

JAN 23 2023

Approved

AGENDA PLACEMENT FORM

(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: January 12, 2023

Meeting Date: 1/23/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official:  _____

Agenda Title: Plat Approval

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Order 2023-06, Order Approving Final Plat of Cariaga Estate, Lot 1, Block A in Precinct 4- Public Works Department

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments Requiring Notification:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

JAN 23 2023

April Long
County Clerk, Johnson County Texas

BY AK DEPUTY



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§
§
§

ORDER 2023-06

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 an 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

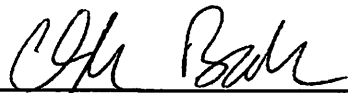
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of Cariaga Estate, Lot 1, Block A, in Precinct 4 and clarify that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 23rd day of January 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

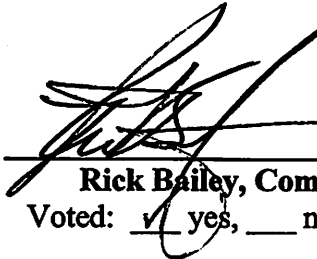
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Cariaga Estate**, Lot 1, Block A, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 23RD DAY OF JANUARY 2023.



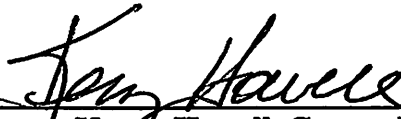
Christopher Boedecker, Johnson County Judge

Voted: yes, ___ no, ___ abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained



Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained



ATTEST: April Long, County Clerk





DEBORAH PARKER DOTY,
TRUSTEE OF THE DEBORAH PARKER DOTY TRUST
LINDA ANN PARKER JOHNSON,
TRUSTEE OF THE LINDA ANN PARKER JOHNSON TRUST
BRENDA KAY PRODETT,
TRUSTEE OF THE BRENDA KAY PRODETT TRUST &
LINDA ANN PARKER JOHNSON,
TRUSTEE OF THE DANNY PARKER, 1980 IRREVOCABLE TRUST
TRACT 1
INST. NO. 2012-29001
PROJECT

COUNTY ROAD 206
(A VARIABLE WIDTH
UNRECORDED ROW)

N 59°46'52" E 274.81'

APPROXIMATE CENTERLINE
OF ROAD

P.O.B.

37' ROW DEDICATION (0.169 ACRES)
N 59°46'52" E 274.81'

15' UE
22' PL

FABIAN CARIAGA
INST. NO. 2021-33308
PROJECT

LOT 1, BLOCK A
4.813 ACRES

S 59°56'20" W 274.82'

LOT 1, BLOCK A
WALDRUP ACRES
CAB. E., PG. 291-292
PROJECT

NOTES:

BEARING BAGS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NAD 83, PER GPS OBSERVATIONS.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETU OF ANY CITY OR TOWN.

THE PROPOSED USAGE OF THE AREA SHOWN ON THIS PLAN IS SINGLE FAMILY RESIDENTIAL.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN THE SUBDIVISION WITHIN TWENTY (20) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

ELECTRIC COMPANY: UNITED COOPERATIVE SERVICES, 617-554-4000

PRIVATE WASTEWATER TREATMENT SYSTEM

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT VIOLATE THE ORDINANCES OF THE PROPERTY FROM CONFORMING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NECESSARY OPERATIONS OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, OR UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHICH USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY OWNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO EXPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 483332021A, DATED DECEMBER 4, 2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY LIES WITHIN ZONE "1" - COVERED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "100" - IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SOURCES OF SUBSERVIENT CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "100".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR DESTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE DRAINAGE CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELING BY OR ADJACENT TO DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WORKS OR FOR THE CONTROL OF DEBRIS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DEBRIS, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY AGENCY OR COMMISSIONERS PROPERTY OWNER OR IMPROVE, IMPROVE OR TRAVELER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, CREEKS, OR RELATED PORTAGES HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTAGED BY THIS PLAN DO NOT VIOLATE THE STATUTES OF JOHNSON COUNTY OR AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS APPROVED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.

IRREVOCABILITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAN DO HEREBY AGREE TO SURRENDER AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, COVER CROPPINGS, OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT OF ALL THINGS IN THE EASEMENTS AND RIGHTS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE AND ACCORDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.

UTILITY EASEMENT

15' FROM LOT LINE ON FRONT & BACK
5' FROM LOT LINE ON THE SIDES

RIGHT-OF-WAY DEDICATION

40' ROW FROM CENTER OF ROAD ON EAL OR SIDE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

BUILDING LINES

30' FROM LOT LINE (STATE HWY & S.M.)
30' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FILING A PLAN

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, COMPENSATION IN THE COUNTY JAIL, FOR UP TO 90 DAYS OR BY BOTH FINE AND COMPENSATION FOR A PERSON WHOSE DUTIES RELATE TO THE SUBDIVISION OF LAND OR SUBDIVISION WITHIN THE COUNTY OR COMMISSIONERS FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXCEPTION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAN OR DEED OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE COMMISSIONER IS EXPRESSLY CONSENTED BY APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR DEED OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORDS WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAN WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PROSELYNWAY SET ASIDE BY THIS PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PROSELYNWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PROSELYNWAY FOR COUNTY MAINTENANCE.

LEGEND

CRS = 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TEXAS" SET

CPW = CAPPED PICH ROD FOUND

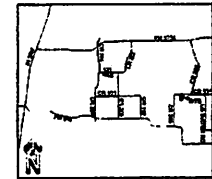
PRF = IRON ROD FOUND

RR 18" PIPE PRO = RAILROAD 18" PIPE FOUND

CPW = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS

UE = UTILITY EASEMENT

BL = BUILDING LINE



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS FABIAN CARIAGA IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE L. MENEFEE SURVEY, ABSTRACT NO. 854, JOHNSON COUNTY, TEXAS AND BEING ALL OF THIS TRACT OF LAND DESCRIBED AS DEED TO FABIAN CARIAGA, RECORDED IN INSTRUMENT NO. 2021-33308 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AS A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FABIAN CARIAGA, RECORDED IN INSTRUMENT NO. 2015-19111, OR ELSE IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DEBORAH PARKER DOTY, TRUSTEE OF THE DEBORAH PARKER DOTY TRUST, LINDA ANN PARKER JOHNSON, TRUSTEE OF THE LINDA ANN PARKER JOHNSON TRUST, BRENDA KAY PRODETT, TRUSTEE OF THE BRENDA KAY PRODETT TRUST AND LINDA ANN PARKER JOHNSON, TRUSTEE OF THE DANNY PARKER, 1980 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 2012-29001, OR ELSE IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 206 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY):

THENCE S 87°57'12" E ALONG THE EAST LINE OF SAID CARIAGA TRACT AND THE COMMON WEST LINE OF SAID CONCORDIANI TRACT, PASSING AT A DISTANCE OF 33.85 FEET & 87' FROM ROD WITH CAP STAMPED "TEXAS" SET FOR WITHIN A TOTAL DISTANCE OF 702.52 FEET A P.O.B. FOR THE SOUTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTH-EAST CORNER OF SAID CONCORDIANI TRACT:

THENCE S 87°57'12" W ALONG THE SOUTH LINE OF SAID CARIAGA TRACT AND THE COMMON NORTH LINE OF LOT 1, BLOCK A, WALDRUP ACRES, RECORDED IN INSTRUMENT NO. 2021-33308, OR ELSE A DISTANCE OF 274.82 FEET & 87' FROM ROD WITH CAP STAMPED "TEXAS" SET FOR THE SOUTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON SOUTHWEST CORNER OF BOMERS ESTATES, LOT 1, BLOCK A, RECORDED IN INSTRUMENT NO. 2025-172, OR ELSE:

THENCE N 59°56'20" W ALONG THE WEST LINE OF SAID CARIAGA TRACT AND THE COMMON EAST LINE OF SAID BOMERS ESTATES, PASSING AT A DISTANCE OF 702.52 FEET & 87' FROM ROD WITH CAP STAMPED "TEXAS" SET FOR WITHIN A TOTAL DISTANCE OF 702.52 FEET A P.O.B. SET FOR THE NORTHWEST CORNER OF SAID CARIAGA TRACT AND THE COMMON NORTH-EAST CORNER OF SAID BOMERS ESTATES AND IN THE SOUTH LINE OF SAID TRACT 1, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, FROM WHICH A NAIL SET FOR THE NORTHWEST CORNER OF SAID CONCORDIANI TRACT BEARS S 87°49'32" W A DISTANCE OF 274.81 FEET:

THENCE N 87°49'32" E ALONG THE NORTH LINE OF SAID CARIAGA TRACT AND THE COMMON SOUTH LINE OF SAID TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A DISTANCE OF 274.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT FABIAN CARIAGA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CARIAGA ESTATE, LOT 1, BLOCK A, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

WITNES, MY HAND THIS 11th DAY OF JANUARY 2023

BY: *Fabian Cariaga*

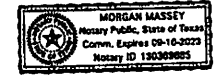
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FABIAN CARIAGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EXPRESSED AND IN THE CAPACITY FOLLOWS:

GIVE PROOF OF WHO AND SEAL THIS 11th DAY OF JANUARY 2023

RECEIVED AND FILED IN THE
STATE OF TEXAS

MY COMMISSION EXPIRES: 09-14-2023



I, TIMOTHY L. JACKSON, BEING HEREBY CERTIFIED THAT THIS PLAN WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION OR THE CLOSE SUPERVISION, AND THAT ALL NECESSARY CONDITIONS HEREON HAVE BEEN FULLY COMPLIED WITH AS SHOWN:



APPROVED BY THE JOHNSON COUNTY COMMISSIONERS COURT

THIS THE _____ DAY OF _____, 20__

BY: _____
COUNTY CLERK

PLAN RECORDED IN INSTRUMENT # _____

SHEET _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT
CARIAGA ESTATE
LOT 1, BLOCK A
BEING A 5.002 ACRE TRACT
OF LAND SITUATED IN THE
L. MENEFEE SURVEY,
ABSTRACT NO. 854
JOHNSON COUNTY, TEXAS

OWNER:
FABIAN CARIAGA
P.O. BOX 305
MIDLOTTMAN, TX 75045
214.336.7236

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, L.L.C.
P.O. BOX 225
WAXAHACHIE, TEXAS 75168
409.918.0336
TEPLS FROM NO 10194300