



# JOHNSON COUNTY COMMISSIONERS COURT

SEP 09 2025

April Long  
County Clerk, Johnson County Texas

**Christopher Boedeker**  
County Judge

**Rick Bailey**  
Commissioner  
Precinct 1

**Kenny Howell**  
Commissioner  
Precinct 2

**Mike White**  
Commissioner  
Precinct 3

BY md **LARRY WOOLLEY**  
Commissioner  
Precinct 4  
DEPUTY

THE STATE OF TEXAS

§

ORDER 2025-82

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 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.

### NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Alvarez Addition**, Lot 1, Block 1, in Precinct 3 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 8<sup>TH</sup> DAY OF SEPTEMBER 2025.

Chris Boe  
**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained

Rick Bailey  
**Rick Bailey, Comm. Pct. 1**

Voted:  yes,  no,  abstained

Kenny Howell  
**Kenny Howell, Comm. Pct. 2**

Voted:  yes,  no,  abstained

Mike White  
**Mike White, Comm. Pct. 3**

Voted:  yes,  no,  abstained

Larry Woolley  
**Larry Woolley, Comm. Pct. 4**

Voted:  yes,  no,  abstained

April Long  
**ATTEST: April Long, County Clerk**



**GENERAL NOTES**

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. EASEMENTS AND BUILDING SETBACKS:  
 UTILITY EASEMENT  
 15' FROM LOT LINE IN FRONT AND BACK  
 5' FROM LOT LINE ON THE SIDES  
 BUILDING LINES  
 30' FROM LOT LINE (STATE HWY & FM ROAD)  
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS) THE EXISTING  
 RIGHT-OF-WAY DEDICATION  
 45' ROW FROM CENTER OF ROAD ON F.M. OR STATE  
 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION  
 3. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
4. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
5. UTILITY PROVIDERS:  
 WATER: JCSUD 817-760-3200  
 JCSUD HAS 1' EASEMENT ACROSS THE PROPERTY.  
 VOLUME 772, PAGE 155, JOHNSON COUNTY DEED RECORDS  
 ELECTRIC: UNITED COOPERATIVE SERVICES 817-584-6000  
 SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

**DUTY 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 AN FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTIONS, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.

**OWNER**  
 RODRIGO ALVAREZ AND DEBORAH ALVAREZ  
 4721 ASHLEY CIRCLE  
 MIDLAND, TX 79706

GLORIA RODRIGUEZ  
 1300 GLENDALE LN  
 IRVING, TX 75068

**LEGEND**  
 DUCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
 PLAT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
 CCA = COUNTY CLERK'S DETERMINATION NUMBER  
 RP = R/W (R/O) BOUNDARY  
 RP = 5/8" CAPPED R/W (R/O) SET STAIRS 1" CONSTAR R/W (R/O)

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ALVAREZ ADDITION**

3.677 ACRE TRACT OF LAND SITUATED IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328, PARTIALLY LOCATED IN THE ETJ OF THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS.



**-LONESTAR-**  
**LAND SURVEYING, LLC**  
 TBPFLS FIRM# 10194707

3521 SW WILSHIRE BLVD.,  
 JOSHUA, TX 76058  
 817-935-8701

MARSHALL MILLER@LONESTARLANDSURVEYING.COM  
 PROJECT NUMBER: 250425 DATE: AUGUST 5, 2025  
 REVISION DATE:  
 REVISION NOTES:

CALLED 1.168 ACRES  
**CHRIS ABSTON AND**  
**CHERI ABSTON**  
 VOLUME 2000, PAGE 69  
 DUCT

CALLED 1.168 ACRES  
**ROGER ELLIOT AND**  
**LINDA K. STIRES**  
 VOLUME 2016, PAGE 695  
 DUCT

**DAVID EUGENE RICHIE AND**  
**TYRONA SMITH RICHIE**  
 (NO DEED FOUND)  
 (SCAD ID: R000024880)  
 DUCT

**LOT 1, BLOCK 1**  
**3.677 ACRES**  
 146173 SQ. FEET

**OSCAR VERA AND WIFE,**  
**CORINNA VERA**  
 VOLUME 2183, PAGE 140  
 DUCT

CALLLED 14.90 ACRES (REMAINDER)  
**DEBORAH ALVAREZ, ARMANDO**  
**RODRIGUEZ, SANDRA SANCHEZ**  
**AND GLORIA RODRIGUEZ**  
 VOLUME 2084, PAGE 434  
 DUCT

CALLLED 0.8 ACRES  
**CAMACHO LOPEZ GONZALO AND**  
**ANGELICA OLALDE HERNANDEZ**  
 CCA 2016-27158  
 DUCT

CALLLED 0.200 ACRES  
**RODRIGO ALVAREZ AND**  
**DEBORAH ALVAREZ**  
 CCA 2023-21026  
 DUCT

CALLLED 0.500 ACRES  
**PHILIP BIGGS**  
 CCA 2019-18483  
 DUCT

CALLLED 26.506 ACRES  
**JUANA AVILA ROBLES**  
**LIFE ESTATE**  
 CCA 2021-12850  
 DUCT

CALLLED 66.8 ACRES (TRACT III)  
**LARRY MICHAEL EZELL**  
 CCA 2002-15503  
 DUCT

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S82°33'23"E	14.34'

**FLOOD STATEMENT**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251(C0005K, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN).

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".

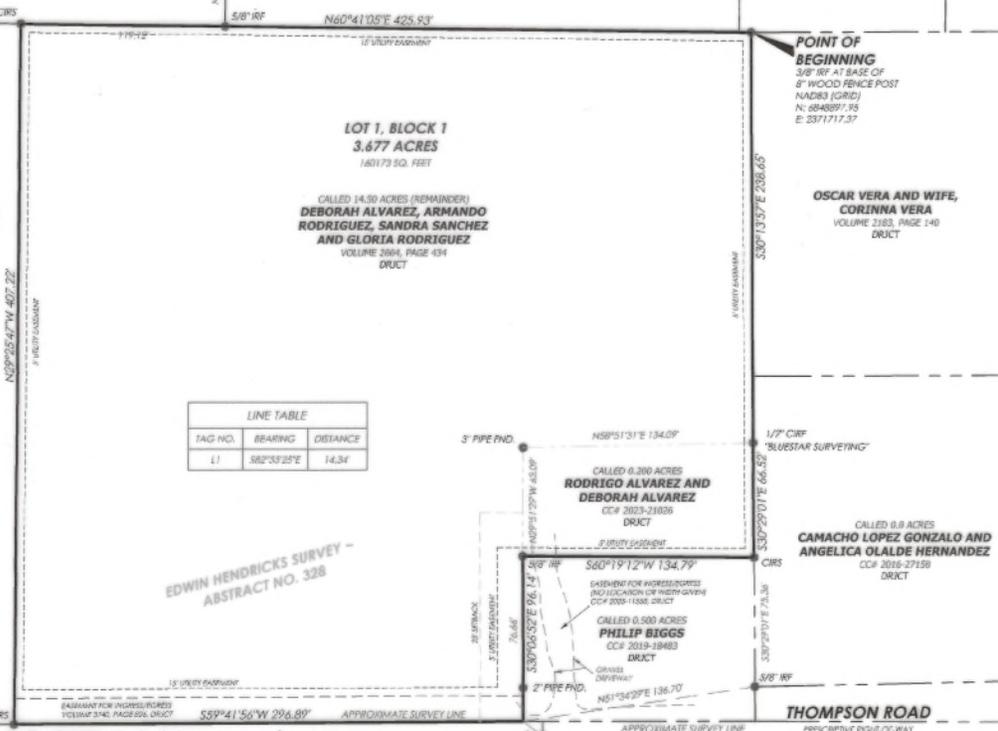
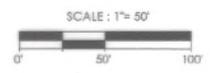
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.

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 OND PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, RODRIGO ALVAREZ, DEBORAH ALVAREZ, AND GLORIA RODRIGUEZ ARE THE SOLE OWNERS OF A 3.677 ACRE TRACT OF LAND SITUATED IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NUMBER 328, JOHNSON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DEBORAH ALVAREZ, ARMANDO RODRIGUEZ, SANDRA SANCHEZ, AND GLORIA RODRIGUEZ, RECORDED IN VOLUME 2664, PAGE 434, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.200 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO RODRIGO ALVAREZ AND DEBORAH ALVAREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-21026, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE BASE OF AN 8" WOOD FENCE POST FOR THE NORTHEAST CORNER OF SAID DEBORAH ALVAREZ, ET AL TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO OSCAR VERA AND WIFE CORINNA VERA, RECORDED IN VOLUME 2183, PAGE 140, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF A TRACT OF LAND AS REFERENCED IN THE JOHNSON COUNTY TAX RECORDS [R000026460] TO DAVID EUGENE RICHIE AND THRONA SMITH RICHIE (NORTH DEED FOUND);

THENCE SOUTH 30 DEGREES 13 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF SAID DEBORAH ALVAREZ, ET AL TRACT, BEING COMMON WITH THE WEST LINE OF SAID VERA TRACT, A DISTANCE OF 238.65 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 0.200 ACRE TRACT, AND BEING IN THE WEST LINE OF A CALLED 0.8 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO CAMACHO LOPEZ GONZALEZ AND ANGELICA OLALDE HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2016-27158, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30 DEGREES 29 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 0.200 ACRE TRACT, BEING COMMON WITH SAID WEST LINE, A DISTANCE OF 66.52 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL56882" FOR THE SOUTHEAST CORNER OF SAID CALLED 0.200 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.500 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO PHILIP BIGGS, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2018-18483, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 30 DEGREES 29 MINUTES 01 SECONDS EAST, A DISTANCE OF 75.36 FEET;

THENCE SOUTH 40 DEGREES 19 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.200 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.500 ACRE TRACT, A DISTANCE OF 134.79 FEET, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.200 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.500 ACRE TRACT, FROM WHICH A 2" PIPE FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.200 ACRE TRACT BEARS NORTH 29 DEGREES 51 MINUTES 29 SECONDS WEST, A DISTANCE OF 63.09 FEET;

THENCE SOUTH 30 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 0.500 ACRE TRACT, AT A DISTANCE OF 76.66 FEET, PASSING A 2" PIPE FOUND FOR REFERENCE AND CONTINUING ALONG SAID WEST LINE FOR A TOTAL DISTANCE OF 96.14 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL56882" FOR THE SOUTHWEST CORNER OF SAID CALLED 0.500 ACRE TRACT, AND BEING IN THE SOUTH LINE OF SAID DEBORAH ALVAREZ, ET AL TRACT;

THENCE SOUTH 39 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 296.89 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL56882" FOR THE SOUTHWEST CORNER OF SAID DEBORAH ALVAREZ, ET AL TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 11.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO JAMIE GONZALEZ, RECORDED IN VOLUME 3740, PAGE 826, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 29 DEGREES 25 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID DEBORAH ALVAREZ, ET AL TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 11.0 ACRE TRACT, A DISTANCE OF 407.22 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL56882" FOR THE NORTHWEST CORNER OF SAID DEBORAH ALVAREZ, ET AL TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 11.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 1.168 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO CHRIS ABSTON AND CHERI ABSTON, RECORDED IN VOLUME 2000, PAGE 69, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 40 DEGREES 41 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF SAID DEBORAH ALVAREZ, ET AL TRACT, BEING COMMON WITH SAID SOUTH LINE, AT A DISTANCE OF 119.12 FEET, PASSING A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 1.168 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.168 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ROGER D. ELIOT AND LINDA K. STRES, RECORDED IN VOLUME 2016, PAGE 885, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID ELIOT AND STRES TRACT, AND ALONG THE SOUTH LINE OF SAID RICHIE TRACT, A TOTAL DISTANCE OF 425.93 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.677 ACRES OR 160,173 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 5TH DAY OF AUGUST, 2025.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT RODRIGO ALVAREZ, DEBORAH ALVAREZ, AND GLORIA RODRIGUEZ, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, ALVAREZ 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 UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND, THIS 19th DAY OF August, 2025.

Rodrigo Alvarez
RODRIGO ALVAREZ

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RODRIGO ALVAREZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF August, 2025.

Stillman
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 25, 2027

WITNESS MY HAND, THIS 18th DAY OF August, 2025.

Deborah Alvarez
DEBORAH ALVAREZ

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DEBORAH ALVAREZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August, 2025.

Stillman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-15-2026

WITNESS MY HAND, THIS 18th DAY OF August, 2025.

Gloria Rodriguez
GLORIA RODRIGUEZ

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLORIA RODRIGUEZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF August, 2025.

Stillman
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 25, 2027



OWNER
RODRIGO AND DEBORAH ALVAREZ
4022 KINLEY CIRCLE
MELODYHAWK, TX 76865

GLORIA RODRIGUEZ
106 GLENVIEW LN
#9946, TX 76645

LEGEND
DIST = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
RF = IRON ROD FOUND
CRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL5 6882"

FINAL PLAT
LOT 1, BLOCK 1
ALVAREZ ADDITION
3.677 ACRE TRACT OF LAND SITUATED IN THE
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328,
JOHNSON COUNTY, TEXAS.



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3621 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-0701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM
PROJECT NUMBER: 250435 DATE: AUGUST 5, 2025
REVISED DATE:
REVISION NOTES:
SHEET 1 OF 2

PLAT RECORDED BY YEAR \_\_\_\_\_ PARCELS # \_\_\_\_\_
SLOP \_\_\_\_\_
DATE \_\_\_\_\_
APPROVED:
JOHNSON COUNTY COMMISSIONERS COURT
COUNTY CLERK, JOHNSON COUNTY, TEXAS DATE \_\_\_\_\_
DEPUTY CLERK \_\_\_\_\_ COUNTY JUDGE \_\_\_\_\_

**AGENDA PLACEMENT FORM**

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

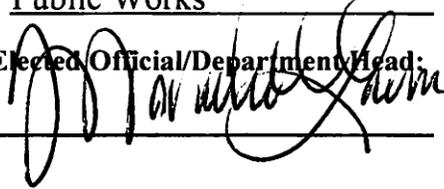
Date: August 26, 2025

Meeting Date: September 8, 2025

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



**Description:**

Consideration of Order 2025-82, Order Approving the Final Plat of Alvarez Addition, Lot 1, Block 1, located in Precinct 3.

Water Source is the JCSUD.

(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**