



AUG 28 2023

AGENDA PLACEMENT FORM

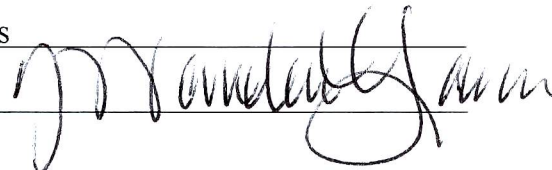
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: August 17, 2023

Meeting Date: August 28, 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Denied

Agenda Title:

Variance

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 Variance for Split Road Frontage for Lot 1, Block 1, Being
97.70' on the East Side of Lot 2, and 105.74 on the West Side of Lot 2 for a
Proposed Plat in Precinct 4.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(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 That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline
& List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Wayne A. Parker Date 8-11-23

Phone Number 817-917-0732

Email Address parkerwayne@rocketmail.com

Property Information for Variance Request:

Property 911 address 9527 FM 1807

Subdivision name Parker Family Addition (proposed) Block 1 Lot 1 & 2

Survey W. F. Ming Abstract 585 Acreage 22.001

Request Variance for road frontage

Reason for request The road frontage for the proposed Lot 1 will be split into two sections. On the East side, 97.70 feet. On the West side, 105.74 feet. (after right-of-way dedication)

This yields a total, road front footage of 203.44 feet, for Lot 1. Lot 2 will be platted with the required 150 foot road frontage.

Provide the following with this request:

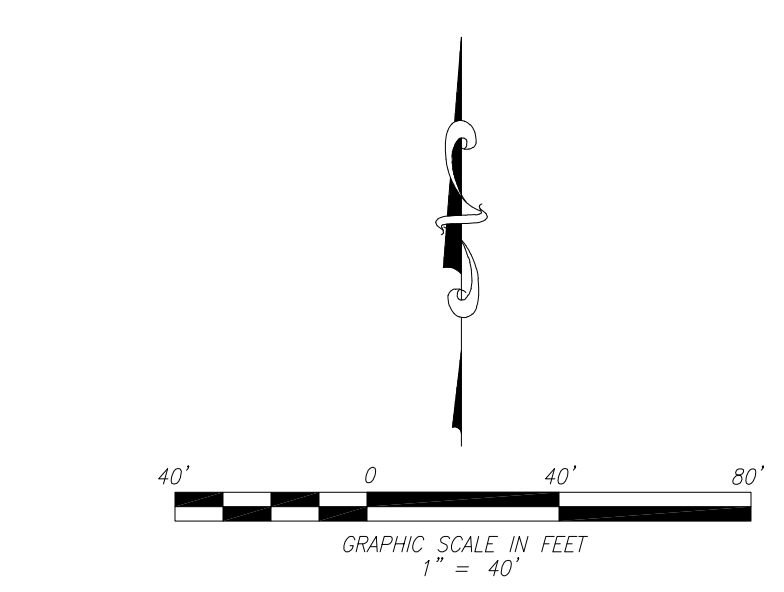
- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

LEGEND

PROPERTY LINE
EASEMENT
ASPHALT
CENTERLINE

LEGEND

CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
A-CUT CUT ON CONCRETE
(C.M.) CONTROLLING MONUMENT
PFC POINT FOR CORNER
WFP WOODEN FENCE POST
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
P.L.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST# INSTRUMENT NUMBER
VOL. VOLUME
PAGE PAGE
NO. NUMBER
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
POB POINT OF BEGINNING
POB POINT OF BEGINNING
NTS NOT TO SCALE
BL. BUILDING LINE
U.E. UTILITY EASEMENT



OWNER:
WAYNE PARKER
9527 FM 1807
ALVARADO, TX 76009
(817) 917-0732
PARKERWAYNE@ROCKETMAIL.COM

SHERILYN SOUTHARD
9525 FM 1807
ALVARADO, TX 76009
(817) 925-0129

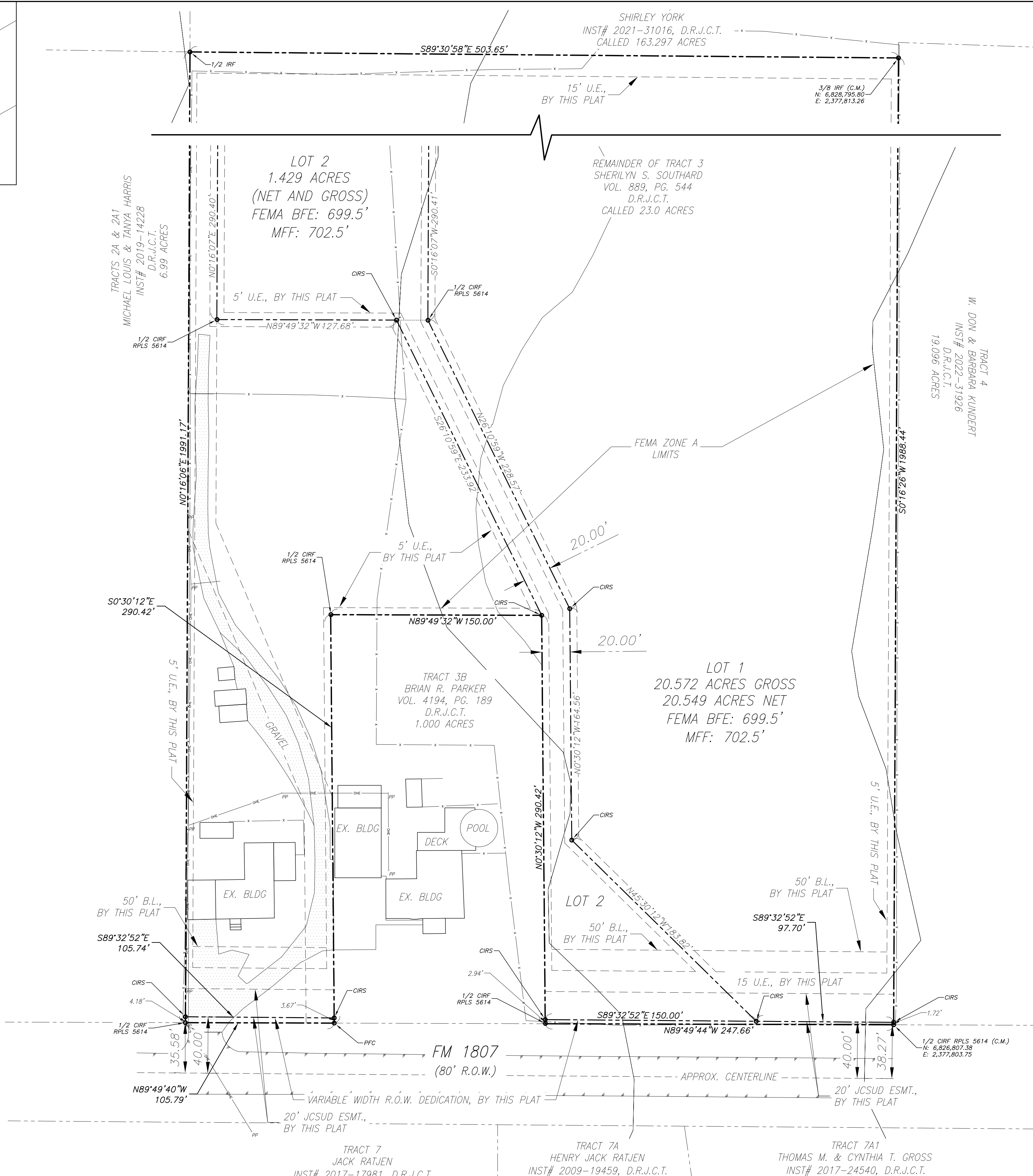
SURVEYOR:
SAMUEL C. HANNA
HANNA SURVEYING AND ENGINEERING, LLC
11229 E FM 917
ALVARADO, TX 76009
PH: 882-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) SINGLE FAMILY RESIDENTIAL LOTS, THEREFORE ALL OTHER IMPROVEMENTS MAY NOT BE SHOWN.
2. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALTIERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES. NO SCALE AND NO PROJECTION.
3. CONTROLLING MONUMENTS ARE AS NOTED.
4. ALL CAPPED IRON RODS SET ARE SET WITH 5/8" INCH REBAR WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".

FIELD SURVEY BY: AJ DATE: 08/11/2023 PROJECT NO: 23-863
DRAWN BY: DL SCALE: 1" = 40' SMMHANNA-SE.COM



VARIANCE REQUEST EXHIBIT
LOTS 1 & 2, BLOCK 1
PARKER FAMILY ADDITION, AN ADDITION TO THE
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS.
W. F. MING SURVEY, ABSTRACT NO. 585
22.001 ACRES
JULY, 2023

The State of Texas,
County of JOHNSON

544

} Know All Men by These Presents:

That WE, ROGER THURBER ET UX SHARON THURBER

of the County of JOHNSON State of TEXAS for and in consideration
of the sum of TEN AND NO/100 (\$10.00)-----

-----DOLLARS
and other good and valuable considerations
to US paid, and secured to be paid, by CHARLES PARKER ET UX SHERILYN PARKER

as follows:

- (1) that grantee assumes and promises to pay, according to the terms thereof, all principal and interest now remaining unpaid on that one certain promissory note in the original principal sum of \$19,550.00, payable to the order of Alice Lorraine Avery, Michael D. Avery & Janette Arlene Avery Berg and secured by a vendor's lien retained in Deed of even date therewith recorded in Volume 795, Page 567 of the deed Records of Johnson County, Texas, and additionally secured by a Deed of Trust of even date therewith to James E. Hallman, Trustee, recorded in Volume 366, Page 349 of the Deed of Trust Records of Johnson County, Texas, and grantee assumes and promises to keep and perform all of the covenants and obligations of the Grantors named in said Deed of Trust, and to additionally secure the grantor herein in the payment of the note and indebtedness so assumed, the grantee has executed and delivered a Deed of Trust to Secure Assumption of even date herewith conveying the herein described property to Walter Hayes, Trustee; and
- (2) the further consideration of the execution and delivery by grantee of his one certain second and inferior promissory note of even date herewith, payable to the order of grantor, in the principal sum of \$10,750.00, payable in monthly installments and bearing interest as therein provided, and containing the usual clauses relating to acceleration of maturity and for attorney's fees, and providing for acceleration of maturity, at the option of the holder, in the event of default in the payment of the note hereby assumed, or default in any covenant or condition of the Deed of Trust securing said note hereby assumed, the payment of which said note of even date herewith is secured by a vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to Walter Hayes, Trustee.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
CHARLES PARKER ET UX SHERILYN PARKER whose address
is Route 2, Box 322B Burleson, Texas 76028
of the County of JOHNSON State of TEXAS all that certain

Tract of land out of the W.F. Ming Survey, Abstract #585, Johnson
County, Texas according to the metes & bounds as follows:

Lot, tract or parcel of land, lying and being situated in Johnson County, Texas and the same being legally described as follows, to-wit:

A 23.- acre tract of land out of the William R. Ming Survey, Abstract No. 585, Johnson County, Texas, being a part of that 142.89 acre tract conveyed by deed by Paris G. Feece, Jr., et ux, to M.A. Avery as recorded on January 10, 1953 in Volume 403, page 166, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod in a fence line, in the South line of said Avery 142.89 acre tract and in the North line of Farm Market Road No. 1807, for a corner, said corner being 646.0 feet South 38 degrees 55 minutex East of the Southwest corner of said 142.89 acre tract;

THENCE--North 00 degrees 48.8 minutes East 1990.6 feet to 5 1/4 steel rod in the North

-CONTINUED-

line of said 142.89 acre tract;

THENCE--S 88 degrees 35 minutes East 503.7 feet with the North line of said 142.89 acre tract to a steel rod, found in place in a fence line, for a corner, from which a corner fence post bears 8.6 feet North 00 48.8 East;

THENCE--South 00 degrees 48.8 minutes West 1987.7 feet to a steel rod, found in place in a fence line, in the South line of said 142.80 acre tract and in the North line of said road, for a corner;

THENCE--North 88 degrees 55 minutes West 503.4 feet with a fence line the North Line of said road and the South line of said 142.89 acre tract to the place of BEGINNING, containing 23.0 acres of land.

THIS CONVEYANCE IS SUBJECT OF THE FOLLOWING:

- 1. Easements to State of Texas in Volume 399, page 403 and in Volume 399, page 405, Deed records, Johnson County, Texas;
- 2. Any portion within public or private roadway;
- 3. Save and Except, thereis hereby reserved unto Grantors, their heirs, and assigns, an undivided one-half of all of the oil, gas and other minerals in and under that may be produced from the above described property together with the right to ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.

It is further expressly agreed that the Vendor's lien herein retained shall secure the note of even date herewith and the note assumed by grantees herein and, in the event of default in the payment of said note so assumed (or default in any covenant or condition of any instrument securing payment of said note so assumed), the grantor herin shall have the right and privilege of foreclosing the vendor's lien reserved in his favor.

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 Grantee, 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 Grantee, 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 the face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Burleson, Texas
this 28th day of January 19 82

Roger Thurber

ROGER THURBER

Witness at request of Grantor:

Sharon Thurber

SHARON THURBER

SINGLE ACKNOWLEDGMENT

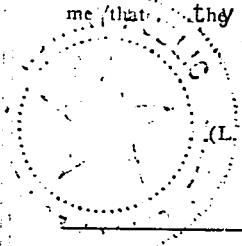
THE STATE OF TEXAS, }
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the personS whose nameS are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

ROGER THURBER ET UX SHARON THURBER

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 29 day of JANUARY A. D. 19 82



(L. S.)

Notary Public in and for _____ County, Texas

SINGLE 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

known to me to be the person whose name 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 _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ 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

_____, known to me to be the person and officer 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.

GF92104-B

150

Mortgage

(WITH VENDOR'S LIEN)

FROM

Roger Thurber et ux

Sharon Thurber

TO

Charles Parker et ux

Sherilyn Parker

FILED FOR RECORD

This.....day of..... A. D. 19.....

at.....o'clock.....M.

By..... County Clerk

By..... Deputy

RECORDED

FILED FOR RECORD AT 8:30 AM '89

In..... County Records

FEB - 2 1989

In Book..... on Page.....

BY..... COUNTY CLERK, JOHNSON COUNTY DEPUTY

By..... County Clerk

Recording Fee \$..... Deputy

This instrument should be filed immediately with the County Clerk for Record.

Charles Parker
Route 2, Box 322B
Burlleson, Texas 76028

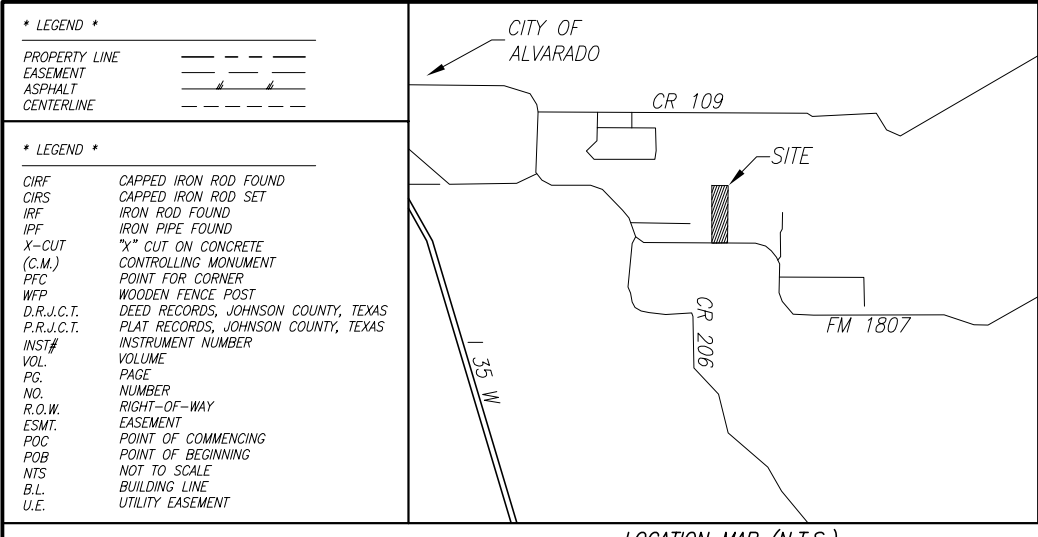
THE ODEE COMPANY, PUBLISHERS, DALLAS

RECORDED
FEB 3 1989
JOHNSON COUNTY
CLERK'S OFFICE

STATE OF TEXAS
COUNTY OF JOHNSON
I hereby certify that this instrument was filed on
February 3, 1989 at the date stated herein by me and was duly
recorded in the Public and County of the normal 150000
at Johnson County, Texas. I witnessed the same.



County Clerk, Johnson Co.
VOL 889 PAGE 544



STATE OF TEXAS,
COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT WAYNE A. PARKER, AND SHERILYN S. SOUTHARD (FORMERLY SHERILYN S. PARKER), OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, PARKER FAMILY ADDITION, 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.

(SIGNATURE OF OWNER)
(WAYNE A. PARKER)
DATE ____ / ____ / 2023.

(SIGNATURE OF OWNER)
(SHERILYN S. SOUTHARD, FORMERLY SHERILYN S. PARKER)
DATE ____ / ____ / 2023.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WAYNE A. PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

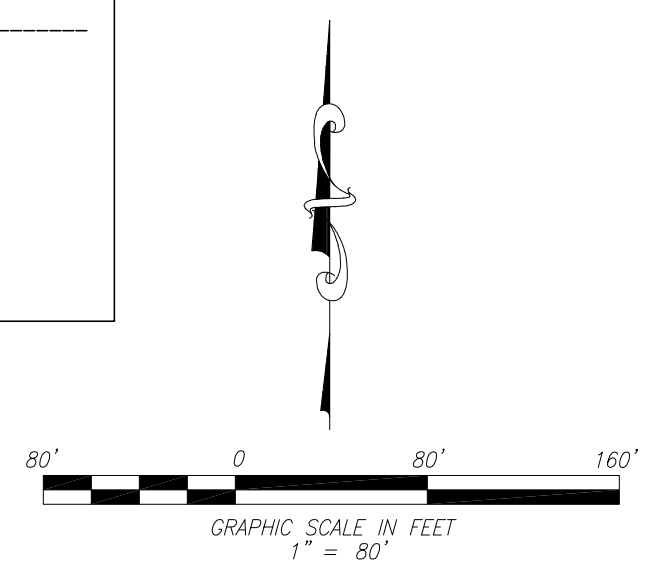
MY COMMISSION EXPIRES: _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERILYN S. SOUTHARD (FORMERLY SHERILYN S. PARKER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT RECORDED IN
INSTRUMENT # _____, SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY, JOHNSON COUNTY, TEXAS



OWNER:
WAYNE PARKER
9527 FM 1807
ALVARADO, TX 76009
(817) 917-0732
PARKERWAYNE@ROCKETMAIL.COM

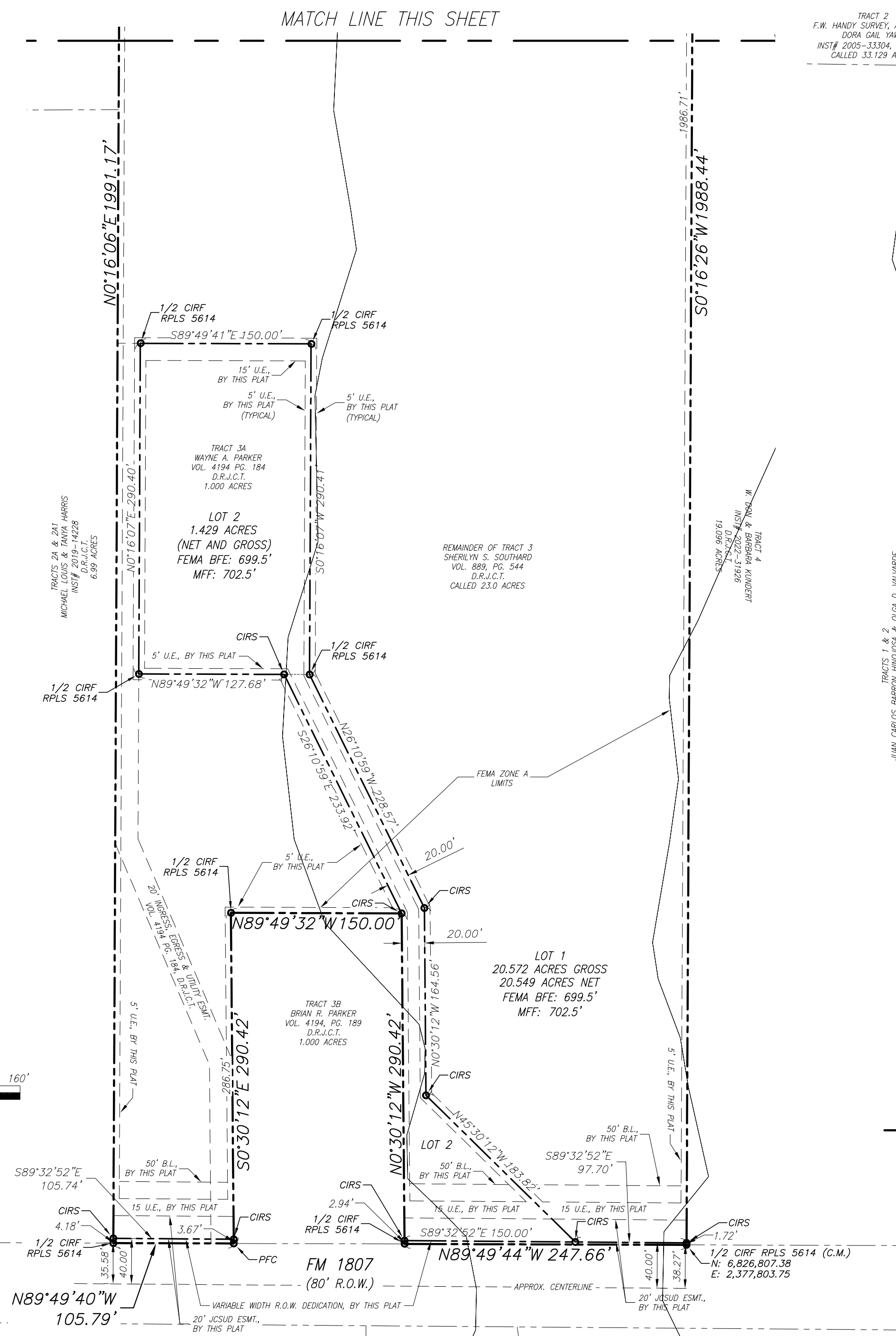
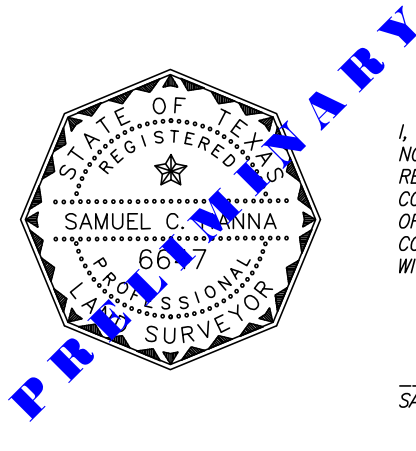
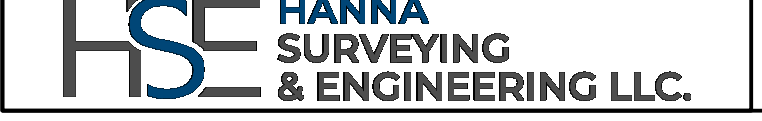
SHERILYN SOUTHARD
9525 FM 1807
ALVARADO, TX 76009

SURVEYOR:
SAMUEL C. HANNA
HANNA SURVEYING AND ENGINEERING, LLC
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

- * NOTES *
1. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) SINGLE FAMILY RESIDENTIAL LOTS, THEREFORE ALL OTHER IMPROVEMENTS MAY NOT BE SHOWN.
 2. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLIANCE RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
 3. CONTROLLING MONUMENTS ARE AS NOTED.
 4. ALL CAPPED IRON RODS SET ARE SET WITH 5/8" INCH REBAR WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
 5. LIDAR WAS OBTAINED FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (NTRIS), USING THE ELLIS, HILL, JOHNSON, & NAVARRO COUNTIES, ALVARADO SE, LIDAR FROM 2022.

FIELD SURVEY BY: AJ DATE: 08/18/2023 PROJECT NO. 23-863
DRAWN BY: DL SCALE: 1" = 80' SAMHANNA-SE.COM



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES, POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

APPROVED JOHNSON COUNTY COMMISSIONER'S COURT
COUNTY JUDGE _____
DATE: _____

SAMUEL C. HANNA, RPLS, PE _____ DATE _____

LAND USE TABLE				
LOT DESIGNATION	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE
1	20.549 AC	20.572 AC	0.023 AC	SINGLE FAMILY RESIDENTIAL
2	N/A	1.429 AC	0.00 AC	SINGLE FAMILY RESIDENTIAL

FINAL PLAT
LOTS 1 & 2, BLOCK 1
PARKER FAMILY ADDITION, AN ADDITION TO THE
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS.
W. F. MING SURVEY, ABSTRACT NO. 585
22.001 ACRES
JULY, 2023

STATE OF TEXAS:
COUNTY OF JOHNSON:
LEGAL DESCRIPTION

BEING A REMAINDER PORTION OF TRACT 3 OUT OF THE W.F. MING SURVEY, ABSTRACT NUMBER 585, JOHNSON COUNTY, TEXAS, AS CONVEYED TO SHERILYN S. SOUTHARD (FORMERLY SHERILYN S. PARKER) IN A DEED, RECORDED IN VOLUME 889, PAGE 544, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND ALL OF A 1.00 ACRE TRACT OF LAND AS CONVEYED TO WAYNE A. PARKER IN VOLUME 4194, PAGE 184, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID TRACT 3, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF A CALLED 163.297 ACRE TRACT OF LAND OUT OF THE F. HANDY SURVEY, ABSTRACT 343, AS CONVEYED TO SHIRLEY YORK IN A DEED RECORDED IN INSTRUMENT NUMBER 2021-31016, D.R.J.C.T., SAID POINT ALSO BEING IN THE WESTERLY LINE OF A CALLED 19.096 ACRE TRACT OF LAND, AS CONVEYED TO W. DON AND BARBARA KUNDERT IN A DEED RECORDED IN INSTRUMENT NUMBER 2022-31926, D.R.J.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID KUNDERT TRACT, SOUTH 00 DEGREES 16 MINUTES 26 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 1,986.71 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,988.44 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 5614", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID KUNDERT TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FM 1807;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID KUNDERT TRACT, AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF FM 1807, NORTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 247.66 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 5614", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF TRACT 3B, A 1.00 ACRE TRACT OF LAND AS CONVEYED TO BRIAN R. PARKER IN A DEED RECORDED IN VOLUME 4194, PAGE 189, D.R.J.C.T.;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 1807, AND FOLLOWING ALONG THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRACT 3B, THE FOLLOWING COURSES:

NORTH 00 DEGREES 30 MINUTES 12 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 2.94 FEET, AND CONTINUING A TOTAL DISTANCE OF 290.42 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID TRACT 3B;

NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST, A DISTANCE OF 150.00 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 5614", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 3B;

SOUTH 00 DEGREES 30 MINUTES 12 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 286.75 FEET, AND CONTINUING A TOTAL DISTANCE OF 290.42 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 3B, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FM 1807;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRACT 3B, AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF FM 1807, NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 105.79 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 5614", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF A CALLED 6.99 ACRE TRACT OF LAND, AS CONVEYED TO MICHAEL LOUIS AND TANYA HARRIS IN A DEED RECORDED IN INSTRUMENT NUMBER 2019-14228, D.R.J.C.T.;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 1807, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT, SAID 6.99 ACRE TRACT, AND A CALLED 21.87 ACRE TRACT OF LAND, AS CONVEYED TO JUAN C. B. HINOJOSA AND OLGA D. VALVARDE IN A DEED RECORDED IN INSTRUMENT NUMBER 2020-23284, D.R.J.C.T., NORTH 00 DEGREES 16 MINUTES 06 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 4.18 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,991.17 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID 21.87 ACRE TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO DORA GAIL YAWN IN A DEED RECORDED IN INSTRUMENT NUMBER 2005-33304, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID 163.297 ACRE TRACT;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 21.87 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 163.297 ACRE TRACT, SOUTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 503.65 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 958,406.26 SQUARE FEET, OR 22.001 ACRES OF LAND, MORE OR LESS.

* PLAT NOTES *

GENERAL

- THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE ETJ OF ALVARADO.
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
WATER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT, (817) 760-5200
ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 556-4000
SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEMS

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 RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING 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 NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE 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 CITY OF ALVARADO, COMMUNITY PANEL NO. 48251C0225J, EFFECTIVE DATE DECEMBER 4, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A", (AREAS WITHOUT BASE FLOOD ELEVATION).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING 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 TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 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, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

DUTIES OF DEVELOPER/PROPERTY OWNER

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

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER 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, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

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

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY 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 PLAT 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, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FILING A PLAT

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH 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 EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

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

RIGHT-OF-WAY (ROW) DEDICATION

- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
- 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT DEDICATION

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

BUILDING LINES

- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
- 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

OWNER:
WAYNE PARKER
9527 FM 1807
ALVARADO, TX 76009
(817) 917-0732
PARKERWAYNE@ROCKETMAIL.COM

SHERILYN SOUTHARD
9525 FM 1807
ALVARADO, TX 76009

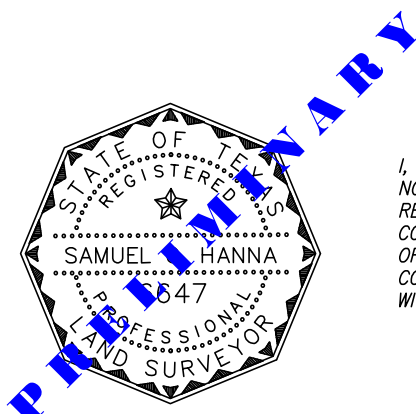
SURVEYOR:
SAMUEL C. HANNA
HANNA SURVEYING AND ENGINEERING, LLC
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

* NOTES *

- THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) SINGLE FAMILY RESIDENTIAL LOTS, THEREFORE ALL OTHER IMPROVEMENTS MAY NOT BE SHOWN.
- BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALTIERRA RTM NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
- CONTROLLING MONUMENTS ARE AS NOTED.
- ALL CAPPED IRON RODS SET ARE SET WITH 5/8 INCH REBAR WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".

FIELD SURVEY BY: AJ DATE: 08/18/2023 PROJECT NO. 23-863
DRAWN BY: DL SCALE: 1" = 80' SAMHANNA-SE.COM



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

SAMUEL C. HANNA, RPLS, PE _____ DATE _____

FINAL PLAT
LOTS 1 & 2, BLOCK 1
PARKER FAMILY ADDITION, AN ADDITION TO THE
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS.
W. F. MING SURVEY, ABSTRACT NO. 585
22.001 ACRES
JULY, 2023

126.0585.00591

126.0585.00550

00165

126.0585.00600

126.0585.00590

126.0585.00161

60

126.0585.00610

126.0585.00551

1807

FM 1807

1807

126.0585.00235