

JUL 08 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** June 24, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: July 8, 2022

SPECIFIC AGENDA WORDING:

Consideration of Variance to allow permitting of a single family structure and septic system at 2109 Kirkland Rd, a lot of less than one acre, in Precinct #4- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: minutes	ACTION ITEM: <u>X</u>
	WORKSHOP _____
(Anticipated number of minutes needed to discuss item)	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u>X</u>
BUDGET COORDINATOR: _____	OTHER: _____

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. Variance fee is \$120 per request. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or
- two residences / structures on one (1) septic system or
- installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Teresa Rodgers Date 6-24-22

Phone no. 817-724-7117

Email address x14nnwoody@yahoo.com

Property Information for Variance Request:

Property 911 address 2109 Kirkland Rd Alvarado TX

Subdivision name _____ Block _____ Lot _____

Survey Thomas Matty Survey Abstract 538 Acreage 0.884

Size of existing residence: _____ sq. ft.

Does this lot currently have a septic system? () Yes () No System type _____

ETJ: () Yes - City Alvarado () No

Is a part of the property located in a FEMA designated Floodplain? () Yes () No

Reason for request It's less than an acre and been like this since 1999

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing home, buildings, existing & proposed septic system locations

The State of Texas, } 603
 County of Johnson } Know All Men by These Presents:

That we, Marvin T. Rubin of the County of Otero, State of Colorado and William J. Kopycinski

of the County of Johnson State of Texas for and in consideration
 of the sum of Eight Thousand Five Hundred and no/100-----

-----(\$8,500.00)----- DOLLARS

to us paid, and secured to be paid, by Cecil T. Rodgers, et ux, Mary H. Rodgers

as follows:

- (1) \$1,200.00 Cash, the receipt of which is hereby acknowledged;
- (2) The execution by the Grantees of their Note for \$7,300.00 of even date herewith, payable to the order of Marvin T. Rubin and William J. Kopycinski, in monthly installments and bearing interest as therein provided, containing stipulations for the payment of attorney's fees and the acceleration of the maturity, and being additionally secured by a Deed of Trust, of even date therewith, to Charles D. Lummus, Trustee, containing power of sale and other provisions;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
 Cecil T. Rodgers, et ux, Mary H. Rodgers

of the County of Johnson State of Texas ~~with the covenants~~

FIRST TRACT:

All that certain lot, tract or parcel of land being an 0.832 acre tract of land out of the Thomas Matty Survey, Abst. No. 538, Johnson County, Texas, being a part of that 13.41 acre tract conveyed by deed to Marvin Rubin and William Kopycinski as recorded in Vol. 753, page 646, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod in the East line of a 30 foot road, for a corner, said corner being 38.3 feet N 21 deg. 25 min. E and 454.5 feet N 30 deg. 09 min. W of the Southwest corner of said Rubin, et al, 13.41 acre tract;

THENCE -- N 30 deg. 09 min. W 100.0 feet with the East line of said road to a steel rod, for a corner;

THENCE -- N 41 deg. 10 min. E 414.3 feet to a steel rod in a fence line and in an East line of said 13.41 acre tract, for a corner;

THENCE -- S 18 deg. 32 min. E 100.0 feet with a fence line and an East line of said 13.41 acre tract to a steel rod, for a corner;

THENCE -- S 39 deg. 58 min. W 396.0 feet to the place of Beginning, containing 0.832 acre of land.

SECOND TRACT:

All that certain lot, tract or parcel of land being a 0.721 acre tract of land out of the Thomas Matty Survey, Abst. No. 538, Johnson County, Texas, being a part of that 13.41 acre tract conveyed by deed to Marvin Kubin and William Kopycinski as recorded in Vol. 753, page 646, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod in the East line of a 30 foot road, for a corner, said corner being 38.3 feet N 21 deg. 25 min. E and 259.5 feet N 30 deg. 09 min. W of the Southwest corner of said Kubin, et al, 13.41 acre tract;

THENCE -- N 30 deg. 09 min. W 195.0 feet with the East line of said road to a steel rod, for a corner;

THENCE -- N 39 deg. 58 min. E 396.0 feet to a steel rod in a fence line and in an East line of said 13.41 acre tract, for a corner;

THENCE -- S 18 deg. 36.5 min. W 497.7 feet to the place of Beginning, containing 0.721 acre of land.

THIRD TRACT:

An undivided two-seventeenths interest in and to the property described in the field notes of J. W. Maberry, Registered Public Surveyor No. 1734, dated April 29, 1978 of record in Volume 758, page 211, Deed Records of Johnson County, Texas. This Third Tract is conveyed to the Grantee herein for the purposes of ingress and egress to the First and Second Tracts described herein and to Alvarado Lake. No obstacles may ever be placed on this Third Tract.

SUBJECT TO:

- (1) Flowage easement to the City of Alvarado described in the instrument from Jeffie Lou Manasco et al to the City of Alvarado dated November 16, 1965 of record in Vol. 547, page 968, Deed Records of Johnson County, Texas.
- (2) Right-of-way easement from Calvin Titus Manasco et ux to Texas Pipeline Co. dated June 20, 1949 of record in Vol. 371, page 553, Deed Records of Johnson County, Texas.
- (3) Right-of-way easement from Marvin T. Kubin to Johnson County Rural Water Supply Corporation dated Dec. 29, 1975 of record in Vol. 688, page 703, Deed Records of Johnson County, Texas.

The within conveyed property is subject to the following restrictions:

- (1) No commercial activity will be allowed on the property;
- (2) No junk or junkyards will be allowed on the property;
- (3) No more than two homes or mobile homes may be placed on the First Tract;
- (4) No swine shall be permitted on the property.

605

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Cecil T. Rodgers, et ux, Mary H. Rodgers, their heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Cecil T. Rodgers, et ux, Mary H. Rodgers, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hand & seal
this 1st day of ~~September~~ October

19 79
Marvin T. Rubin
Marvin T. Rubin

Witness at request of Grantor:

William J. Kopycki
William J. Kopycki

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SINGLE ACKNOWLEDGMENT

THE STATE OF COLORADO
COUNTY OF OTERO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Marvin T. Rubin
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 30th day of September, 1979.
My Commission Expires Feb. 15, 1982.

(L. S.)

Sherry A. [Signature]
Notary Public in and for Otero County, Colorado

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
William J. Kopycinski
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 10th day of September, A. D. 1979.

(L. S.)

[Signature]
Notary Public in and for Johnson County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
record in my office on the day of , A. D. 19 at o'clock M.,
and was duly recorded by me on the day of A. D. 19
in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in
the day and year last above written.

(L. S.)

County Clerk County, Texas
By Deputy.

Warranty Deed

(WITH VENDOR LIES)

FROM:

MARYAN F. RUBIN and WILLIAM J. KOPYCINSKI

TO:

Cecil T. Rodgers, et ux, Mary B. Rodgers

FILED FOR RECORD

This day of _____ A. D. 19__
at _____ M.

By _____ County Clerk
Deputy

RECORDED

FILED FOR RECORD AT _____ A. D. 19__
In _____ County Records

In Book _____ OCT 11 1979 on Page _____

BY _____ COUNTY CLERK, JOHNSON COUNTY
Deputy Clerk

Recording Fee \$ _____
This instrument should be filed immediately with
the County Clerk for Record.

Cecil T. Rodgers

[Handwritten signatures and notes]
Cecil T. Rodgers
Mary B. Rodgers
7-19-79
7-19-79

RECORDED
OCT 12 1979
JOHNSON COUNTY
CLERK'S OFFICE

STATE OF TEXAS
COUNTY OF JOHNSON
I hereby certify that this instrument was FILED on the
date and in the State of Texas, and that the same is
RECORDED in the Public Records of the County of
Johnson County, Texas, as stamped herein by me.
Joe L. Towner
County Clerk, Johnson County, Texas
VOL 811 PAGE 603



VG-6-2022-10998

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 2022 - 10998

Real Property Recordings

Recorded On: March 29, 2022 11:22 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 10998
Receipt Number: 20220329000110
Recorded Date/Time: March 29, 2022 11:22 AM
User: Leslie S
Station: ccl83

Record and Return To:
CUCCIA WILSON PLLC
CALL/INBOX
CLEBURNE TX 76031



STATE OF TEXAS
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS

Before me, the undersigned authority, on this day personally appeared Amanda Elizabeth Lee Blaylock("Affiant") who, being first duly sworn, upon oath states:

1. My name is Amanda Elizabeth Lee Blaylock and I live at 7812 CR 512, Alvarado, Texas 76009. I am personally familiar with the family and marital history of Mary Helen Rodgers ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I am the best friend of Sarah Elizabeth Paro, a daughter of the Decedent, and knew Decedent for 30 years prior to her death. Decedent was born on September 15, 1942, and died on August 26, 2017. Decedent's place of death was Tarrant County, Texas. At the time of Decedent's death, Decedent's residence was 2117 Kirkland Road, Alvarado, Johnson County, Texas 76009.

3. Decedent's marital history was as follows: at the time of her death, Decedent was not married and had been previously married two times as follows:

Name:	Cecil Thomas Rodgers
Date of Marriage:	August 31, 1957
Date of Termination:	January 6, 2013
Type/Place of Termination:	Johnson County, Texas / Death of Cecil Rogers
Relevant Facts:	7 children of the marriage

4. Decedent had the following biological children:

a. Name: Larry Dale Rodgers
Date of Birth: November 20, 1958
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: N/A (Date of Death: September 22, 1983)
Relevant Facts: Larry Rodgers was not married at his time of death and had only on children born to or adopted by him:

(a) Name: Lisa Marie (Rodgers) Vassar Plunkett
Date of Birth: July 31, 1979
Name of Other Parent: Rita Riley
Current Address: 2117 Kirkland Road, Alvarado, Texas 76009

b. Name: Randel Wayne Rodgers
Date of Birth: October 31, 1960
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: N/A (Date of Death: November 17, 2018)
Relevant Facts: Randy Rodgers was not married at his time of death and left two children born to or adopted by him at this time of death:

- (a) Name: Dusti Hunter Rodgers
Date of Birth: October 8, 1988
Name of Other Parent: Pamela Sanders
Current Address: 803 Whippoorwill Dr., Granbury Texas 76049
- (b) Name: Jeremy Dalen Rodgers
Date of Birth: October 3, 2000
Name of Other Parent: Mary Riley Rodgers
Current Address: Pascagoula Mississippi
- c. Name: Jerry Dean Rodgers
Date of Birth: November 24, 1963
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: N/A (Date of Death: December 24, 1978)
Relevant Facts: Jerry Rodgers was not married and had no children born to or adopted by him at his time of death.
- d. Name: Cecil Theodore Rodgers
Date of Birth: October 9, 1966
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: 304 E Rancher Avenue, Killeen Texas 76543
Relevant Facts: N/A
- e. Name: Lisa Annette (Rodgers) Pointer
Date of Birth: February 21, 1969
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: 2117 Kirkland Road, Alvarado Texas 76009
Relevant Facts: N/A
- f. Name: Teresa Lynette Rodgers
Date of Birth: February 21, 1969
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: 2117 Kirkland Road, Alvarado Texas 76009
Relevant Facts: N/A
- g. Name: Sarah Elizabeth (Rodgers) Paro
Date of Birth: July 22, 1984
Name of Other Parent: Cecil Rodgers (Date of Death: January 6, 2013)
Current Address: 7812 CR 512 Alvarado, Texas 76009
Relevant Facts: N/A
- 5. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children, except: None.
- 6. The following persons have knowledge regarding Decedent, the identity of Decedent's children, if any, parents, or siblings, if any:
 - a. Zackry Ray Chandler, 310 Spruce Street, Keene, Texas 76059
- 7. Decedent died without leaving a valid written will.

8. There has been no administration of Decedent's estate.
9. Decedent left no debt that are unpaid, except: None. *
10. There are no unpaid estate or inheritance taxes, except: None
11. To the best of my knowledge, Decedent owned an interest in the following real and personal property:

All that certain .88-acre tract, more or less, situated in Johnson County, Texas, being the same tract conveyed to Cecil T. Rodgers by Jack K. Woolard by General Warranty Deed dated December 17, 1992, and recorded at Volume/Book 1679, Page 931, on March 3, 1993, Real Property Records, Johnson County, Texas, commonly known as 2109 Kirkland, Alvarado, Texas 76009, and more described at Exhibit "A" attached hereto and incorporated herein by reference as if set out in its entirety.

Signed this 25 day of MARCH, 2022.

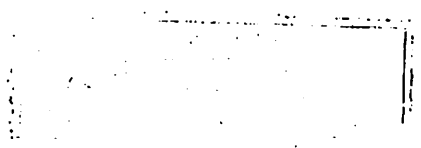
Amanda Blaylock
Amanda Elizabeth Lee Blaylock, Affiant

STATE OF TEXAS §

COUNTY OF JOHNSON §

Sworn to and subscribed to before me on MARCH 25, 2022, by Amanda Elizabeth Lee Blaylock.

Bethany Hillis
Notary Public, State of Texas



An 0.884 acre tract of land out of the Thomas Matty survey, Abstract No. 538, Johnson County, Texas, being a part of that 13.41 acre tract conveyed by deed to Marvin Kubin and William Kopycinski as recorded in Volume 75, Page 646 Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod in the East line of a 30.0 foot road for a corner said corner being 38.3 feet North 21 degrees 25 minutes East and 554.5 feet North 30 degrees 09 minutes West of the Southwest corner of said, Kubin et al; 13.41 acre tract;

NORTH 30 degrees 09 minutes West 100.0 feet with the East line of said 30 foot road to a steel rod, for a corner;

THENCE--NORTH 42 degrees 17 minutes East 432.8 feet to a steel rod in a fence line and an East line of said 13.41 acrs tract, for a corner;

THENCE-- SOUTH 18 degrees 32 minutes East 100. feet with a fence line and an East line of said 13.41 acre tract to a steel rod, for a corner;

THENCE-- SOUTH 41 degrees 10 minutes West 414.3 feet to the place of beginning containing 0.884 acres of land.

SECOND TRACT:

AN undivided one-seventeenth interest in and to the property described in the field notes of J. W. Maberry, Registered Public Surveyor No. 1734, dated April 29, 1978 of record in Volume 758, Page 211, Deed Records of Johnson County, Texas. This SECOND TRACT is conveyed to the Grantees herein for the purposes of ingress and egress to the First Tract described herein and to Alvarado Lake. No obstacles may ever be placed on this SECOND TRACT.

SUBJECT TO:

(1) Flowage easement to the City of Alvarado described in the instrument from Jeffie Low Manasco et al to the City of Alvarado dated November 16, 1965 of record in Volume 547, Page 868, Deed Records of Johnson County, Texas.

(2) Right-of-way easement from Calvin Titus Manasco et ux to Texas Pipeline Co. dated June 20, 1949, of record in Volume 371, Page 553, Deed Records of Johnson County, Texas.

(3) Right-Of-way easement from Marvin T. Kubin to Johnson County Rural Water Supply Corporation dated December 29, 1975 of record in Volume 688, Page 703, Deed Records of Johnson County, Texas.

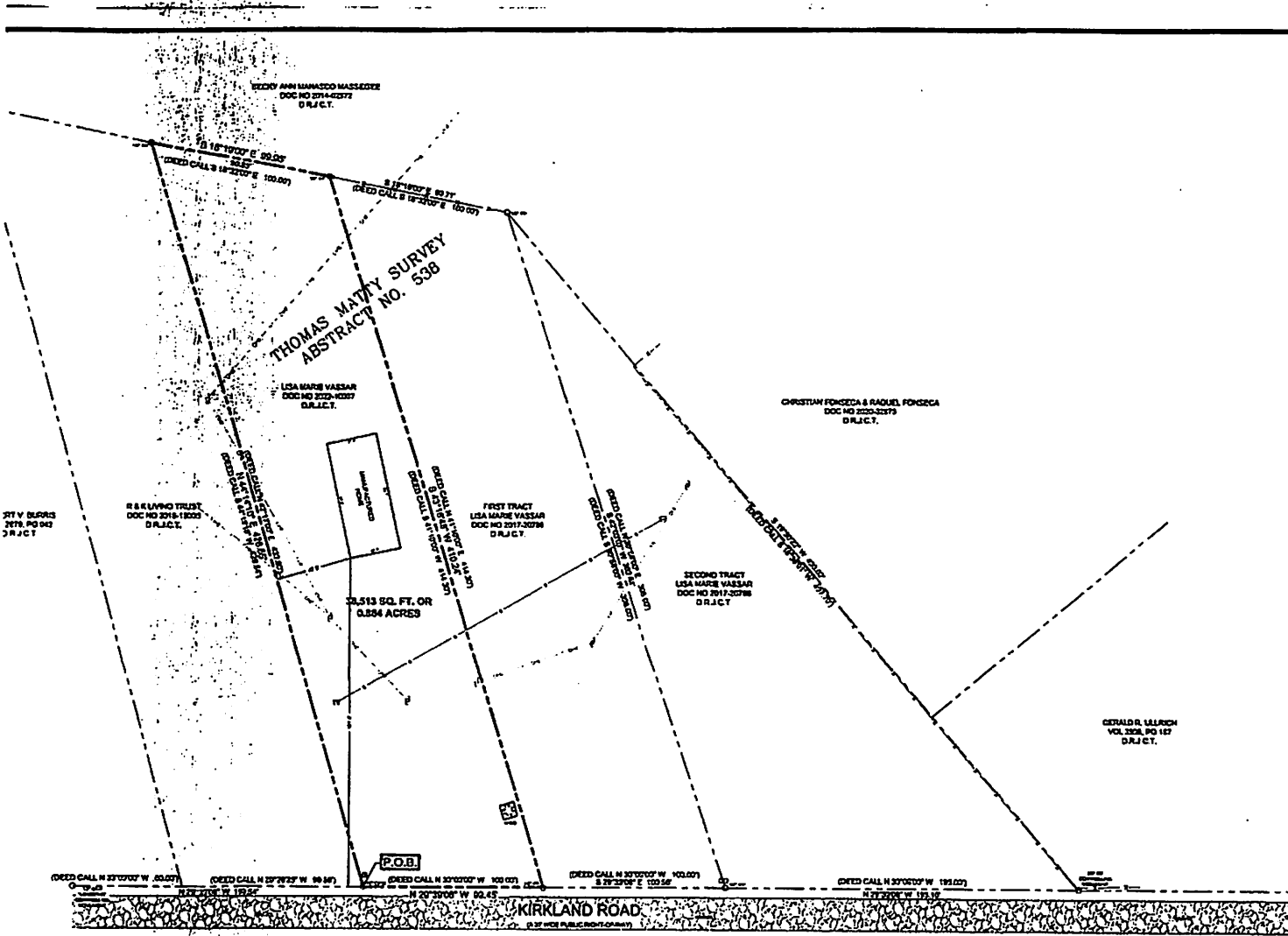
The within conveyed property is subject to the following restrictions:

(1) No commercial activity will be allowed on the property;

(2) No junk or junkyards will be allowed on the property;

(3) No more than two homes or mobile homes may be placed on the First Tract;

(4) No swine shall be permitted on the property.



PROPERTY DESCRIPTION

BEING a 0.884 acre tract of land situated in the THOMAS MATTY SURVEY, ABSTRACT NO. 538, in the City of Alvarado, Johnson County, Texas, being that certain tract of land described in deed to Lisa Marie Vassar, recorded in Document Number 2020-10307, Deed Records, Johnson County, Texas and being more particularly described by mass and bounds as follows:

ENCLOSED as a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Vassar tract, recorded in Document Number 2020-10307, and a tract of land described in a deed to R & L Living Trust, recorded in Document Number 2016-18200, Deed Records, Johnson County, Texas, and part being in the east 1/2 of the line of Edward Road.

THENCE N 44°47'07" E, along the common line of said Vassar tract, recorded in Document Number 2020-10307, and said R & L Living Trust, a distance of 432.83 feet to a 1/4 inch iron rod found for the common corner of said Vassar tract, recorded in Document Number 2020-10307, said R & L Living Trust, and being in the west line of a tract of land described in a deed to Betty Ann Mansado Alvarado, recorded in Document Number 2014-02972, Deed Records, Johnson County, Texas.

THENCE S 12°11'00" E, along the common line of said Vassar tract, recorded in Document Number 2020-10307, and said Mesquite tract, a distance of 99.93 feet to a 3/8 inch iron rod found for the common corner of said Vassar tract, recorded in Document Number 2020-10307, and said Vassar tract, recorded in Document Number 2020-10307, and said Mesquite tract, recorded in Document Number 2017-20796.

THENCE S 47°46'47" W, along the common line of said Vassar tract, recorded in Document Number 2020-10307, and said Vassar tract, recorded in Document Number 2017-20796, a distance of 410.34 feet to a 3/8 inch iron rod found for the common corner of said Vassar tract, recorded in Document Number 2020-10307, and said Vassar tract, recorded in Document Number 2017-20796, said point being in the east right-of-way line of said Edward Road.

THENCE N 28°30'00" W, along the west line of said Vassar tract, recorded in Document Number 2020-10307, and along the east right-of-way line of said Edward Road, a distance of 80.43 feet to the POINT OF ENCLOSURE and containing 23,513 square feet or 0.684 acres of land more or less.

2109 KIRKLAND ROAD
 LAND TITLE SURVEY
 0.884 ACRES

SITUATED IN THE
 THOMAS MATTY SURVEY, ABSTRACT NO. 538
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

- TOPSOIL WELL
- LINE MARKER
- X POLE
- IC TANK
- TARY SENDER MAN HOLE
- W DRAIN MAN HOLE
- PHONE MAN HOLE
- PHONE PEDESTAL
- PHONE VAULT
- ETC SIGNAL BOX
- ETC SIGNAL POLE
- SPORMER PAD
- X METER
- X VALVE
- X VAULT
- T
- ROD FOUND
- NEL
- HEAD ELECTRIC LINE
- IRON ROD SET
- SPED "BLUESTAR SURVEYING"

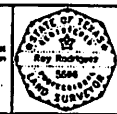


NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, INTERESTS, CLAIMS, CONTRACTS, CONTRACTS, RESOLUTIONS, ORDINANCES AND ORDERS THAT MAY BE APPLICABLE TO THIS PROPERTY AND ANY PART THEREOF.
 NO EFFORT WAS MADE TO LOCATE PLUMB OR SURVEYING MARKERS OR STRUCTURES DURING THE COURSE OF THIS SURVEY, TO LOCATE ENCUMBRANCES OF WHICH SERVICE CALL #11.

SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that this plan hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, June 24, 2022.

Roy Rodriguez
 Registered Professional Land Surveyor
 No. 5586
 State of Texas



BLUESTAR SURVEYING
 2109 Kirkland Road
 Alvarado, Texas 76009
 Phone: 817-477-9900
 Fax: 817-477-9901
 www.bluestarsurveying.com

BLUESTAR SURVEYING
 2109 KIRKLAND ROAD
 ALVARADO, TEXAS 76009
 PHONE: 817-477-9900
 FAX: 817-477-9901
 WWW.BLUESTARSURVEYING.COM

PLAT NO. 2022-001-01 OF 9 OF 9 DATE: 06/24/22