

AGENDA PLACEMENT FORM

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

Date: April 30, 2024

Meeting Date: May 13, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



May 13, 2024

Description:

Consideration of Approval of Financial Security, being a Cashier's Check in the amount of \$250,000.00 from Patricia Bivens, for the Construction of Roads, Streets, Drainage, and Signage for Bivens Addition 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: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

PROPERTY DESCRIPTION

BEING A 1.668 ACRE TRACT OF LAND, IN THE RICHARD RHODES SURVEY, ABSTRACT NO. 715, JOHNSON COUNTY TEXAS, DESCRIBED IN A DEED FOR PATRICIA V. BIVENS, RECORDED IN INSTRUMENT NO. 2021-4762, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND ALL OF LOT 1, BLOCK 1, BIVENS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2017-146, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF SAID LOT 1, AT THE SOUTHEAST CORNER OF A TRACT OF LAND IN NEARBY SURVEY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2016-25157, O.P.R.J.C.T., IN THE NORTH LINE OF COUNTY ROAD NO. 206;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH SAID DOTSON TRACT, N 31°31'31" W, AT 28.95 FEET, PASSING AN IRON ROD FOUND, AT 1.31 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 29.57 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 541.77 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 604.22 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LOT 2, IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO CHARLES RICHARD SMITH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1417, PAGE 149, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID SMITH TRACT, N 60°11'4" E, A DISTANCE OF 1370.78 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 2, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO JACOB AND TEFANY HENDERSON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2015-1185, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 3, AND WITH SAID HENDERSON TRACT, S 16°50'13" E, AT 398.78 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 1181.63 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", AT 1539.89 FEET, A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 1570.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE, WITH SAID COUNTY ROAD NO. 206, N 76°12'16" W, A DISTANCE OF 274.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.028 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 4864, ON OCTOBER 21, 2016.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT PATRICIA V. BIVENS, SEAN BIVENS, JUDITH WHITEHEAD & STEVE BIVENS, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1R, 2, 3, 4, BLOCK 1, BIVENS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY RESERVE TO THEMSELVES A PUBLIC UTILITY RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Patricia V. Bivens 4/30/24
PATRICIA V. BIVENS LOTS 2 & 4 DATE

Sean Bivens 4-30-24
SEAN BIVENS LOT 1R DATE

Judith Whitehead 4-30-24
JUDITH WHITEHEAD LOT 1R DATE

Steve Bivens 4/30/24
STEVE BIVENS LOT 3R DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICIA V. BIVENS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April, 2024

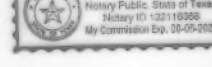
Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/16/2027



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SEAN BIVENS, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April, 2024

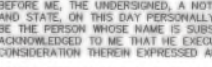
Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/16/2027



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUDITH WHITEHEAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April, 2024

Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/16/2027



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVE BIVENS, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April, 2024

Mary Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/16/2027



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____

COUNTY JUDGE _____

0' 150' 300' 450'

LEGEND

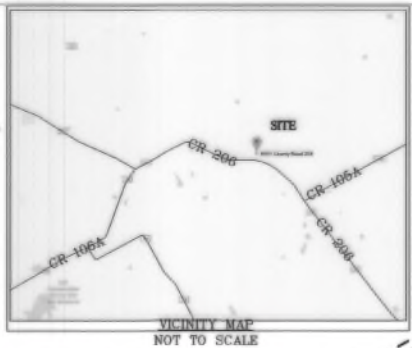
IRF IRON ROD FOUND
CIRS CAPPED IRON ROD SET
STAMPED "GSI SURVEYING"
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
() DENOTES RECORD DATA
BSL BUILDING SETBACK LINE
UE UTILITY EASEMENT
MIN. F.F. MINIMUM FINISHED FLOOR ELEVATION
BFE BASE FLOOD ELEVATION

MEASUREMENTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.91'	80.00'	17°07'40"	N29°51'50"E	42.40'
C2	245.92'	80.00'	30°44'01"	N81°28'20"W	159.91'
C3	80.00'	80.00'	42°58'19"	N14°51'39"E	58.60'
C4	78.76'	80.00'	56°24'23"	N64°33'00"E	75.62'

SURVEYOR'S NOTES:

1. All bearings shown hereon are correlated to the Texas state plane coordinate system, Central Zone (4203), NAD83 (NA 2011). All elevations are correlated to the North American Vertical Datum of 1988 (NAVD 88).



OWNERS:
PATRICIA V. BIVENS
5001 CR 206
GRANDVIEW, TEXAS 76050
817-455-1207

SEAN BIVENS &
JUDITH WHITEHEAD
4965 CR 206
GRANDVIEW, TEXAS 76050
817-941-2722
817-705-8454

STEVE BIVENS
5005 CR 206
GRANDVIEW, TEXAS 76050
682-249-0574

PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

- JOHNSON COUNTY, TEXAS NOTES:**
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE PROPOSED EASEMENT OR THE PLAT IS 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:
WATER SERVICE TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-768-5390. JCSD WATER EASEMENTS RECORDED IN INSTRUMENT NO. (S) 2015-12049, AND 2017-26940, DO AFFECT THE SUBJECT TRACT. LOTS 2 AND 3 ARE SERVICED BY INDIVIDUAL WATER WELLS.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES 817-556-4000
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS FROM COMPLY WITH COUNTY.
PRIVATE ROAD TO BE PRIVATELY MAINTAINED
 - 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 BELIEVE THE OWNER OF THE PROPERTY FROM COMPLY 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 JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4825100501, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (PORTION OF PROPERTY IN ZONE A).
 - THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "WHP". 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 "WHP".
 - 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 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 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.
- 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 GROWTH, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION 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 TO 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.
- UTILITY EASEMENT:**
- 15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEDICATION:**
- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' 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)

- 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 OR 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 OF DOCUMENTS ASSOCIATED THEREWITH.

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 FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS 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.

REVISED PLAT SHOWING LOTS 1R, 2, 3 AND 4, BLOCK 1, BIVENS ADDITION, BEING A REVISION OF LOT 1, BLOCK 1, BIVENS ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO INSTRUMENT NO. 2017-160, PLAT RECORDS, JOHNSON COUNTY, TEXAS

SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 21, 2016 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

S. Hoffman 4/29/24
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916

Scale: 1"=150' Date: 03/26/24 DWG: 2016461-FINAL PLAT
Drawn: OF Checked: SJH Job: 2016-461



JOHNSON COUNTY

Sold To: Patricia, Bivens

Receipt

April 29, 2024

Receipt No. 37199

<u>Payment</u>	<u>Check No.</u>	<u>Subtotal</u>	
Check	795619	\$250,000.00	
<u>Item</u>	<u>Description</u>		<u>Price</u>
Payments Due To Others	Roadway Construction (Bivens Addition, 1R, 2,3, 4, Block 1)		\$250,000.00
Number of Items: 1		Grand Total:	\$250,000.00

Thank you for your business!

2 N Main Street, Cleburne, TX 76033-5500
817-556-6341 Fax 817-556-6342