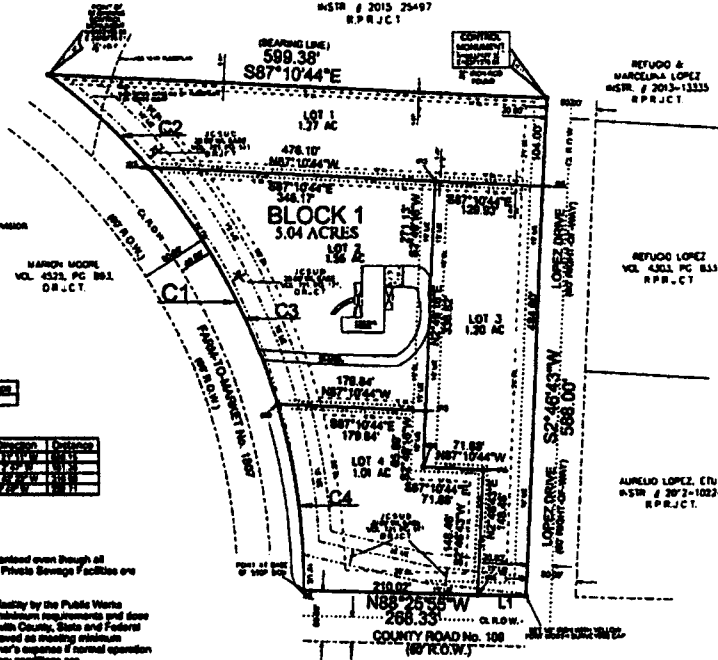




0 100 200 300
GRAPHIC SCALE IN FEET

ANDREW SPIVA SURVEY
ABSTRACT No. 770

CT. CUMMINGS, ETUX
RSTR # 2013 25497
R.P.R.C.T



Utility Easement

15' from lot line on both sides
5' from lot line on the sides

Right of Way Dedication

40' ROW from center of road on F.M. or State
20' ROW from center of County roads or roads in a subdivision

Building Lines

50' from lot line (State Hwy & F.M.)
25' from lot line (County Road or Subdivision Roads)
15' from lot line on rear
10' from lot line on sides

LINE TABLE

LINE	DESCRIPTION	BEARING	DISTANCE
1

CURVE TABLE

Curve	Order	Radius	Chord	Central Angle	Area
1

Private Sewer Facility

On-site sewer facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewer Facilities are complied with.

Inspection and/or acceptance of a private sewer facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not release the owner of the property from complying with County, State and Federal regulations. Private Sewer Facilities, although approved as meeting minimum standards, must be approved by the owner at the owner's expense if normal operation of the facility results in obnoxious odors, if unsatisfactory conditions are created, or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewer facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not restricted. It will be the responsibility of the lot owner to maintain and operate the private sewer facility in a satisfactory manner.

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both the fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other contract to convey that is delivered to a purchaser unless the plat or copy of the subdivision is approved and filed for records with the Johnson County Clerk. However, said description may be used if the subdivision is expressly contingent on approval and recording of the final plat and the purchaser is not given use or conveyance of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or record of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Final Plat

According to the Final Plat Requirements for Johnson County, Texas and referenced Above, Chapter 166 of the Texas Property Code, Section 201.001, this plat is hereby approved and recorded.

This plat is approved and recorded in accordance with the requirements of the Texas Property Code, Chapter 166, Section 201.001, and the rules and regulations of the Johnson County Clerk. This plat is approved and recorded in accordance with the requirements of the Texas Property Code, Chapter 166, Section 201.001, and the rules and regulations of the Johnson County Clerk.

Nothing in this plat or any other subdivision plat or any other subdivision plat or any other subdivision plat shall be construed to limit the liability of the surveyor or the platting company for any error or omission in this plat or any other subdivision plat or any other subdivision plat.

This plat is approved and recorded in accordance with the requirements of the Texas Property Code, Chapter 166, Section 201.001, and the rules and regulations of the Johnson County Clerk.

Johnson County will not be responsible for any change, correction or loss of the plat or platting or recording of this plat.

Johnson County will not be responsible for any change, correction or loss of the plat or platting or recording of this plat.

Johnson County will not be responsible for any change, correction or loss of the plat or platting or recording of this plat.

KNOWN ALL BY THESE PRESENTS:

I, CHRISTOPHER LARRY BRADLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROPERTY CODE, CHAPTER 166, SECTION 201.001, AND THE RULES AND REGULATIONS OF THE JOHNSON COUNTY CLERK.

CHRISTOPHER LARRY BRADLEY RPLS 82521



SURVEYOR
FL WORTH SURVEYING
107 E. COLLEGE AVE
ALVARADO, TEXAS 76009
(817) 780-8900
FIRM NO. 100784-000
cbr@flw.com

OWNER/DEVELOPER
THORNTON PROPERTY SERVICES LLC
308 WESTINGHOUSE BLVD
COLLEGE STATION, TEXAS 77840
(936) 261-1100
thorntonps.com

ALVARADO RANCHOS
BLOCK 1, LOTS 1-2-3-4

FINAL PLAT
of
ALVARADO RANCHOS
BLOCK 1, LOTS 1-2-3-4
5.04 ACRES
AN ADDITION TO THE E.T.J.
OF THE CITY OF ALVARADO TEXAS,
JOHNSON COUNTY, TEXAS, BEING A PART OF
ANDREW SPIVA SURVEY
ABSTRACT No. 770

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Thornton Property Services LLC, Company Clerk of the Johnson County, Texas, has hereby approved and recorded this plat in accordance with the requirements of the Texas Property Code, Chapter 166, Section 201.001, and the rules and regulations of the Johnson County Clerk.

SWORN AND SUBSCRIBED BEFORE ME BY
THIS THE DAY OF 2019
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

WATER SERVICE IS PROVIDED BY JOHNSON COUNTY S.U.D. (817) 465-6202
SEWER SYSTEM SERVICE PROVIDED BY JOHNSON COUNTY S.U.D. (817) 465-6202
ELECTRIC SERVICE IS PROVIDED BY UNITED-COOP SERVICES (817) 444-0821
PHONE SERVICE IS PROVIDED BY AT&T (800) 777-4672

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE DAY OF 2019.

PLAT RECORDED IN VOLUME _____ PAGE _____ BLOCK _____
DATE _____
COUNTY CLERK _____
DEPUTY _____

LEGAL DESCRIPTION
BEING A 5.04 ACRE TRACT OF LAND SHOWN IN THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, JOHNSON COUNTY, TEXAS, AND BEING ALL OF TRACT 28842 ACRES TRACT OF LAND COMMERCE TO THORNTON PROPERTY SERVICES LLC BY ASST. CO. CLERK JOHNSON COUNTY, JOHNSON COUNTY, TEXAS IN A.C.T. 1, AND BEING MORE PARTICULARLY DESCRIBED AS HEREIN BEGINNING AT A 1/2" IRON ROD NAIL, 5/8" IRON ROD BEING IN THE EAST CORNER OF LOT 1 IN S 1/2 OF RANGE 10N, ROAD 100N, 100E, IN THE EAST 1/2 OF SEC. 10E, T. 10N, R. 10E.

PROJECT NO.	ISSUED	DATE	REVISIONS
000	09-19-19		

FORT WORTH SURVEYING
107 E. COLLEGE AVE
ALVARADO TEXAS, 76009
817-780-8900 FIRM No. 100784-00

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 8:12 AM

MAR 26 2019



Becky Ivey
County Clerk Johnson County Texas
BY [Signature] DEPUTY

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

JERRY D. STRINGER
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

Carla Hester
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2019-19

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including as addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of the Alvarado Ranchos subdivision, Block 1, Lots 1-4 and clarify that the filling of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 25th day of March, 2019.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of the **Alvarado Ranchos** subdivision, Block 1, Lots 1-4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS THE 25th DAY OF MARCH, 2019.


Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. #1

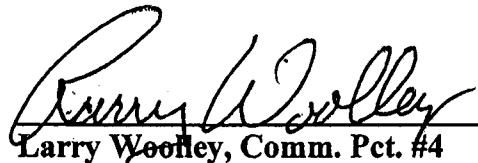
Voted: ___ yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. #2

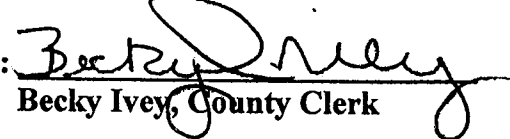
Voted: yes, ___ no, ___ abstained


Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk

