

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
APRIL 17, 2025
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, April 17, 2025 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

APPROVAL OF MINUTES

1. Consideration and action to approve Minutes from the 2/13/2025 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Presentation and discussion on Conflict of Intertest with the City Attorney.

3. Presentation and discussion on kick off of the Comprehensive Plan through the Resilient Communities Program grant project.

4. Consideration and action on the application of Elizabeth Bentley with Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67.

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

COMMISSIONER COMMENTS:

Pursuant to LGC Section 551.0415, Commission Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;

- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ADJOURN

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said agenda was posted on April 14, 2025 before 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director
City of Alvarado, Texas

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION**

**104 W. COLLEGE
February 13, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, February 13, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Kelly Richardson
Ryan Banister

The following member was absent for roll call:
Joshua Rendon

The following alternate was present for roll call:
Coleman Reed

The following alternate was absent for roll call:
Flint Webb

City personnel present:
Justin French, Community Development Director
Hillary Cromer, Economic/Downtown Revitalization Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner McBee moved to approve the January 16, 2025 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Public Hearing, consideration, and possible action on an ordinance amending Article I, "Applicability of Ordinance" and Article II, "Districts and Land Uses," of Chapter 42, "Zoning," of the Code of Ordinances, City of Alvarado, Texas by creating the DT Downtown Overlay District and providing for its regulations; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof; providing a savings clause; providing for publication; and providing an effective date.

Mr. French presented a brief overview to kick off the discussion then Abra Nusser with LJA Engineering presented the Downtown Overlay District to the Commission with LaLaina Alvarez of LJA available for technical questions. Chairman Thornton opened the public hearing at 6:35 and present to speak were James Neatherly at 118 S. Friou Street, Greg and Lana LaFountain at 118 E. Weaver Street, Christy Davis at 101 E. College Avenue, Rafael and Martha Cruz at 104 W. Atchley Street, Mike Contanza at 101 S. Friou Street and James and Detta Calhoun at 209 E. Atchley Street. Noted present but not speaking were Sam and Barbara Davis at 115 E. College Avenue and Deborah and Paul Hanks at 219 E. College Avenue. The Commission discussed then Chairman Thornton closed the public hearing at 7:44pm. Being no further discussion, Chairman Thornton motioned to approve with the following changes to the Downtown Overlay District: 1) Remove minimum parking requirements, 2) Remove SUP requirement for shipping containers and limit shipping containers to three days within any 30-day period, 3) Remove the SUP requirement for single-family residential, and 4) Limit masonry requirements to front facades only. Commissioner Banister seconded the motion and the motion passed by a vote of four (4) in favor and one (1), Commissioner McBee. opposed.

Public Hearing, consideration, and possible action on an ordinance rezoning approximately 17.14 acres of land located in the A.J. Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & Russell Street (Closed) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & Russell Street (Closed) of Block 22, Lots 1, 1R, 2 aka Lots 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2PT, 3PT, 4, 4PT 5PT, 6PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado Plat, a subdivision recorded in volume 26, page 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to "DT" (Downtown Overlay) Zoning District, City of Alvarado, Johnson County, Texas: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

Mr. French presented a brief overview to kick off the discussion then Abra Nusser with LJA Engineering presented the rezoning proposal to the Commission with LaLaina Alvarez of LJA available for technical questions. Chairman Thornton opened the public hearing at 7:59 and present to speak were James and Detta Calhoun at 209 E. Atchley

Street, Rafael and Martha Cruz at 104 W. Atchley Street, and Greg and Lana LaFountain at 118 E. Weaver Street. Noted present but not speaking were James Neatherly at 118 S. Friou Street, Christy Davis at 101 E. College Avenue, Mike Contanza at 101 S. Friou Street, Sam and Barbara Davis at 115 E. College Avenue, and Deborah and Paul Hanks at 219 E. College Avenue. The Commission discussed then Chairman Thornton closed the public hearing at 8:14pm. Being no further discussion, Vice Chairman McBee motioned to disapprove the rezoning. Chairman Thornton seconded the motion and the motion passed by a vote of five (5) in favor of disapproval and none opposed to disapproval.

Workshop and discussion on Comprehensive Plan kick off of Resilient Communities Program grant project. Mr. French informed the Commission that the State General Land Office has not released this project to go forward as expected so the kick off will be rescheduled.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 8:20 p.m.

Passed and approved this _____ day of _____, 2025.

Bryan Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: April 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Presentation and discussion on Conflict of Interest with the City Attorney.

BACKGROUND & FINDINGS:

NA

FINANCIAL IMPACT:

None.

RECOMMENDATION:

NA

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Affidavit Template for Conflict of Interest - Business Entity

Affidavit Template for Conflict of Interest - Property Owned

CONFLICT OF INTEREST AFFIDAVIT

STATE OF TEXAS §
COUNTY OF JOHNSON §

I, _____ as a member of the Alvarado Planning and Zoning Commission, make this affidavit and hereby under oath state the following:

I have a substantial interest in a business entity or real property that may receive a special economic effect by a vote or decisions of the Alvarado Planning and Zoning Commission, and the economic effect on my business entity or real property is distinguishable from its effect on the general public. What constitutes a "substantial interest," "business entity," "real property," and a "special economic effect" are terms defined in chapter 171 of the Texas Local Government Code. The business entity or real property is (name/address of business or description of property) : _____

to be affected by agenda item # : _____ appearing on the ___/___/2024 Alvarado Planning and Zoning Commission meeting agenda.

The nature of my substantial interest in this business entity or realty property is the following (check all that apply):

- An ownership interest of 10 percent or more of the voting stock or shares of the business entity;
- An ownership interest of 10 percent or \$15,000 or more of the fair market value of the business entity;
- Funds received from the business entity exceed 10 percent of my gross income for the previous year;
- Real property is involved and I have an equitable or legal ownership with a fair market value of at least \$2500;
- A person who is related to me within the first degree of consanguinity (blood) or affinity (marriage) has a substantial interest in the involved real property or business entity. I have also checked which of the above types of interests my relative has in the item.

Upon the filing of the affidavit with the official record keeper for the local governmental entity, I affirm that I shall abstain from any discussion, vote, or decision involving this business entity or real property and from any further participation in this matter whatsoever.

Signed this the _____ day of _____, 2021

Signature of public official

Title

Before me, the undersigned authority, this day personally appeared _____ and by oath sworn that the facts herein above stated are true and correct to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this the _____ day of _____, 20____

Notary Public in and for the State of Texas
My commission expires: _____

CONFLICT OF INTEREST AFFIDAVIT

STATE OF TEXAS §
COUNTY OF JOHNSON §

I, _____, as a member of the Alvarado Planning and Zoning Commission, make this affidavit and hereby under oath state the following:

I have a substantial interest in a business entity or real property that may receive a special economic effect by a vote or decisions of the Alvarado Planning and Zoning Commission, and the economic effect on my business entity or real property is distinguishable from its effect on the general public. What constitutes a "substantial interest," "business entity," "real property," and a "special economic effect" are terms defined in chapter 171 of the Texas Local Government Code. The business entity or real property is (name/address of business or description of property): **Property owned by _____ to be affected by agenda item: _____ appearing on the ___/___/ 2024 Alvarado Planning and Zoning Commission meeting agenda.**

The nature of my substantial interest in this business entity or realty property is the following (check all that apply):

- An ownership interest of 10 percent or more of the voting stock or shares of the business entity;
- An ownership interest of 10 percent or \$15,000 or more of the fair market value of the business entity;
- Funds received from the business entity exceed 10 percent of my gross income for the previous year;
- Real property is involved and I have an equitable or legal ownership with a fair market value of at least \$2500;
- A person who is related to me within the first degree of consanguinity (blood) or affinity (marriage) has a substantial interest in the involved real property or business entity. I have also checked which of the above types of interests my relative has in the item.

Upon the filing of the affidavit with the official record keeper for the local governmental entity, I affirm that I shall abstain from any discussion, vote, or decision involving this business entity or real property and from any further participation in this matter whatsoever.

Signed this the ____ day of _____, 2024

Signature of public official

Title

Before me, the undersigned authority, this day personally appeared _____ and by oath sworn that the facts herein above stated are true and correct to the best of his/her knowledge or belief.

Sworn to and subscribed before me on this the ____ day of _____, 20__

Notary Public in and for the State of Texas
My commission expires: _____



Planning and Zoning Commission Meeting Management Report

Meeting Date: April 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Presentation and discussion on kick off of the Comprehensive Plan through the Resilient Communities Program grant project.

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the GLO for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's CDBG-MIT.

On November 18, 2024, the City Council approved Resolution No. R2024-0023 of the City of Alvarado, Texas, authorizing a professional service with LJA for the management of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program grant through the Texas General Land Office (GLO), while also retaining other elements with the cost to the City of \$75,000.

On January 10, 2025, the professional service agreement with LJA for the RCP grant was executed and work on the project commenced immediately.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

NA

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Latest Project Timeline

CITY OF ALVARADO – MASTER PLAN SET

Tentative Timeline:

Events	Date/Timeframe	Status
Phase 1: Kickoff + Base Studies		
<i>City Council 1</i>	<i>November 18, 2024</i>	<i>Completed</i>
<i>Project Kickoff Meeting</i>	<i>January 29, 2025</i>	<i>Completed</i>
<i>RCP required forms + data request deadline</i>	<i>January 29, 2025</i>	<i>Completed</i>
<i>PAC + Stakeholders contact finalization</i>	<i>March 13, 2025</i>	<i>Completed</i>
<i>Website + Community Survey Launch</i>	<i>March 20, 2025</i>	<i>Completed</i>
TAC Meeting 1	April 14, 2025, 2-4pm	Scheduled
PAC Meeting 1	April 14, 2025, 6-8pm	Scheduled
P&Z 1	April 17, 2025	Scheduled
Community Forum 1	April 26, 2025, come and go 12-4 pm	Scheduled
Stakeholder Interviews (10, Virtual)	April/May 2025	In Progress
Phase 2: Visioning + Refinement		
Downtown Stakeholders Workshop (20, In Person)	May 15, 2025 6-8pm	Not Committed
Community Forum 2 (Design Studio)	June 28, 2025	Not Committed
TAC2 - Downtown	7/10 or 7/11 depending on PAC	Not Committed
PAC2- Downtown	7/10 6-8pm; 7/11 2-4pm	Not Committed
City Council 2	July 21, 2025	Not Committed
PAC3 – FLUP / MTP / Parks	August 2025	Not Committed
TAC3 – FLUP / MTP / Parks	August 2025	Not Committed
Design Focus Groups	August/September 2025	Not Committed
Phase 3: Plan Adoption		
TAC4 – Concepts + Highlights	Fall 2025	Not Committed
PAC4 – Concepts + Highlights	Fall 2025	Not Committed
Joint P&Z + City Council Workshop	Fall 2025	Not Committed
Community Forum 3 (Virtual Townhall)	Fall 2025	Not Committed
Draft plan online	Winter 2025	Not Committed
P&Z Public Hearing	Winter 2025	Not Committed
City Council Public Hearing	Winter 2025	Not Committed
Phase 4: Zoning Ordinance/Closeout		
Public Hearing on Preliminary Zoning Report	Winter 2025	Not Committed
P&Z Public Hearing	January 15, 2026	Not Committed
City Council Public Hearing	January 21, 2026	Not Committed
Project Closeout	March 10, 2026	Not Committed



Planning and Zoning Commission Meeting Management Report

Meeting Date: April 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Elizabeth Bentley with Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on March 31, 2025. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of final plat,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designated the subject site for Low Density Residential at the time City Council approved a rezoning to the site's current Planned Development District. The proposed plat is consistent with the City's comprehensive plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend to Council approval of the Valor Addition Phase 1 final plat with conditions in the drafted conditional approval recommendation letter attached.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application

Draft P&Z Recommendation Letter

Location Map

Final Plat

Subdivision Construction Plans (available upon request)

PLAT APPLICATION

Office Use Only
 Clerk: Pray Project#: 2025-0240
 Fee: \$ 23,310.00
 Date Pd: 3-31-25 Check# or Cash: #2418842
 Receipt#: 408735 Received by: Pray

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

- Preliminary Plat Final Plat Plat Revision Administrative Plat

Title of Plat Valor Phase 1 - Final Plat
316 resi
 Total Lots 12 HOA Total Acres ≈ 85 Current Zoning PD
 Subdivision Name Valor Lots _____ Block(s) _____
 Survey Name(s) W. Hickman Abstract No.(s) 327 Tract(s) 2
9201
 Address/Location Hwy 67E Alvarado, TX 76009

Applicant

Company or Name Lennar Homes
 Contact Name Elizabeth Bentley
 Address 1281 Greenway City Irving State TX Zip 75038
Suite 200
 Telephone 214-577-1036 Email elizabeth.bentley@lennar.com

Owner (If Different)

Company or Name DRP Bookbinder multi-state, LLC
 Contact Name Brian Clauson
520 madison ave
 Address 21st Floor City New York State NY Zip 10022
 Telephone (212) 751-5949 Email brian.clauson@domainrealestatepartners.com

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

Elizabeth Bentley

Signature of Applicant, Owner, or Authorized Agent

3/12/25

Date

Planning Official

Fee: \$ <input type="text"/>	
<input type="text"/>	<input type="text"/>
Date of P&Z Meeting	Date of Council Meeting
<input type="text"/>	
Signature of Planning Official	

"FOR OFFICE USE ONLY"

Received By

Date Received

Date Approved



City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

April 17, 2025

Mayor and Members of the Alvarado City Council
Alvarado City Hall
104 W. College Ave.
Alvarado, TX 76009

Re: Valor Addition Phase 1 Final Plat

This letter is to inform you that on April 17, 2025, the Alvarado Planning and Zoning Commission recommended conditional approval of the final plat for Valor Addition Phase 1 with the following conditions.

1. Prior to any wastewater discharge to the City's offsite wastewater collection system from the Valor Addition Phase 1 residences, the offsite infrastructure must be in place and operational unless the developer at the developer's expense intends to pump and haul wastewater from the onsite lift station per the developer's agreement with the City.
2. Prior to acceptance of the Phase 1 public infrastructure, evidence of TxDOT's approval of the Welborn Way access shall be provided to the City.
3. For a second point of emergency egress, the Bozeman Street extension east to Hwy 67 and CR 209 intersection, including modifications to the traffic signal as required by TxDOT, to be constructed and operational prior to acceptance of Phase 1 public infrastructure.
4. Per Section 34-66 of the Alvarado subdivision ordinance, the developer shall install streetlights prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 1, streetlights must be installed and operational, and electrical service must be provided to each residence.
5. The developer shall install subdivision landscape and hardscape, such as retaining walls and perimeter subdivision fencing prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 1, all landscape and hardscape must be provided to each residence.

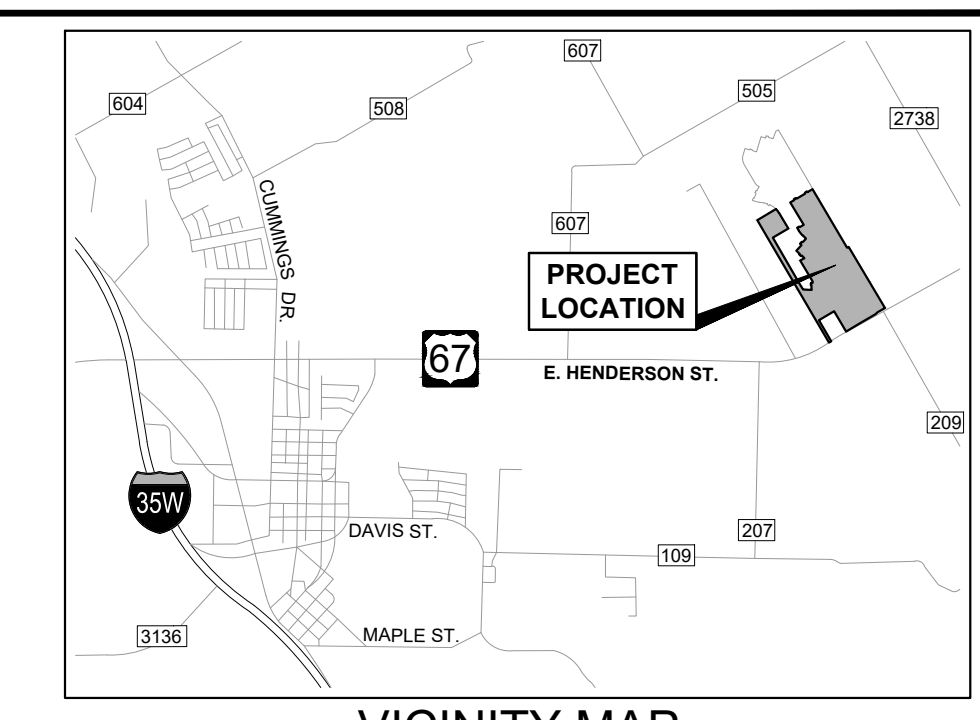
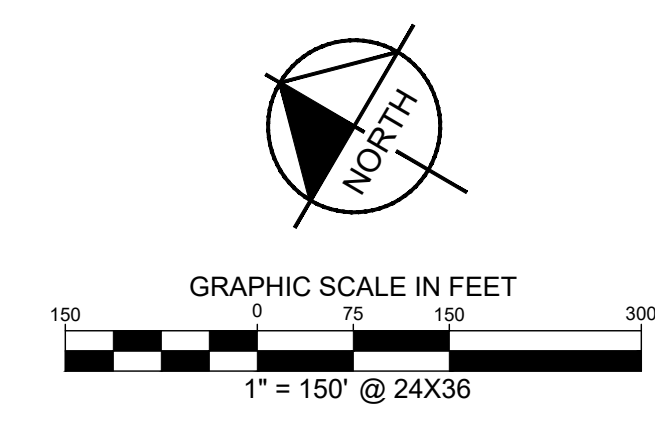
Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile

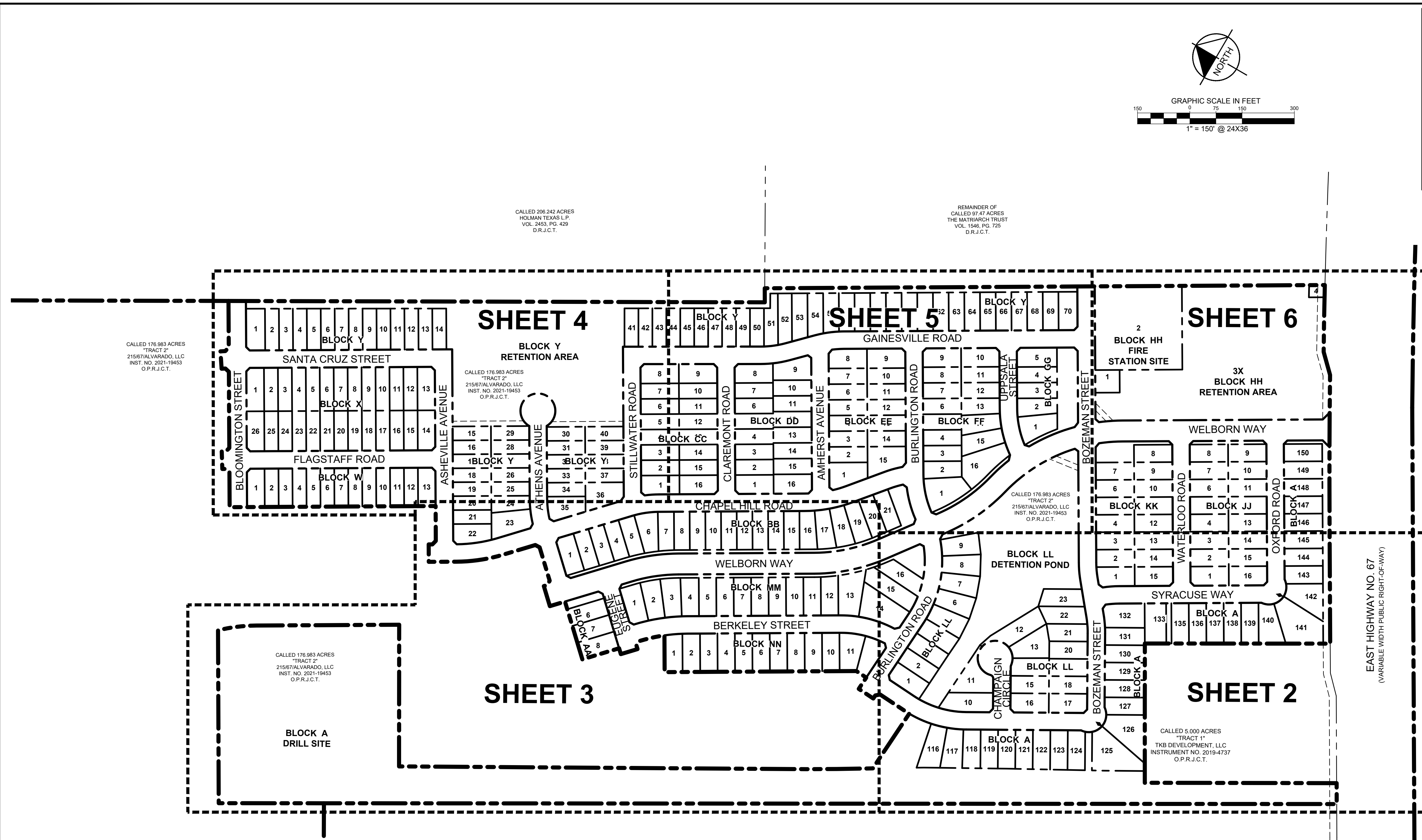
frenchj@cityofalvarado.org

Member Texas Municipal League





VICINITY MAP



CALLED 176.983 ACRES
"TRACT 2"
215/67/ALVARADO, LLC
INST. NO. 2021-19453
O.P.R.J.C.T.

CALLED 206.242 ACRES
HOLMAN TEXAS L.P.
VOL. 2453, PG. 429
D.R.J.C.T.

REMAINDER OF
CALLED 97.47 ACRES
THE Matriarch TRUST
VOL. 1546, PG. 725
D.R.J.C.T.

CALLED 176.983 ACRES
"TRACT 2"
215/67/ALVARADO, LLC
INST. NO. 2021-19453
O.P.R.J.C.T.

CALLED 176.983 ACRES
"TRACT 2"
215/67/ALVARADO, LLC
INST. NO. 2021-19453
O.P.R.J.C.T.

CALLED 176.983 ACRES
"TRACT 2"
215/67/ALVARADO, LLC
INST. NO. 2021-19453
O.P.R.J.C.T.

CALLED 38.217 ACRES
"TRACT 1"
215/67/ALVARADO, LLC
INST. NO. 2021-19453
O.P.R.J.C.T.

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
- All HOA (X Lots) will be owned and maintained by the HOA.
- Lot 24, Block HH will be dedicated to the City of Alvarado, Texas (fee simple).
- Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of all "X" lots indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
- Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 158-X; Block HH, Lot 22-X; Block LL, Lot 24-X; Block Y, Lot 71-X indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
- Residential driveway access is not permitted on "Welborn Way".

FLOODPLAIN NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0220K, for Johnson County, Texas and incorporated areas, dated September 11, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DEVELOPER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
1707 MARKET PLACE BLVD., SUITE 100
IRVING, TEXAS 75063
TEL: 903.821.2188

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200
CONTACT: DANIEL R. ARTHUR

OWNERS:
215/67/ALVARADO, LLC
11701 SOUTH FREEWAY
BURLESON, TX 765028

LEGEND	
IRSC	5/8" IRON ROD W/ RED CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT

LINE TYPE LEGEND	
---	BOUNDARY LINE - SUBJECT
---	EASEMENT LINE
---	PROPERTY LINE

KEY MAP

**FINAL PLAT
VALOR - PHASE 1**

84.559 ACRES
316 - RESIDENTIAL LOTS
12 - HOA LOTS

LIFT STATION LOT - FIRE STATION LOT
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS



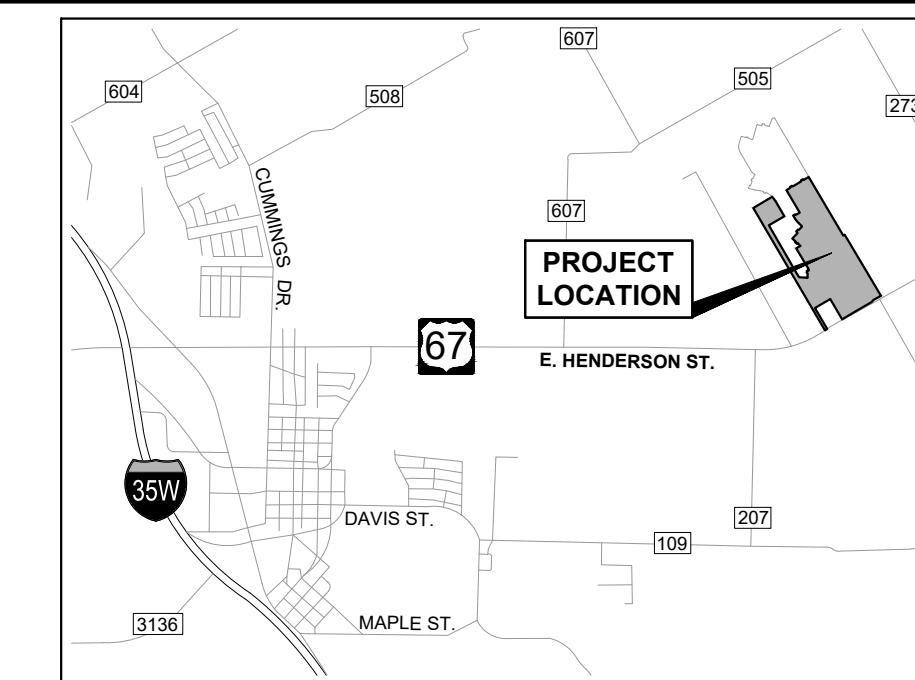
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	GDW	DJD	MAR. 2025	063451313	1 OF 7

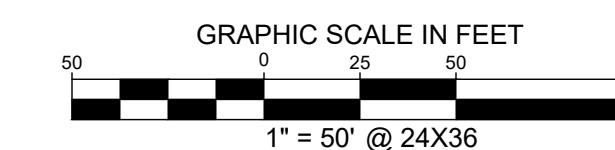
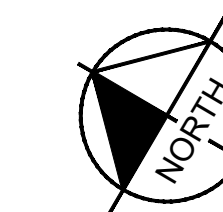
DWG NAME: K:\DIAL_SURVEY\063451313\ALVARADO_215067\063451313\ALVARADO_215_P1.DWG PLOTTED BY: WILEY, GREG 3/17/2025 12:41 PM LAST SAVED: 3/17/2025 2:40 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

FOR CONTINUATION - SEE SHEET 5 OF 7

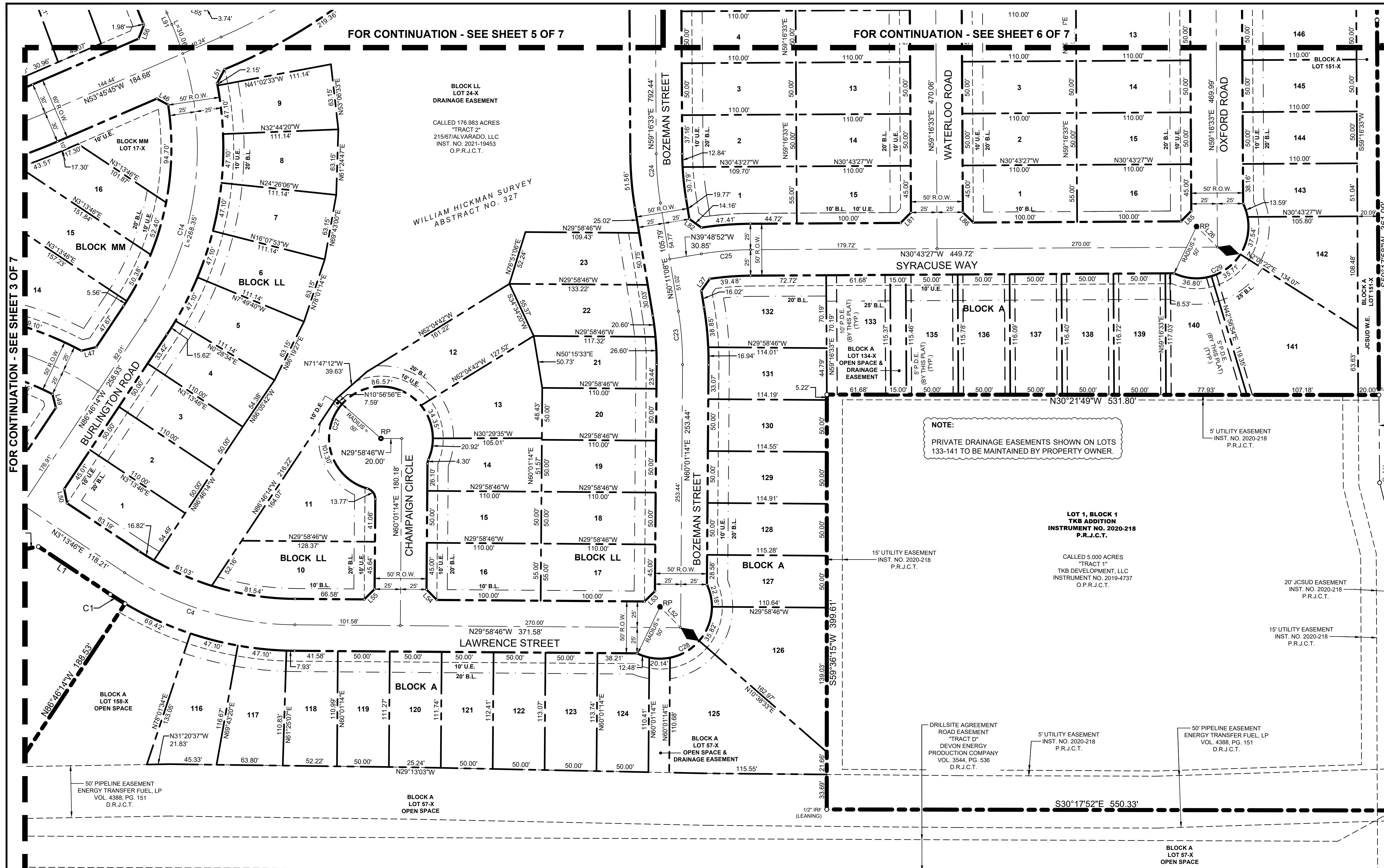
FOR CONTINUATION - SEE SHEET 6 OF 7



VICINITY MAP



FOR CONTINUATION - SEE SHEET 3 OF 7



BLOCK LL LOT 24-X DRAINAGE EASEMENT

CALLLED 176.983 ACRES TRACT 2 215/67/ALVARADO, LLC INST. NO. 2021-19463 O.P.R.J.C.T.

WILLIAM HICKMAN SURVEY ABSTRACT NO. 327

NOTE: PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 133-141 TO BE MAINTAINED BY PROPERTY OWNER.

LOT 1, BLOCK 1 TKB ADDITION INSTRUMENT NO. 2020-218 P.R.J.C.T.

CALLLED 5.000 ACRES TRACT 1 TKB DEVELOPMENT, LLC INSTRUMENT NO. 2019-4737 O.P.R.J.C.T.

CALLLED 93.175 ACRES POOL BROTHER, LLC. INSTRUMENT NO. 2019-5388 D.R.J.C.T.

NOTES:

- 1. Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
4. All HOA (X Lots) will be owned and maintained by the HOA.
5. Lot 24, Block HH will be dedicated to the City of Alvarado, Texas (fee simple).
6. Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of all "X" lots indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
7. Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 158-X; Block HH, Lot 22-X; Block LL, Lot 24-X; Block Y, Lot 71-X indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.

FLOODPLAIN NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0220K, for Johnson County, Texas and incorporated areas, dated September 11, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKET PLACE BLVD., SUITE 100 IRVING, TEXAS 75063 TEL: 903.821.2188

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200 CONTACT: DANIEL R. ARTHUR

OWNERS: 215/67/ALVARADO, LLC 11701 SOUTH FREEWAY BURLESON, TX 765028

FINAL PLAT VALOR - PHASE 1

84.559 ACRES 316 - RESIDENTIAL LOTS 12 - HOA LOTS LIFT STATION LOT - FIRE STATION LOT WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS



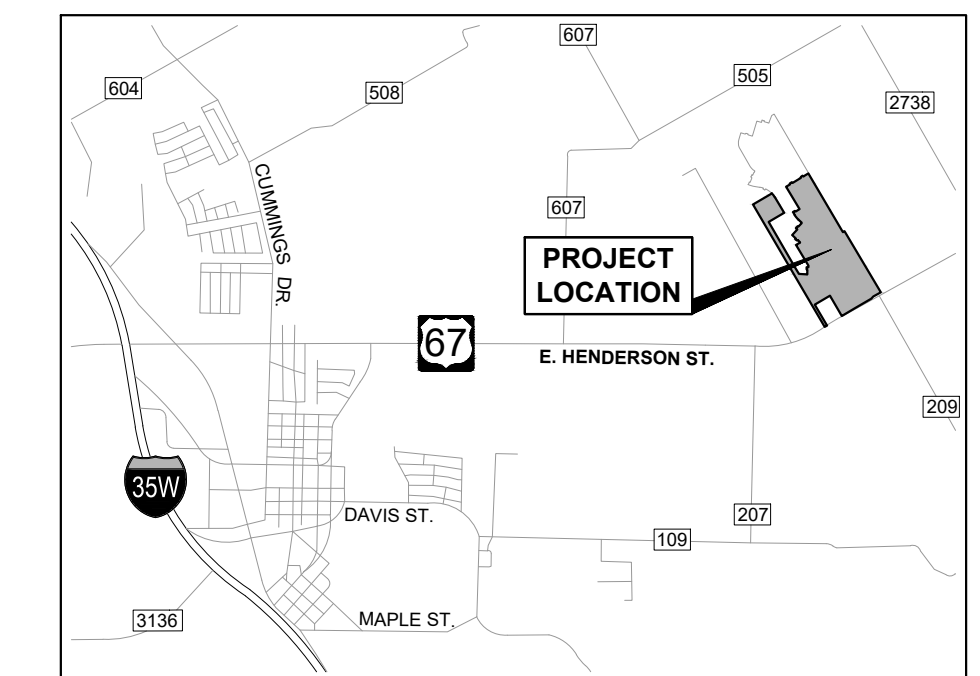
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: Scale 1" = 50', Drawn by GDW, Checked by DJD, Date MAR. 2025, Project No. 063451313, Sheet No. 2 OF 7

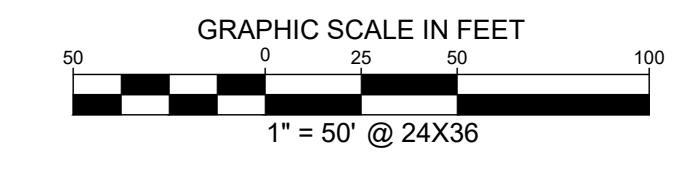
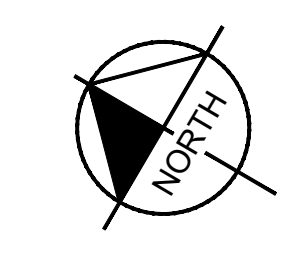
LEGEND table with 2 columns: Symbol and Description. Includes IRSC, IRFC, IRF, POB, ROW, D.R.J.C.T., O.P.R.J.C.T., B.S., W.E., U.E., S.W.E., L.S.E., P.D.E., ESMT.

LINE TYPE LEGEND table with 2 columns: Line Style and Description. Includes Boundary Line - Subject, Easement Line, Property Line.

FILE NAME: K:\ALVARADO\215067\06834513\ALVARADO 215.FP.DWG PLOTTED BY: WILEY, GREG 3/17/2025 12:41 PM LAST SAVED: 3/17/2025 2:40 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



VICINITY MAP



LEGEND	
IRSC	5/8" IRON ROD W/ RED CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT

LINE TYPE LEGEND	
	BOUNDARY LINE - SUBJECT
	EASEMENT LINE
	PROPERTY LINE



- NOTES:**
- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
 - All HOA (X Lots) will be owned and maintained by the HOA.
 - Lot 24, Block HH will be dedicated to the City of Alvarado, Texas (fee simple).
 - Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of all "X" lots indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
 - Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 158-X; Block HH, Lot 22-X; Block LL, Lot 24-X; Block Y, Lot 71-X indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.

FLOODPLAIN NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0220K, for Johnson County, Texas and incorporated areas, dated September 11, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BLVD., SUITE 100
IRVING, TEXAS 75063
TEL: 903.821.2188

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200
CONTACT: DANIEL R. ARTHUR

OWNERS:
215/67/ALVARADO, LLC
11701 SOUTH FREEWAY
BURLESON, TX 765028

**FINAL PLAT
VALOR - PHASE 1**
84.559 ACRES
316 - RESIDENTIAL LOTS
12 - HOA LOTS
LIFT STATION LOT - FIRE STATION LOT
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	GDW	DJD	MAR. 2025	063451313	5 OF 7

DWG NAME: K:\DIAL_SURVEY\063451313_ALVARADO_215\DWG\063451313_ALVARADO_215_PP.DWG PLOTTED BY: WILEY, GREG 3/17/2025 12:41 PM LAST SAVED: 3/17/2025 2:40 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

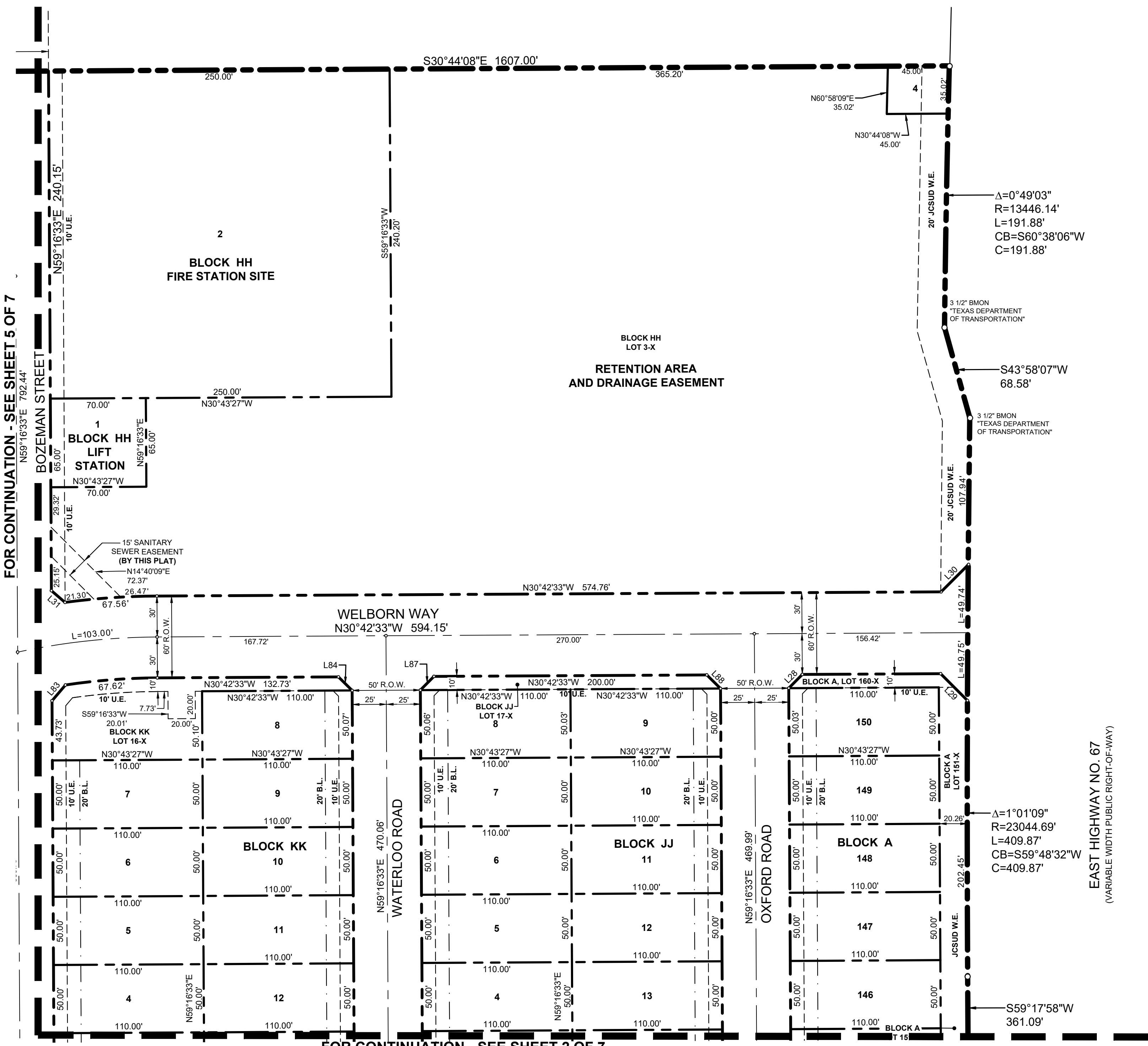
NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
- Lot 24, Block HH will be dedicated to the City of Alvarado, Texas (fee simple).
- Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of all "X" lots indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
- Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 158-X; Block HH, Lot 22-X; Block LL, Lot 24-X; Block Y, Lot 71-X indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.

FLOODPLAIN NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0220K, for Johnson County, Texas and incorporated areas, dated September 11, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

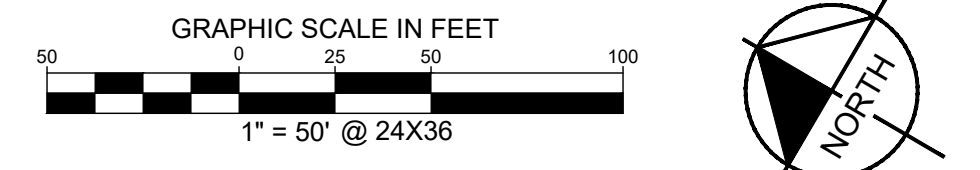
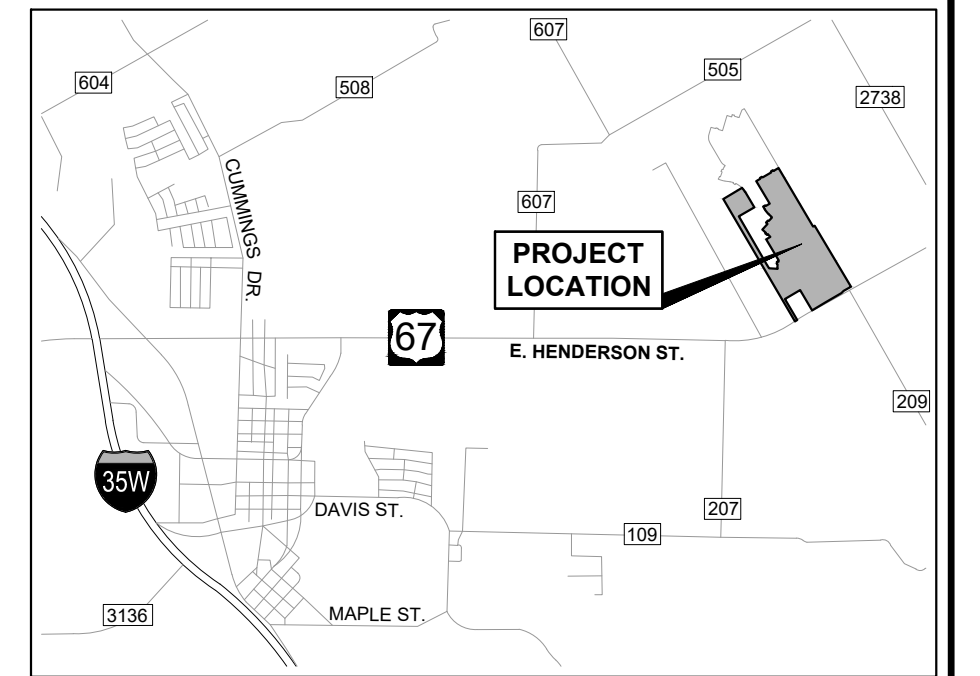
LOT AREA - BLOCK DD			LOT AREA - BLOCK HH			LOT AREA - BLOCK LL		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.1358	5,917	1	0.1045	4,550	1	0.1377	5,998
2	0.1111	4,840	2	1.3784	60,045	2	0.1263	5,500
3	0.1111	4,840	4	0.0362	1,575	3	0.1263	5,500
4	0.1111	4,840				4	0.1310	5,706
5	0.1111	4,840	LOT AREA - BLOCK II			5	0.1396	6,082
6	0.1111	4,840	LOT NO.	ACRES	SQ. FT.	6	0.1396	6,082
7	0.1111	4,840	1	0.1336	5,820	7	0.1396	6,082
8	0.1365	5,945	2	0.1333	5,805	8	0.1396	6,082
9	0.1498	6,525	3	0.1329	5,789	9	0.1396	6,082
10	0.1136	4,950	4	0.1326	5,774	10	0.1777	7,740
11	0.1136	4,950	5	0.1322	5,759	11	0.1883	8,201
12	0.1136	4,950	6	0.1318	5,743	12	0.1920	8,363
13	0.1136	4,950	7	0.1315	5,728	13	0.1702	7,415
14	0.1136	4,950	8	0.1310	5,708	14	0.1272	5,543
15	0.1136	4,950	9	0.1849	8,055	15	0.1263	5,500
16	0.1391	6,059	10	0.1628	7,092	16	0.1377	6,000
			11	0.1330	5,792	17	0.1377	6,000
LOT AREA - BLOCK EE			12	0.1333	5,808	18	0.1263	5,500
1	0.1620	7,055	13	0.1337	5,824	19	0.1263	5,500
2	0.1136	4,950	14	0.1341	5,840	20	0.1263	5,500
3	0.1136	4,950	15	0.1344	5,856	21	0.1309	5,704
4	0.1136	4,950	16	0.1608	7,002	22	0.1441	6,278
5	0.1136	4,950	17	0.2931	12,766	23	0.1393	6,066
6	0.1136	4,950	18	0.1825	7,950			
7	0.1136	4,950	19	0.1282	5,584	LOT AREA - BLOCK MM		
8	0.1394	6,073	20	0.1263	5,500	LOT NO.	ACRES	SQ. FT.
9	0.1406	6,124	21	0.1263	5,500	1	0.1452	6,325
10	0.1136	4,950	22	0.1263	5,500	2	0.1366	5,949
11	0.1136	4,950	23	0.1263	5,500	3	0.1360	5,922
12	0.1136	4,950	24	0.1263	5,500	4	0.1291	5,621
13	0.1136	4,950	25	0.1263	5,500	5	0.1263	5,500
14	0.1136	4,950	26	0.1263	5,502	6	0.1263	5,500
15	0.1794	7,815	27	0.1263	5,500	7	0.1263	5,500
LOT AREA - BLOCK FF			28	0.1263	5,500	8	0.1263	5,500
1	0.2083	9,075	29	0.1263	5,500	9	0.1263	5,500
2	0.1207	5,257	30	0.1263	5,500	10	0.1263	5,500
3	0.1136	4,950	31	0.1263	5,500	11	0.1263	5,502
4	0.1136	4,950	32	0.1263	5,500	12	0.1285	5,597
5	0.1136	4,950	33	0.1263	5,500	13	0.1933	8,420
6	0.1136	4,950	34	0.1263	5,500	14	0.2390	10,409
7	0.1136	4,950	35	0.1263	5,500	15	0.1866	8,128
8	0.1136	4,950	36	0.1263	5,500	16	0.1460	6,361
9	0.1351	5,887	37	0.1263	5,500	17	0.1263	5,500
10	0.1352	5,888	38	0.1263	5,500	18	0.1263	5,500
11	0.1136	4,950	39	0.1263	5,500	19	0.1277	5,564
12	0.1136	4,950	40	0.1263	5,500	20	0.1275	5,554
13	0.1176	5,125	41	0.1263	5,500	21	0.1263	5,500
14	0.1290	5,620	42	0.1263	5,500	22	0.1263	5,500
15	0.1427	6,214	43	0.1263	5,500	23	0.1263	5,500
16	0.2261	9,849	44	0.1263	5,500	24	0.1263	5,500
LOT AREA - BLOCK GG			45	0.1263	5,500	25	0.1263	5,500
1	0.1358	5,918	46	0.1263	5,500	26	0.1263	5,500
2	0.1262	5,499	47	0.1263	5,500	27	0.1263	5,500
3	0.1263	5,500	48	0.1263	5,500	28	0.1263	5,500
4	0.1263	5,500	49	0.1263	5,500	29	0.1263	5,500
5	0.1263	5,500	50	0.1263	5,500	30	0.1263	5,500
6	0.1263	5,500	51	0.1263	5,500	31	0.1263	5,500
7	0.1263	5,500	52	0.1263	5,500	32	0.1263	5,500
8	0.1265	5,509	53	0.1263	5,500	33	0.1263	5,500
9	0.1263	5,500	54	0.1263	5,500	34	0.1263	5,500
10	0.1263	5,500	55	0.1263	5,500	35	0.1263	5,500
11	0.1263	5,500	56	0.1263	5,500	36	0.1263	5,500
12	0.1263	5,500	57	0.1263	5,500	37	0.1263	5,500
13	0.1263	5,500	58	0.1263	5,500	38	0.1263	5,500
14	0.1263	5,500	59	0.1263	5,500	39	0.1263	5,500
15	0.1377	6,000	60	0.1263	5,500	40	0.1263	5,500



FOR CONTINUATION - SEE SHEET 5 OF 7

FOR CONTINUATION - SEE SHEET 2 OF 7

LOT AREA - BLOCK A			LOT AREA - BLOCK W			LOT AREA - BLOCK X			LOT AREA - BLOCK X			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK BB			LOT AREA - BLOCK CC		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
124	0.1592	6,934	1	0.1270	5,531	1	0.1440	6,274	14	0.1310	5,705	1	0.1487	6,478	21	0.1010	4,400	41	0.1011	4,405	61	0.1136	4,950	1	0.1375	5,987			
125	0.1427	6,218	2	0.1010	4,400	2	0.1145	4,986	15	0.1053	4,586	2	0.1098	4,782	22	0.1359	5,920	42	0.1010	4,400	62	0.1136	4,950	2	0.1111	4,840			
126	0.1285	5,588	3	0.1010	4,400	3	0.1145	4,986	16	0.1053	4,586	3	0.1096	4,775	23	0.1737	7,567	43	0.1010	4,400	63	0.1136	4,950	3	0.1111	4,840			
127	0.1263	5,503	4	0.1010	4,400	4	0.1145	4,986	17	0.1053	4,586	4	0.1094	4,767	24	0.1102	4,801	44	0.1010	4,400	64	0.1136	4,950	4	0.1111	4,840			
128	0.1263	5,502	5	0.1010	4,400	5	0.1145	4,986	18	0.1053	4,586	5	0.1093	4,760	25	0.1010	4,400	45	0.1010	4,400	65	0.1136	4,950	5	0.1111	4,840			
129	0.1263	5,502	6	0.1010	4,400	6	0.1145	4,986	19	0.1053	4,586	6	0.1091	4,752	26	0.1010	4,400	46	0.1010	4,400	66	0.1136	4,950	6	0.1111	4,840			
130	0.1263	5,501	7	0.1010	4,400	7	0.1145	4,986	20	0.1053	4,586	7	0.1089	4,745	27	0.1010	4,400	47	0.1010	4,400	67	0.1136	4,950	7	0.1111	4,840			
131	0.1263	5,501	8	0.1010	4,400	8	0.1145	4,986	21	0.1053	4,586	8	0.1088	4,737	28	0.1010	4,400	48	0.1010	4,400	68	0.1136	4,950	8	0.1391	6,061			
132	0.1377	6,000	9	0.1010	4,400	9	0.1145	4,986	22	0.1053	4,586	9	0.1086	4,730	29	0.1010	4,400	49	0.1010	4,400	69	0.1136	4,950	9	0.1378	6,004			
			10	0.1010	4,400	10	0.1145	4,986	23	0.1053	4,586	10	0.1084	4,722	30	0.1010	4,400	50	0.1015	4,422	70	0.1360	5,924	10	0.1111	4,840			
			11	0.1010	4,400	11	0.1145	4,986	24	0.1053	4,586	11	0.1082	4,715	31	0.1010	4,400	51	0.1168	5,088	12	0.1136	4,950	11	0.1111	4,840			
			12	0.1010	4,400	12	0.1145	4,986	25	0.1053	4,586	12	0.1081	4,707	32	0.1010	4,400	52	0.1485	6,469	13	0.1136	4,950	12	0.1111	4,840			
			13	0.1256	5,472	13	0.1425	6,207	26	0.1053	4,586	13	0.1079	4,700	33	0.1010	4,400	53	0.1365	5,946	14	0.1136	4,950	13	0.1111	4,840			
									27	0.1079	4,692	14	0.1077	4,692	34	0.1010	4,400	54	0.1244	5,420	15	0.1136	4,950	14	0.1111	4,840			
									28	0.1010	4,400	15	0.1010	4,400	35	0.1454	6,334	55	0.1160	5,052	16	0.1202	5,235	15	0.1111	4,840			
									29	0.1010	4,400	16	0.1010	4,400	36	0.1695	7,384	56	0.1137	4,951	17	0.1261	5,494	16	0.1358	5,917			
									30	0.1010	4,400	17	0.1010	4,400	37	0.1010	4,400	57	0.1136	4,950	18	0.1287	5,605						
									31	0.1010	4,400	18	0.1010	4,400	38	0.1010	4,400	58	0.1136	4,950	19	0.1260	5,487						
									32	0.1010	4,400	19	0.1010	4,400	39	0.1010	4,400	59	0.1136	4,950	20	0.1186	5,166						
									33	0.1010	4,400	20	0.1010	4,400	40	0.1010	4,400	60	0.1136	4,950	21	0.1161	5,058						



LEGEND

IRSC	5/8" IRON ROD WITH RED CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT

LINE TYPE LEGEND

---	BOUNDARY LINE - SUBJECT
-----	-------------------------

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Hickman Survey, Abstract No. 327, City of Alvarado, Johnson County, Texas, and being a portion of a called 176.983 acre tract of land described as "Tract 2" in the Special Warranty Deed to 215/67/Alvarado, LLC, recorded in Instrument No. 2021-19453, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "Fort Worth Surveying" found for the southwest corner of said "Tract 2" and being the southeast corner of a called 93.175 acre tract of land described in the Warranty Deed to Pool Brother, LLC., recorded in Instrument No. 2019-5388, Deed Records, Johnson County, Texas, (D.R.J.C.T.), and being in the northwesterly right-of-way line of East Highway No. 67 (a variable width right-of-way);

THENCE North 30°21'35" West, with the common line of said "Tract 2" and said 93.175 acre tract, a distance of 2,905.56 feet to a 1/2-inch iron rod found for the northeast corner of said 93.175 acre tract and being the southeast corner of a called 38.217 acre tract of land described as "Tract 1" in said Special Warranty Deed to 215/67/Alvarado, LLC;

THENCE North 30°21'42" West, with the common line of said "Tract 1" and said "Tract 2", a distance of 301.88 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said "Tract 2", the following calls:

North 59°21'52" East, a distance of 495.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 13°35'47", and a chord bearing and distance of South 37°31'21" East, 111.27 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 111.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 30°43'27" East, a distance of 409.27 feet to a point for corner;

South 59°38'34" West, a distance of 406.45 feet to a point for corner;

South 30°00'57" East, a distance of 1,169.94 feet to a point for corner;

South 30°47'07" East, a distance of 86.34 feet to a point for corner;

South 31°20'37" East, a distance of 103.00 feet to a point for corner;

South 86°46'14" East, a distance of 188.53 feet to a point for corner;

the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 02°57'56", and a chord bearing and distance of North 01°44'47" East, 16.82 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 16.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 83.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 41°46'14" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 86°46'14" West, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 86°46'14" East, a distance of 38.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 34.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 550.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 105.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 475.00 feet, a central angle of 08°24'38", and a chord bearing and distance of North 42°56'41" West, 69.66 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 69.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 37.80 feet, a central angle of 08°53'03", and a chord bearing and distance of North 47°09'00" West, 5.85 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 5.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°51'00" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 42°51'00" West, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 17.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 173.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 45.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 47°09'00" East, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°51'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

Table with 5 columns: LINE TABLE, BEARING, LENGTH, BEARING, LENGTH. Contains 15 rows of survey data.

North 02°09'00" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 96.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 16°25'33", and a chord bearing and distance of North 38°56'14" West, 135.71 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 136.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 79.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 30°43'27" East, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 75°43'27" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 540.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°59'54" East, a distance of 14.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 32°01'07" West, a distance of 10.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 57°35'45" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 31°59'28" East, a distance of 11.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 75°58'35" East, a distance of 14.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 218.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 12°58'32" East, a distance of 13.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°52'02" West, a distance of 10.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 55°51'03" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 33°48'18" East, a distance of 13.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 76°58'05" East, a distance of 14.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 133.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the northeasterly line of said "Tract 2" and being in the southwesterly line of a called 206.242 acre tract of land described in the Warranty Deed to Holman Texas L.P., recorded in Volume 2453, Page 429, D.R.J.C.T.;

THENCE with the common line of said "Tract 2" and said 206.242 acre tract, the following calls:

South 30°15'32" East, a distance of 1,538.60 feet to a 3/8-inch iron rod found for the southwest corner of said 206.242 acre tract;

North 59°23'00" East, a distance of 40.32 feet to a 1/2-inch iron rod with red plastic cap stamped "TOPO GRAPHI" found for an angle point in the north line of said "Tract 2" and being the northwest corner of a called 97.47 acre tract described in the Warranty Deed to The Matriarch Trust, recorded in Volume 1546, Page 725, D.R.J.C.T.;

THENCE South 30°44'08" East, with the common line of said "Tract 2" and said 97.47 acre tract, a distance of 1,607.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said "Tract 2", and being in the northwesterly right-of-way line of said East Highway No. 67, and being the beginning of a non-tangent curve to the left with a radius of 13,446.14 feet, a central angle of 00°49'03", and a chord bearing and distance of South 60°38'06" West, 191.88 feet;

THENCE with the northwesterly right-of-way line of said East Highway No. 67, the following calls:

In a westerly direction, with said non-tangent curve to the left, an arc distance of 191.88 feet to a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for corner;

South 43°58'07" West, a distance of 68.58 feet to a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for the beginning of a non-tangent curve to the left with a radius of 23,044.69 feet, a central angle of 01°01'09", and a chord bearing and distance of South 59°48'32" West, 409.87 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 409.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 59°17'58" West, a distance of 361.09 feet to a 1/2-inch iron rod found for the southeast corner of a called 5.000 acre tract described as "Tract 1" in the Quite Claim Deed to TKB Development, LLC, recorded in Instrument No. 2019-4737, O.P.R.J.C.T., and from which a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for an angle point in the south line of said 5.000 acre tract bears South 59°18'10" West, a distance of 84.32 feet;

THENCE with the common line of said "Tract 2" and said 5.000 acre tract, the following calls:

North 30°21'37" West, a distance of 531.80 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 59°36'15" West, a distance of 399.61 feet to a 1/2-inch iron rod (leaning) found for corner;

South 30°17'52" East, a distance of 550.33 feet to a 1/2-inch iron rod found for the southwest corner of said 5.000 acre tract, and being in the northwesterly right-of-way line of said East Highway No. 67;

THENCE South 59°22'26" West, with said right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING and containing a computed area of 3,683.380 square feet or 84.559 acres of land.

Table with 2 columns: CURVE TABLE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 20 rows of curve data.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the 215/67/ALVARADO, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as VALOR - PHASE 1, an addition to the City of Alvarado and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WITNESS, my hand, this _____ day of _____, 2025.

215/67/ALVARADO, LLC a Wyoming limited liability company

By: xxxx xxxx

By: _____ xxxx xxxxxxxxx

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, 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 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 _____ DAY OF _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

Printed Name

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof 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 the City of Alvarado, Texas.

Daniel R. Arthur Registered Professional Land Surveyor No. 5933 Kimley-Horn and Associates, Inc. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200

STATE OF TEXAS § COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel R. Arthur, 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 the ___ day of ____, 2025.

Notary Public, State of Texas

Printed Name

CITY OF ALVARADO CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024, by the city council of the City of Alvarado, Texas.

Mayor

City Secretary

CERTIFICATE OF RECORDING

Plat recorded in Volume _____, Page _____, Slide _____ Date: _____

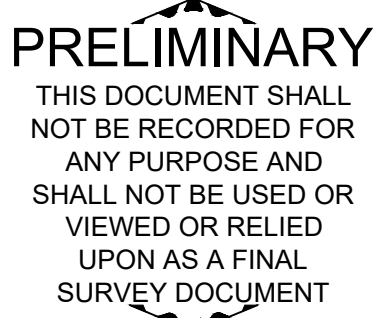
County Clerk, Johnson County, Texas

Deputy, Johnson County, Texas

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKET PLACE BLVD., SUITE 100 IRVING, TEXAS 75063 TEL: 903.821.2188

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200 CONTACT: Daniel R. Arthur

OWNERS: 215/67/ALVARADO, LLC 400 North Oklahoma Dr., Suite 105 BURLERSON, TX 765028



FINAL PLAT VALOR - PHASE 1

84.559 ACRES 316 - RESIDENTIAL LOTS 12 - HOA LOTS

LIFT STATION LOT - FIRE STATION LOT WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS



400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, GDW, DJD, MAR. 2025, 063451313, 7 OF 7

FILED NAME: K:\DIAL_SURVEY\063451313\ALVARADO_215_FIP.DWG PLOTTED BY: WILEY, GREG 3/17/2025 12:52 PM LAST SAVED: 3/17/2025 2:40 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.