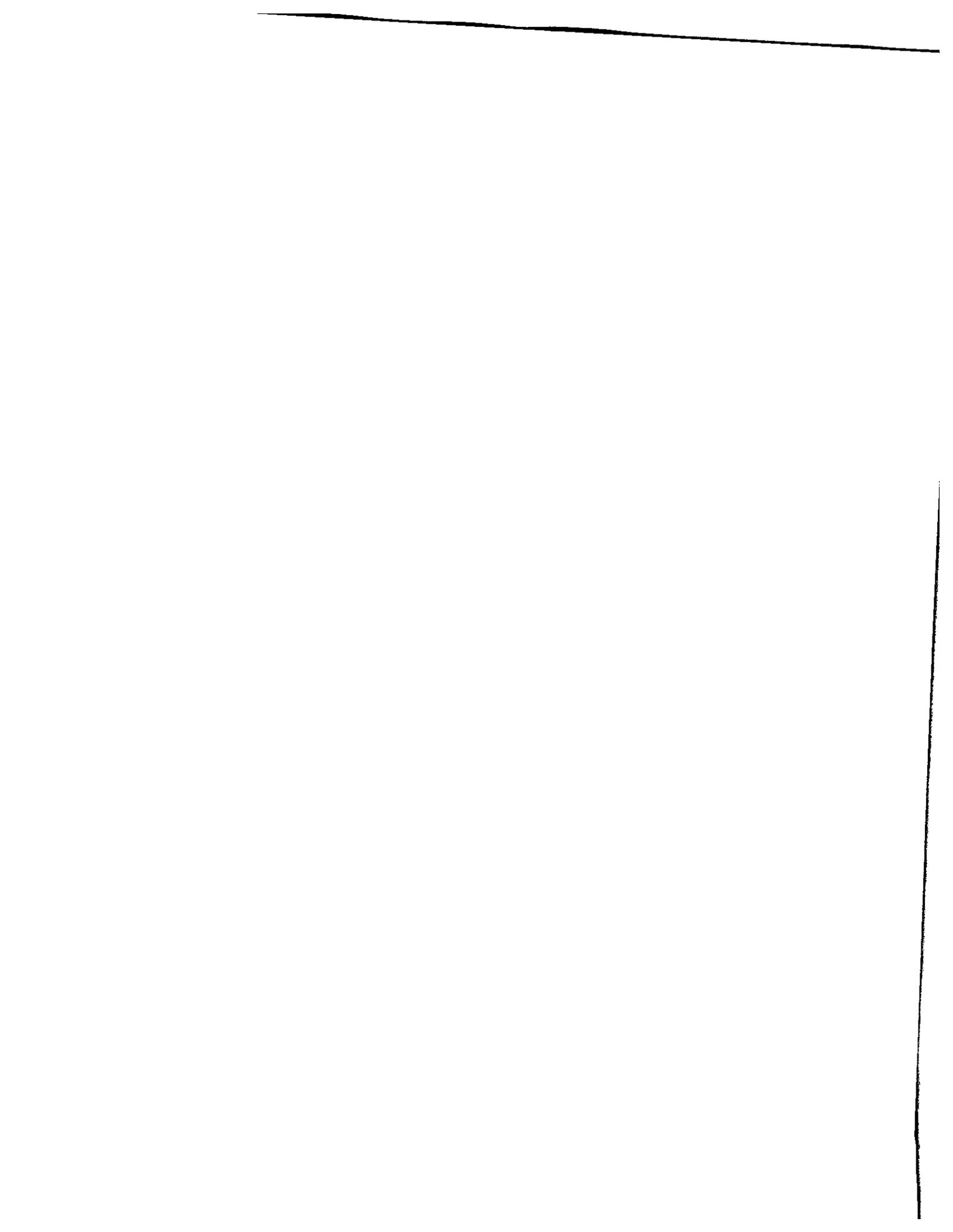
The resolution authorizes the City to join with OCSC to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

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

Date: _____

Clerk: _____

Plat change is: Preliminary / Final / Combo / Replat

DATE: 3/4/20 CLERK: Pray FEE: 310.00 CASE NO: 2020-0152

NAME OF APPLICANT: Frescher Custom Homes PH: (817) 980 6599

MAILING ADDRESS: 10049 E. Domingo 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: June

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.

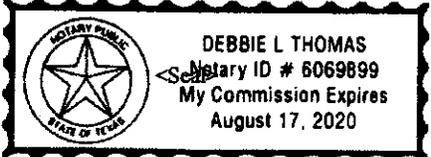
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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, 2020, 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

Owners Certificates

Whereas Preacher Custom Homes is the owner of Lot 1R, Block 80 of the Original Town of Alvarado in addition to the City of Alvarado, Johnson County, Texas according to the plat thereof recorded in Volume 8, Page 756, Deed Records, Johnson County, Texas, being more particularly described as follows:

Registering a 1/2" iron rod found for corner in the east line of Earl Street (87' right-of-way), being the southwest corner of said Lot 1R and the northwest corner of Lot 3R, Block 80, Original Town of Alvarado, as shown to the City of Alvarado according to the plat recorded in Volume 11, Page 861, Plat Records, Johnson County, Texas;

Whereas the plat of said Earl Street is a distance of 110.15 feet to a 3/8" iron rod found for corner in the east line of said Earl Street, being the southeast corner of Lot 1R;

Whereas the plat of said Lot 1R and the south line of a tract conveyed to E. Brown as shown on Central Appraisal Maps, no deed located in the deed records, Johnson County, Texas, a distance of 199.17 feet to a 1/2" iron rod set for corner, being the southeast corner of said Lot 1R and a westerly corner of a tract conveyed to 273 Alvarado LLC, by deed recorded under County Clerk File No. 2005-22160, Deed Records, Johnson County, Texas;

Whereas the plat of said Lot 1R is a distance of 110.00 feet to a 1/2" iron rod set for corner, being the southeast corner of said Lot 1R and to the west line of said 273 Alvarado LLC tract;

Whereas the plat of said Lot 1R and the north line of said Lot 1R is a distance of 194.00 feet to the POINT OF BEGINNING, more or less as surveyed on the ground in March, 2020 by Tucker Surveyors;

NOTE: THEREFORE, ANYWAY ALL PARTS BEING RECONCILED

That the Preacher Custom Homes do hereby adopt the plat as Lots 1R-1 and Lot 1R-2, Block 80 Original Town of Alvarado in addition to the City of Alvarado, Johnson County, Texas, and do hereby elect to have the plat be a part of the public record for the purposes and purposes herein.

WITNESSES OUR HANDS AT JOHNSON COUNTY, TEXAS this the _____ day of _____, 2020.

Law Preacher - Preacher Custom Homes

Note: The plat of Lot 1R and Block 80, with various allowances as shown by Alvarado Permit No. 2020-0878, District 62/78

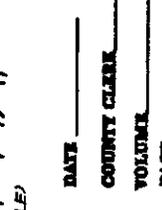
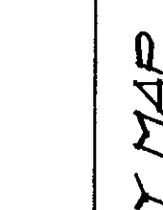
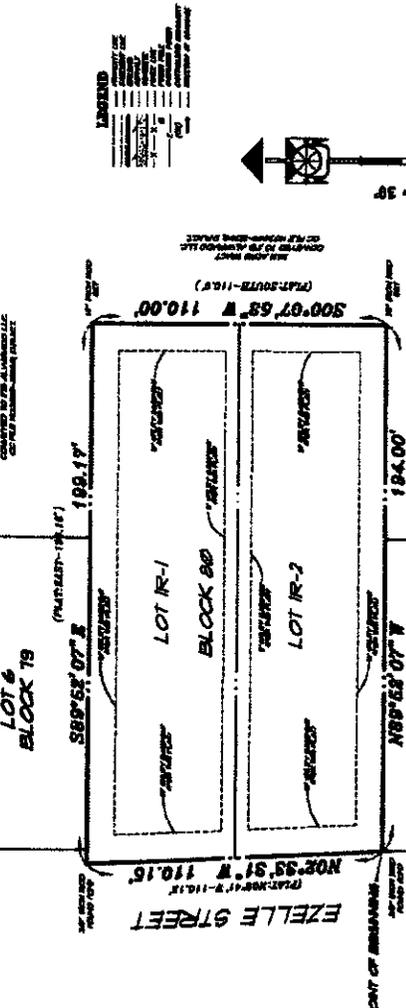
Permit No. 2020-0878, District 62/78

State of Texas
County of Johnson

WHEREAS I, _____, do hereby certify that I prepared the plat from actual survey on the land and that the plat is a true and correct representation of the same and that I am a duly licensed and qualified surveyor in the State of Texas and that I am a member of the Surveyors Association of the State of Texas and that I am a member of the Surveyors Association of Johnson County, Texas and that I am a member of the Surveyors Association of the City of Alvarado, Johnson County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public



Final Statement
According to the Record Instrument Map for Original Town of Alvarado, Johnson County, Texas, as shown to the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 756, Deed Records, Johnson County, Texas, being more particularly described as follows:

General Note
NOTE: ALL SURVEYS MADE FOR ONE (1) YEAR FROM DATE OF RECORDING. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE SURVEYED AREA.

City of Alvarado
Johnson County, Texas
 City Council
 Administrative

Approved by the _____ Mayor of the City of Alvarado, Johnson County, Texas, as authorized by Section 25 of the Constitution of the State of Texas, Chapter 25, Article 25, Section 25.05 of the City Charter of the City of Alvarado, Texas.

BY: _____
City Secretary

BY: _____
Community Development Director or Mayor

Final Flat
Final Flat of _____
Original Town of Alvarado, Block 80
Original Town of Alvarado
According to the plat thereof recorded in Volume 4, Page 756, Deed Records, Johnson County, Texas

DATE: _____ COUNTY CLERK: _____
VOLUME: _____
PAGE: _____
BLK: _____

SCALE: 1" = 30' DATE: March 2020

SURVEYORS
DONALD L. TUCKER
TUCKER SURVEYORS
P.O. BOX 888
ALVARADO, TEXAS 76009
PHONE: 972-288-2888
FAX: 972-288-2811
JOB NO. 2020000000

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
Est. Taxes w/o Exempt:	\$151.15	2019	\$151.15	Amount Due Apr 2020
		SUBTOTAL	\$151.15	\$167.78
			\$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
Est. Taxes w/o Exempt:	\$287.61	2019	\$287.61	Amount Due Apr 2020
		SUBTOTAL	\$287.61	\$319.25
			\$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
Est. Taxes w/o Exempt:	\$577.56	2019	\$577.56	Amount Due Apr 2020
		SUBTOTAL	\$577.56	\$641.09
			\$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
Est. Taxes w/o Exempt:	\$18.62	2019	\$18.62	Amount Due Apr 2020
		SUBTOTAL	\$18.62	\$20.67
			\$20.30	\$20.67

SPECIAL:	Farm to Market LTRD	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:	.040300%	Tax Year	Base Tax	Amount Due Mar 2020
Est. Taxes w/o Exempt:	\$15.83	2019	\$15.83	Amount Due Apr 2020
		SUBTOTAL	\$15.83	\$17.25
				\$17.57

SPECIAL:	Johnson ESD #1	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:	0.06%	Tax Year	Base Tax	Amount Due Mar 2020
Est. Taxes w/o Exempt:	\$23.57	2019	\$23.57	Amount Due Apr 2020
		SUBTOTAL	\$23.57	\$25.69
				\$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:

- | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE 'PAYMENTS AS OF' DATE |
| b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY:
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

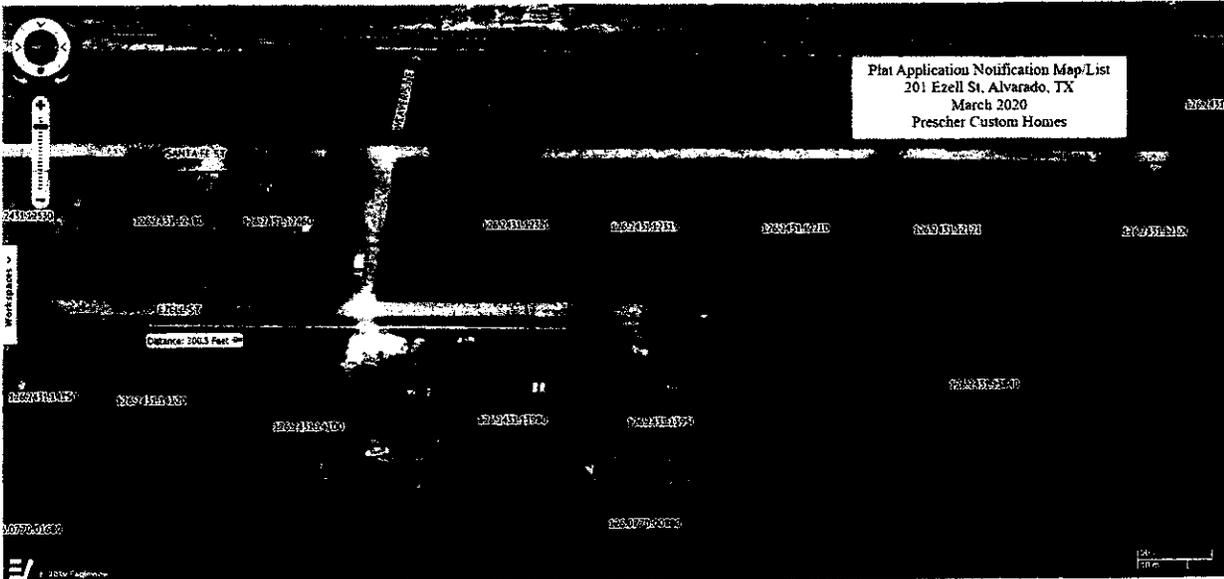
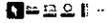
126-2431-14120 GRANT BARBARA ANN
P O BOX 701
ALVARADO TX 76009-0000

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

CONNECTEXPLORER



FRIDAY, MARCH 27, 2020

CLASSIFIEDS

TIMES-REVIEW 9

Cleburne Times-Review

Classifieds



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List your home for sale by owner here with our classified agent and sell it quick! Unlimited listings, 200.00 potential buyers. 1 month - \$85. Call for details!



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Looking for the perfect employee? Place your employment ad here and let the classifieds do the work for you! Call for details!



Tip of The Day
Get June? Spring Cleaning? Place your garage sale ad here! 3 days - \$30 and 3 days \$25. Call for details!

Legals

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 timeline and due dates.

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

Proposals will be accepted through the districts eBidding software located on the Burleson ISD website & www.burlesonisd.texas.gov.

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.net or Brenda Mize (817-245-1041) bmize@burlesonisd.net.

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

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

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

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.

Legals

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 1-9, part of Lots 10,11, 14, South 30 feet, Lot 16, North 10 feet of Lot 17, and Lot 18, Block 16, Newtown Addition, 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 ramp 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 thomasd@cityofalvarado.org.

General Help Wanted

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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 Ezell, 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 ramp 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 thomasd@cityofalvarado.org.

NOTICE OF PUBLIC AUCTION

Property to be sold to satisfy landlord's lien. Seller reserves the right to withdraw property from the sale. Unit 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 76059 for the following tenants: HAYLIE R NEAL; MICHAEL R JONES; TAMMIE 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.

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CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 3-5-20 CLERK: Pray 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 BRUEGGEMEIER 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 lots 10, 11, 14, South 30' Lot 16, North 10' See Attached Survey of Lot 17 and Lot 18, Block 16, Newtown Addn

PRESENT ZONE OF PROPERTY: Commercial PRESENT USE: Residential

REQUESTED ZONE: Residential SF2 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.

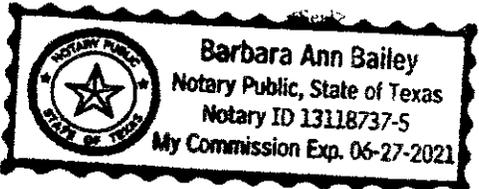
APPLICANT'S SIGNATURE: Esquire Development Corp., Robert Brueggemeier

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

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





- Layers
- Address
- Roads
- Parcels
- ETJ Zones
- Precincts
- ZIP Codes
- Schools
- School Districts
- Low Water Crossings
- FEMA Flood Zones (2019)
- County
- See City Website
- Custom/PUBLIC



May 21, 2019

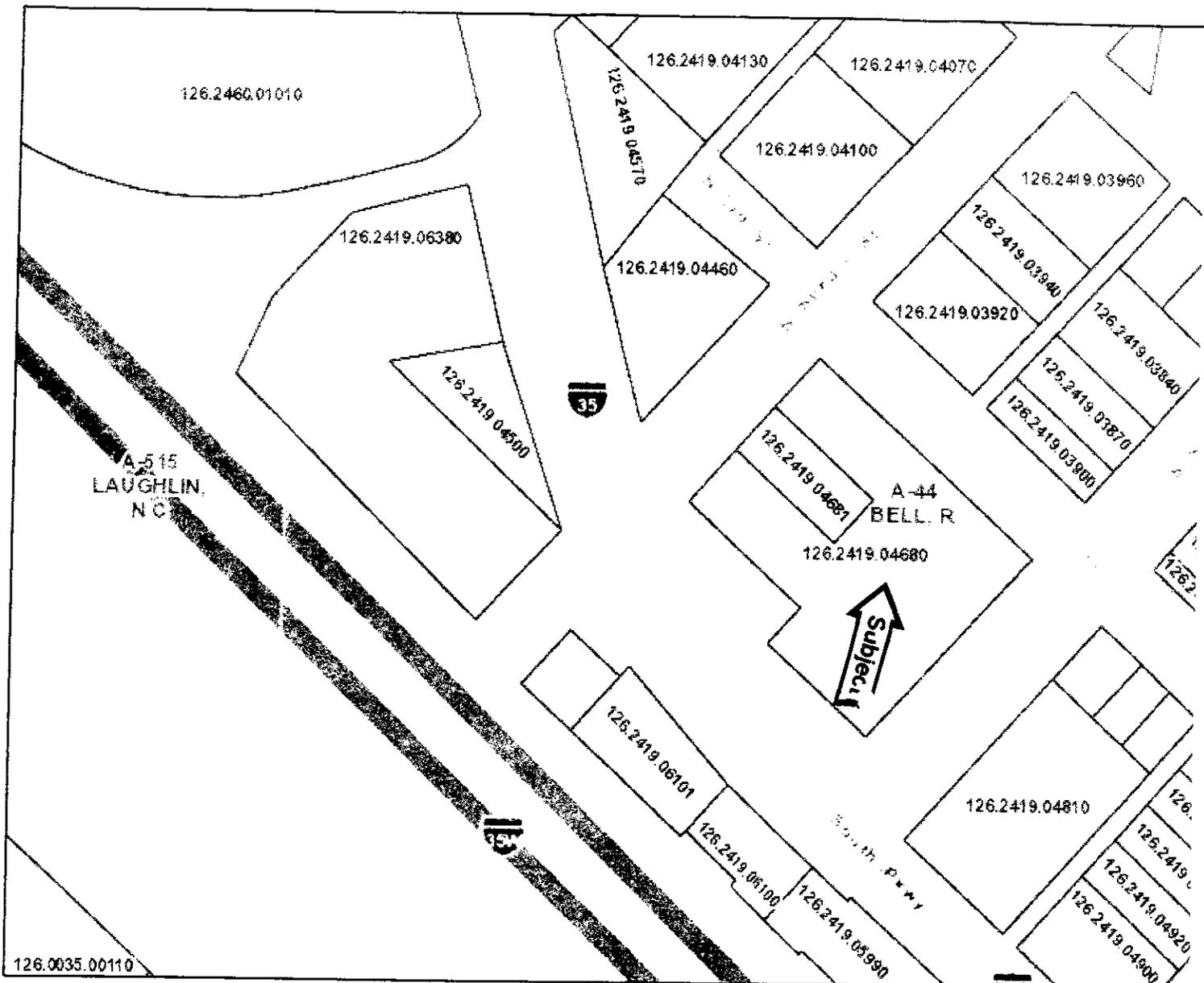
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Parcels

Abstracts

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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

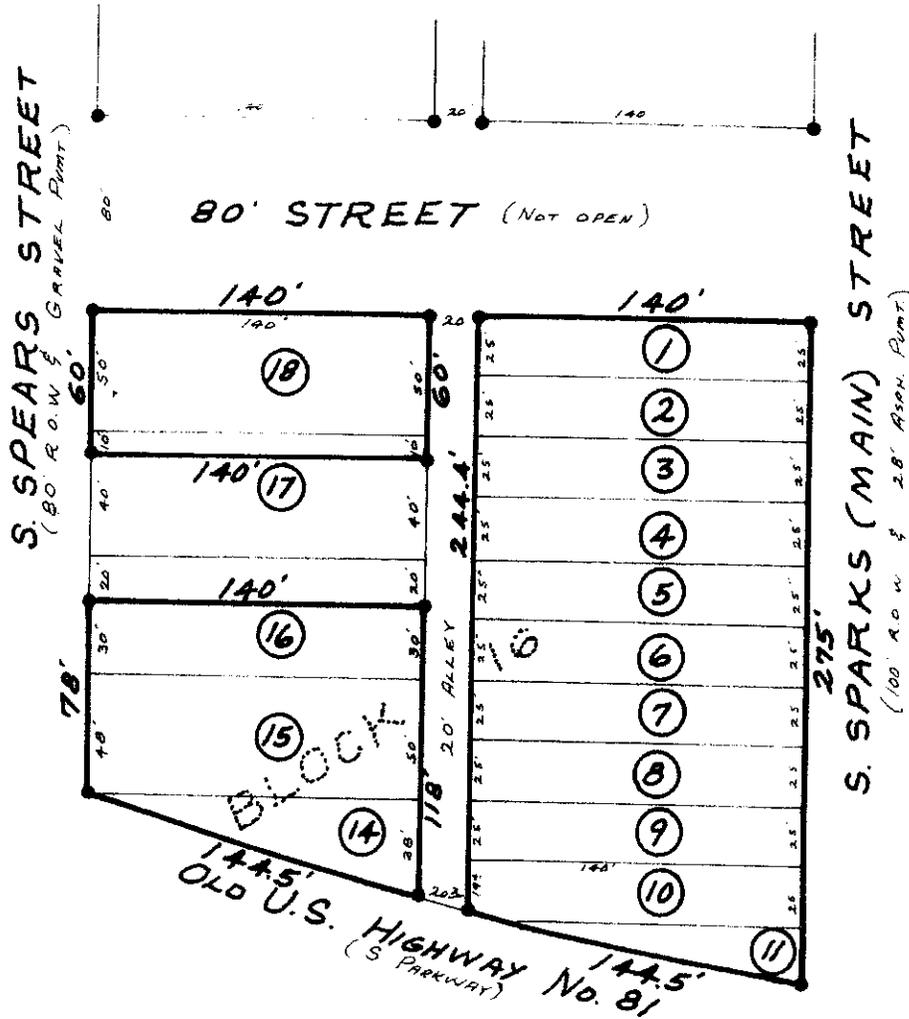


Sources: Esri, HE
Esri Japan, METI, I

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.

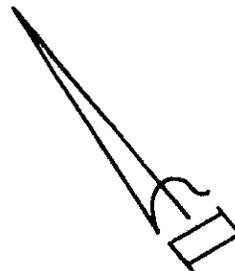
Witness my hand and seal of office this 25th day of September, 1944.

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. 32121