

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
July 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, July 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 5/15/2025 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Oaths of Office for newly appointed Planning and Zoning Commissioners. (Taylor)

3. Nomination and appointment of Planning and Zoning Commission Vice Chairperson. (Acting Chairman Rendon)

4. Nomination and appointment of Planning and Zoning Commission Chairperson. (Acting Chairman Rendon)

5. Consideration and action on the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 2 final plat on 68.838 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. (French)

6. Consideration and action on the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1a final plat on 43.514 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane and 1200 E. Hwy 67. (French)

7. Consideration and action on the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1c final plat on 11.306 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane. (French)

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: taylorb@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 July 14, 2025 before 4:30 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
May 15, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, May 15, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Kelly Richardson
Joshua Rendon

The following members were absent for roll call:

Bryan Thornton
Mike McBee
Ryan Banister

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

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

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None.

APPROVAL OF MINUTES – Commissioner Richardson moved to approve the April 17, 2025 minutes as written. Commissioner Reed seconded the motion. Motion passed with three votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Public hearing, consideration and action on the application of Darryl Tucker on behalf of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses and General Commercial (C-2) District uses with portions in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations..

Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Richardson motioned to recommend approval to City Council. Chairman Reed seconded the motion and the motion passed by a vote of three (3) in favor and none opposed.

ADJOURNMENT

Acting Chairman Rendon adjourned the regular meeting at 7:35 p.m.

Passed and approved this _____ day of _____, 2025.

Joshua Rendon, Acting Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: July 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 2 final plat on 68.838 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 23, 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 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 designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with GRBK Edgewood LLC & Century Land Holdings of Texas, LLC, and the Lone Oak Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Planning and Zoning Commission recommend approval to Council as stated in the attached letter recommending approval.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only	
Clerk: _____	Project#: _____
Fee: \$ _____	
Date Pd: _____	Check# or Cash: _____
Receipt#: _____	Received by: _____

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 LONE OAK PHASE 2

Total Lots 363 SF RESIDENTIAL
2 OPEN SPACE Total Acres 68.838 Current Zoning PD

Subdivision Name LONE OAK Lots 1,657 Block(s) BLOCKS (A THROUGH TT)

Survey Name(s) JAMES B CONGER SURVEY
DAVID MITCHELL SURVEY
GEORGE S. MCINTOSH SURVEY
JAMES NICHOLSON SURVEY Abstract No.(s) ABSTRACT NO. 150
ABSTRACT NO. 586
ABSTRACT NO. 625
ABSTRACT NO. 107 Plat(s) _____

Address/Location 1029 CR 607 ALVARADO, TEXAS 76009

Applicant

Company or Name JBI PARTNERS, INC

Contact Name CHRIS WALL

Address 2121 MIDWAY ROAD,
SUITE 300 City CARROLLTON State TX Zip 75006

Telephone 972-738-0212 Email CWALL@JBIPARTNERS.COM

Owner (If Different)

Company or Name GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC

Contact Name AARON GUTHRIE

Address 5501 HEADQUARTERS DRIVE,
SUITE 300W City PLANO State TX Zip 75024

Telephone 972-310-4545 Email AGUTHRIE@GREENBRICKPARTNERS.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.

Signed by:
Laron Guthrie

668053045FB543D...

6/4/2025 | 11:27 AM CDT

Signature of Applicant, Owner, or Authorized Agent

Date

Planning Official

Fee: \$

Date of P&Z Meeting Date of Council Meeting

Signature of Planning Official

****FOR OFFICE USE ONLY****

Received By Date Received Date Approved

Burleson ETJ

Alvarado ETJ

Venus ETJ

Phase 1

Phase 2

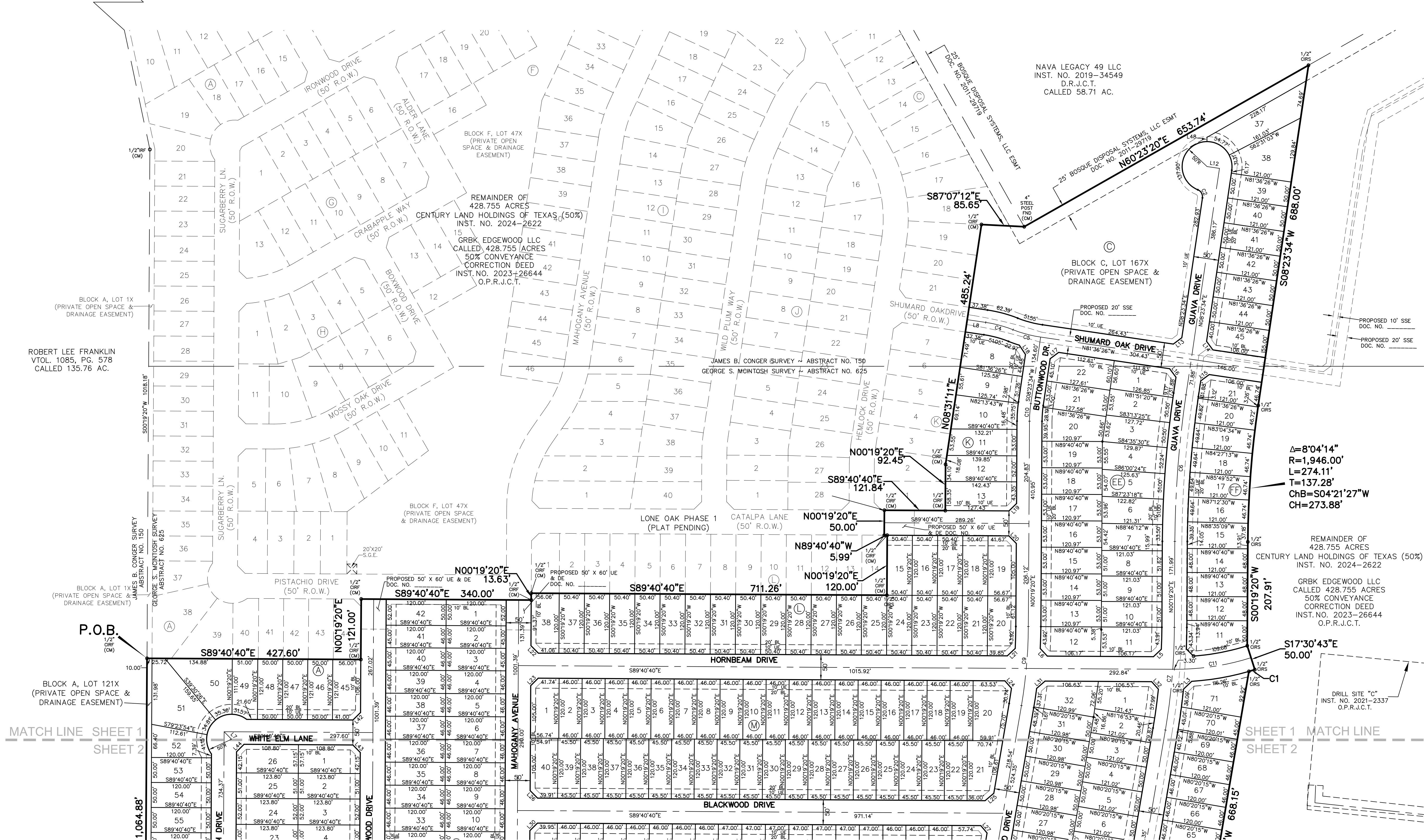
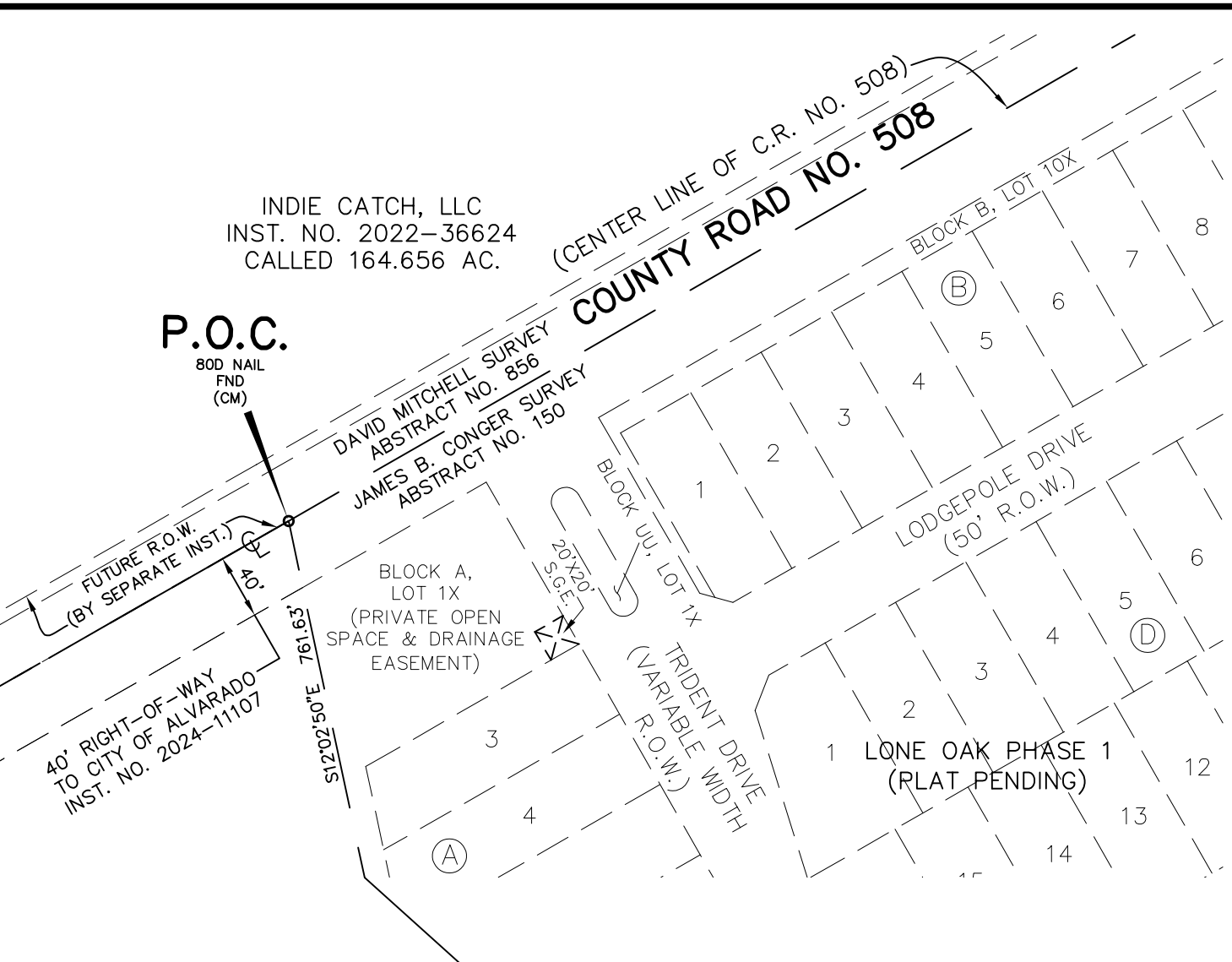
Lone Oak Addition

City of Alvarado

ALVARADO - ETJ



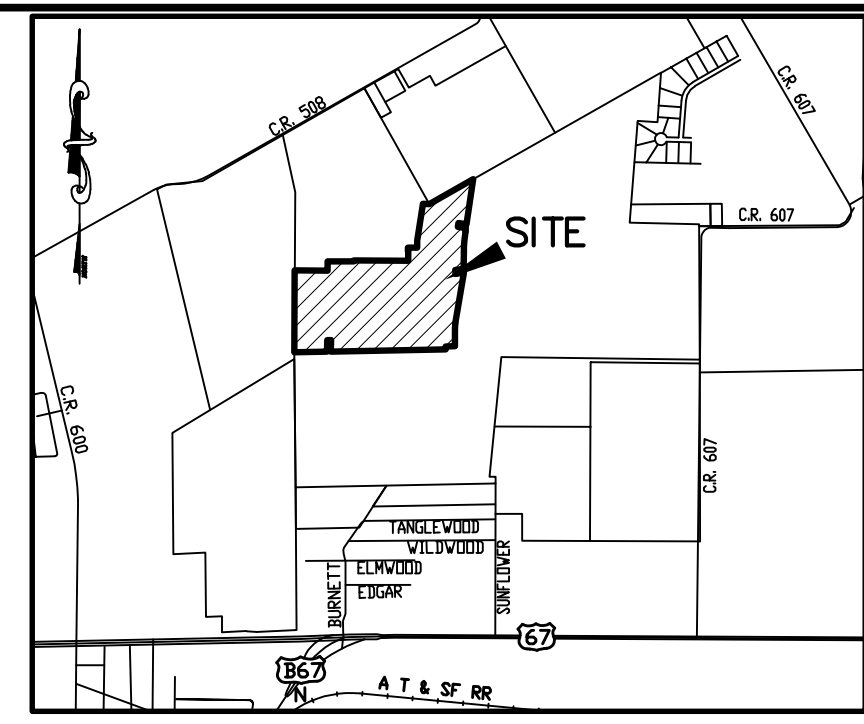
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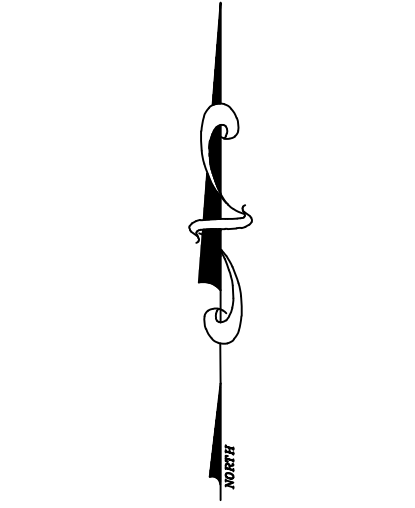
- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING, MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
 3. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
 4. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
 5. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
 6. NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	NO.	BEARING	NO.	BEARING
L1	S44°40'0"E	L19	N45°19'20"E	L37	S40°46'05"E
L2	N45°19'20"E	L20	S44°40'0"E	L38	N45°19'20"E
L3	S46°24'05"W	L21	N46°52'23"E	L39	S44°40'0"E
L4	S45°24'00"E	L22	S44°40'0"E	L40	N45°19'20"E
L5	N46°30'29"E	L23	N45°19'20"E	L41	S44°40'0"E
L6	S43°12'17"E	L24	S41°09'39"E	L42	N45°19'20"E
L7	N44°40'40"W	L25	N49°59'33"E	L43	S44°40'0"E
L8	N81°28'49"W	L26	S44°40'0"E	L44	N45°19'20"E
L9	N00°30'36"W	L27	S40°00'27"E	L45	S44°40'0"E
L10	N01°54'42"E	L28	N49°59'33"E	L46	N45°19'20"E
L11	N06°59'53"E	L29	S44°40'0"E	L47	S45°19'20"W
L12	S81°36'26"E	L30	N45°19'20"E		
L13	N53°23'34"E	L31	N48°39'46"E		
L14	S36°36'26"E	L32	S41°59'24"E		
L15	N53°23'34"E	L33	S45°05'38"E		
L16	S36°36'26"E	L34	N44°54'22"E		
L17	N53°23'34"E	L35	S45°05'38"E		
L18	S33°13'04"E	L36	N44°54'22"E		

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	12.24'	001°20'09"	525.00'	6.12'	S73°09'21"W
C2	20.07'	076°39'27"	15.00'	11.86'	N29°56'09"W
C3	162.81'	010°10'21"	917.00'	81.62'	S04°34'35"W
C4	56.72'	012°59'59"	250.00'	28.48'	N74°58'50"W
C5	57.28'	013°07'36"	250.00'	28.76'	S75°02'38"E
C6	294.39'	008°04'14"	2090.00'	147.44'	S04°21'27"W
C7	206.54'	009°20'25"	1267.00'	103.50'	N04°59'33"E
C8	110.97'	010°10'21"	625.00'	55.63'	S04°34'35"W
C9	158.94'	009°20'25"	975.00'	79.65'	N04°59'33"E
C10	35.21'	008°04'14"	250.00'	17.64'	S04°21'27"W



LOCATION MAP
NTS



- LEGEND
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - (CM) CONTROLLING MONUMENT
 - ROW RIGHT-OF-WAY
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - BL BUILDING LINE
 - CO RD COUNTY ROAD
 - FM FARM-TO-MARKET HIGHWAY
 - DOC DOCUMENT
 - NO NUMBER
 - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
 - D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE
 - ◆ STREET NAME CHANGE INDICATOR

Δ=8°04'14"
R=1,946.00'
L=274.11'
T=137.28'
ChB=S04°21'27"W
CH=273.88'

CITY PROJECT NO. FP ____

FINAL PLAT
LONE OAK PHASE 2

363 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
BEING 68.838 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER
5501 Headquarters Drive, Suite 300W (817)658-2112
Plano, Texas 75024
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER
130 East John Carpenter Frwy, #230 (972)996-4840
Irving, Texas 75062
Contact: Jordan Horn

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Plotted by: cwall Plot Date: 6/4/2025 11:57 AM
Drawing: H:\Projects\BBOC10-Stonegate\Phase 2\Surveying\dwg\BBOC10PT-2.dwg Saved By: b.johnson Save Time: 5/30/2025 9:42 AM

OWNERS CERTIFICATION

WHEREAS CENTURY LAND HOLDINGS OF TEXAS, LLC and GRBK Edgewood, LLC are the owners of a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150, the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Special Warranty Deed to Century Land Holdings of Texas, LLC as recorded in Instrument No. 2024-2622 and in Correction Deed to GRBK Edgewood, LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the northwest corner of Lone Oak Phase 1, an addition to the City of Alvarado, as recorded in Instrument Number _____, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Official Public Records, Johnson County, Texas, said point being in the centerline of County Road 508;

THENCE along the west line of said Lone Oak Phase 1 and the east line of said Robert Lee Franklin tract as follows: South 12 degrees 02 minutes 50 seconds East, a distance of 761.63 feet to a one-half inch iron rod found for corner;

South 00 degrees 19 minutes 20 seconds West, a distance of 1,018.18 feet to a one-half inch iron rod with cap stamped "JBI" found for the **POINT OF BEGINNING**;

THENCE, departing the east line of said Robert Lee Franklin tract, and along the south line of Lone Oak Phase 1 as follows:

South 89 degrees 40 minutes 40 seconds East for a distance of 427.60 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 121.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 340.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 13.63 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 711.26 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 5.99 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 121.84 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 92.45 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 08 degrees 31 minutes 11 seconds East for a distance of 485.24 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 87 degrees 07 minutes 12 seconds East for a distance of 85.65 feet to a 4 inch steel post found for common corner of said 428.755 acre tract and that tract of land described in deed to Nava Legacy 49 LLC, as recorded in Instrument Number 2019-34549, Official Public Records, Johnson County, Texas, said point also being the most easterly east corner of Lone Oak Phase 1;

THENCE North 60 degrees 23 minutes 20 seconds East for a distance of 653.74 feet along the common line of said 428.755 acre tract, and said Nava Legacy 49 LLC tract, to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE over and across said 428.755 acre tract as follows:

South 08 degrees 23 minutes 34 seconds West for a distance of 688.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a tangent curve to the left;

Southwesterly, 274.11 feet along said curve to the left which has a central angle of 08 degrees 04 minutes 14 seconds, having a radius of 1,946.00 feet, a tangent of 137.28 feet, and whose chord bears South 04 degrees 21 minutes 27 seconds West for a distance of 273.88 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 207.91 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 17 degrees 30 minutes 43 seconds East for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the right;

Southwesterly, 12.24 feet along said curve to the right which has a central angle of 01 degrees 20 minutes 09 seconds, having a radius of 525.00 feet, a tangent of 6.12 feet, and whose chord bears South 73 degrees 09 minutes 21 seconds West for a distance of 12.24 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 09 degrees 39 minutes 45 seconds West for a distance of 668.15 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 04 degrees 34 minutes 35 seconds West for a distance of 85.11 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 30 minutes 36 seconds East for a distance of 218.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 89 degrees 17 minutes 21 seconds West for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 30 minutes 36 seconds East for a distance of 40.04 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 88 degrees 58 minutes 27 seconds West for a distance of 1,973.32 feet to a one-half inch iron rod with cap stamped "JBI" set for corner in the west line of said 428.755 acre tract, and the east line of said Robert Lee Franklin tract;

THENCE along the west line of said 428.755 acre tract and the east line of said Robert Lee Franklin tract, North 00 degrees 19 minutes 20 seconds East for a distance of 1,064.88 feet to the **POINT OF BEGINNING** and containing 2,998,564 square feet or 68.838 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CENTURY LAND HOLDINGS OF TEXAS, LLC and GRBK EDGEWOOD LLC are the owners of the herein described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LONE OAK, PHASE 2, an addition to Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

CENTURY LAND HOLDINGS OF TEXAS, LLC, a limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

GRBK EDGEWOOD LLC, a Texas limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this ____ day of _____, 2025.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

Approved this ____ day of _____, 20____,
by the City Council of the City of Alvarado, Texas.

Mayor

City Secretary

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

County Clerk, Johnson County, Texas

Deputy, Johnson County, Texas

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 2

363 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

BEING 68.838 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

5501 Headquarters Drive, Suite 300W (817)658-2112
Plano, Texas 75024
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER

130 East John Carpenter Frwy, #230 (972)996-4840
Irving, Texas 75062
Contact: Jordan Horn

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.

TBPE No. F-438 TBPLS No. 10076000

Date: MAY 02, 2025 Sheet 3 of 3

PREPARED BY: WJJ CHECKED BY: BML DATE: 02/24/2025

Plotted by: cwall Plot Date: 6/4/2025 11:58 AM
Drawing: H:\Projects\BCC010-Stonegate\Phase 2\Surveying\dwg\XBCC010PT-PH--2.dwg Saved By: bjohnson Save Time: 5/30/2025 9:42 AM



Planning and Zoning Commission Meeting Management Report

Meeting Date: July 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1a final plat on 43.514 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane and 1200 E. Hwy 67.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 23, 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 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 designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with History Maker Homes, and the Eagle Glen North Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Planning and Zoning Commission recommend approval to Council as stated in the attached letter recommending approval.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)

PLAT APPLICATION

Office Use Only	
Clerk: _____	Project#: _____
Fee: \$ _____	
Date Pd: _____	Check# or Cash: _____
Receipt#: _____	Received by: _____

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 Final Plat of Eagle Glen North Phase 1A

Total Lots 181 Resid. & 2 HOA Total Acres 43.514 Current Zoning PD Ordinance No. 2021-0332

Subdivision Name Eagle Glen North Lots 181 Block(s) A, B, C, F, G

Survey Name(s) Andrew Spiva Survey Abstract No.(s) 770 Tract(s) N/A

Address/Location South of US Hwy 67 at the intersection of CR 503

Applicant

Company or Name HMH Eagle Glen Land, LLC

Contact Name Rob McClain

Address 1038 Texan Trail City Grapevine State Texas Zip 76051

Telephone (972) 754-2948 Email rob.mcclain@jabezdevelopment.com

Owner (If Different)

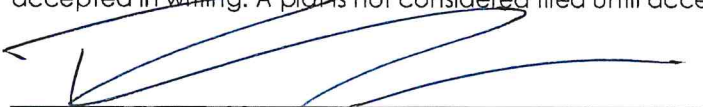
Company or Name _____

Contact Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Email _____

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.



Signature of Applicant, Owner, or Authorized Agent

6/23/25

Date

Planning Official

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

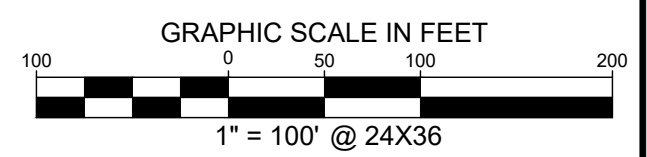
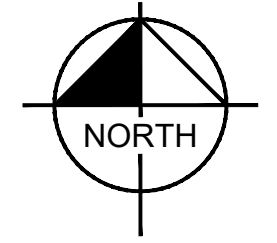
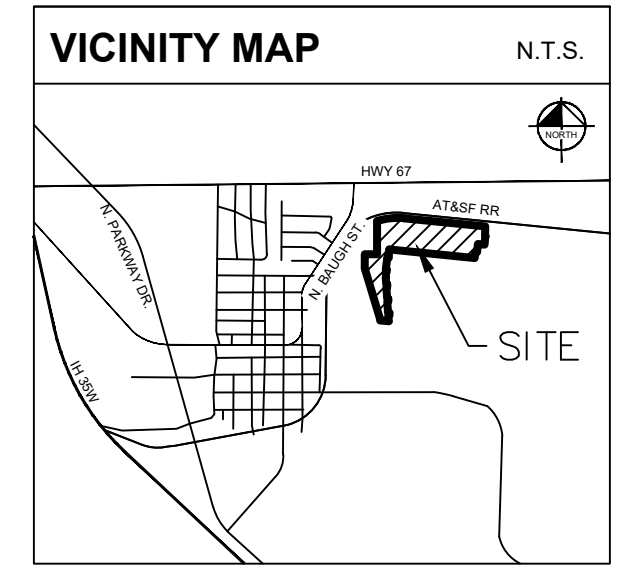
****FOR OFFICE USE ONLY****

<input type="text"/> Received By	<input type="text"/> Date Received	<input type="text"/> Date Approved
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Phase 1a

Eagle Glen North Addition

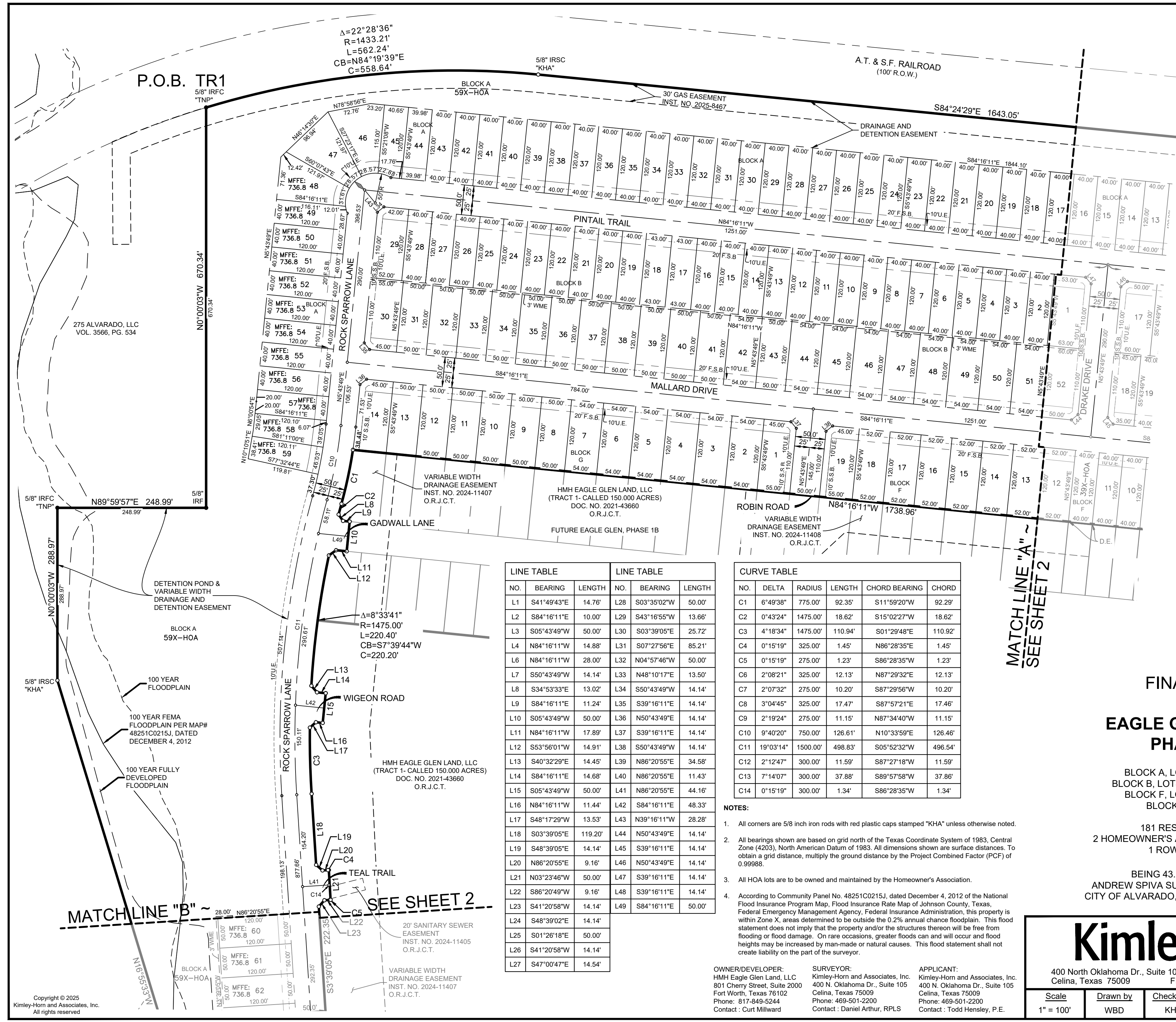


LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
MFFE	MINIMUM FINISHED FLOOR ELEVATION
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
	STREET NAME CHANGE

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S41°49'43"E	14.76'	L28	S03°35'02"W	50.00'
L2	S84°16'11"E	10.00'	L29	S43°16'55"W	13.66'
L3	S05°43'49"W	50.00'	L30	S03°39'05"E	25.72'
L4	N84°16'11"W	14.88'	L31	S07°27'56"E	85.21'
L6	N84°16'11"W	28.00'	L32	N04°57'46"W	50.00'
L7	S50°43'49"W	14.14'	L33	N48°10'17"E	13.50'
L8	S34°53'33"E	13.02'	L34	S50°43'49"W	14.14'
L9	S84°16'11"E	11.24'	L35	S39°16'11"E	14.14'
L10	S05°43'49"W	50.00'	L36	N50°43'49"E	14.14'
L11	N84°16'11"W	17.89'	L37	S39°16'11"E	14.14'
L12	S53°56'01"W	14.91'	L38	S50°43'49"W	14.14'
L13	S40°32'29"E	14.45'	L39	N86°20'55"E	34.58'
L14	S84°16'11"E	14.68'	L40	N86°20'55"E	11.43'
L15	S05°43'49"W	50.00'	L41	N86°20'55"E	44.16'
L16	N84°16'11"W	11.44'	L42	S84°16'11"E	48.33'
L17	S48°17'29"W	13.53'	L43	N39°16'11"W	28.28'
L18	S03°39'05"E	119.20'	L44	N50°43'49"E	14.14'
L19	S48°39'05"E	14.14'	L45	S39°16'11"E	14.14'
L20	N86°20'55"E	9.16'	L46	N50°43'49"E	14.14'
L21	N03°23'46"W	50.00'	L47	S39°16'11"E	14.14'
L22	S86°20'49"W	9.16'	L48	S39°16'11"E	14.14'
L24	S48°39'02"E	14.14'			
L25	S01°26'18"E	50.00'			
L26	S41°20'58"W	14.14'			
L27	S47°00'47"E	14.54'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°49'38"	775.00'	92.35'	S11°59'20"W	92.29'
C2	0°43'24"	1475.00'	18.62'	S15°02'27"W	18.62'
C3	4°18'34"	1475.00'	110.94'	S01°29'48"E	110.92'
C4	0°15'19"	325.00'	1.45'	N86°28'35"E	1.45'
C5	0°15'19"	275.00'	1.23'	S86°28'35"W	1.23'
C6	2°08'21"	325.00'	12.13'	N87°29'32"E	12.13'
C7	2°07'32"	275.00'	10.20'	S87°29'56"W	10.20'
C8	3°04'45"	325.00'	17.47'	S87°57'21"E	17.46'
C9	2°19'24"	275.00'	11.15'	N87°34'40"W	11.15'
C10	9°40'20"	750.00'	126.61'	N10°33'59"E	126.46'
C11	19°03'14"	1500.00'	498.83'	S05°52'32"W	496.54'
C12	2°12'47"	300.00'	11.59'	S87°27'18"W	11.59'
C13	7°14'07"	300.00'	37.88'	S89°57'58"W	37.86'
C14	0°15'19"	300.00'	1.34'	S86°28'35"W	1.34'

- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99988.
 - All HOA lots are to be owned and maintained by the Homeowner's Association.
 - According to Community Panel No. 48251C0215J, dated December 4, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. 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.

OWNER/DEVELOPER:
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 801 Cherry Street, Suite 2000
 Fort Worth, Texas 76102
 Phone: 817-849-5244
 Contact : Curt Millward

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2200
 Contact : Daniel Arthur, RPLS

APPLICANT:
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**FINAL PLAT
 OF
 EAGLE GLEN NORTH
 PHASE 1A**

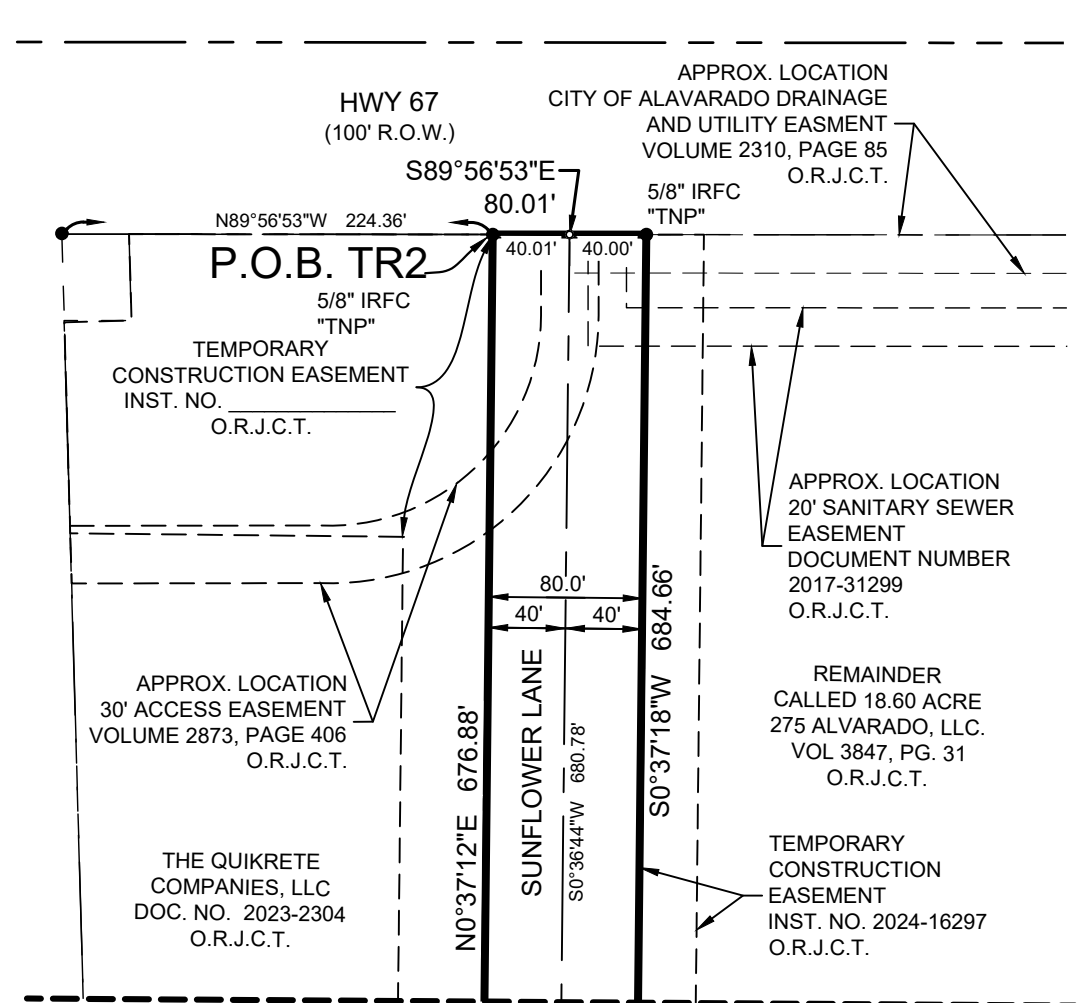
BLOCK A, LOTS 1-70, 59X-HOA;
 BLOCK B, LOTS 1-52; BLOCK C, 5-30;
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181 RESIDENTIAL LOTS
 2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
 1 ROW DEDICATION

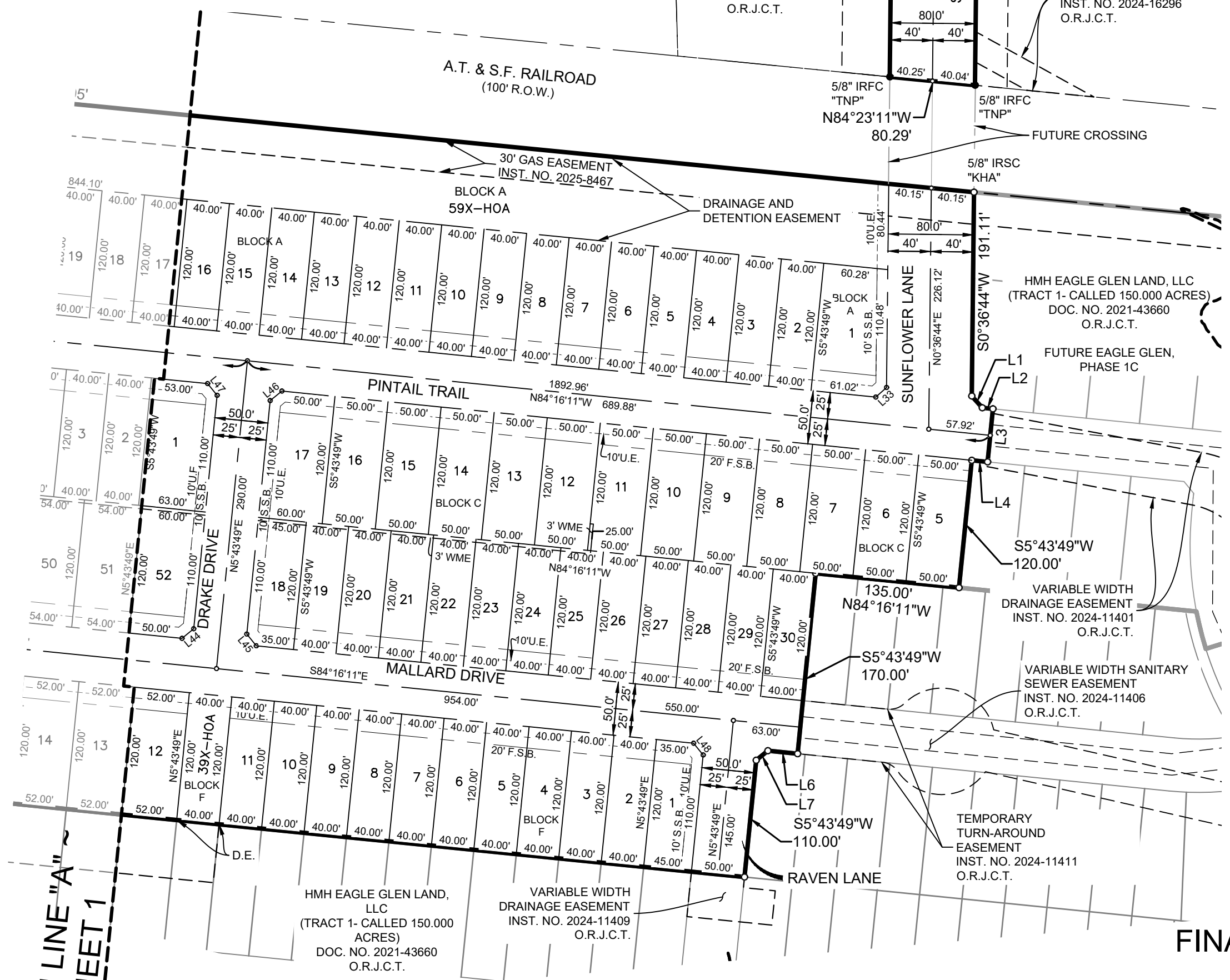
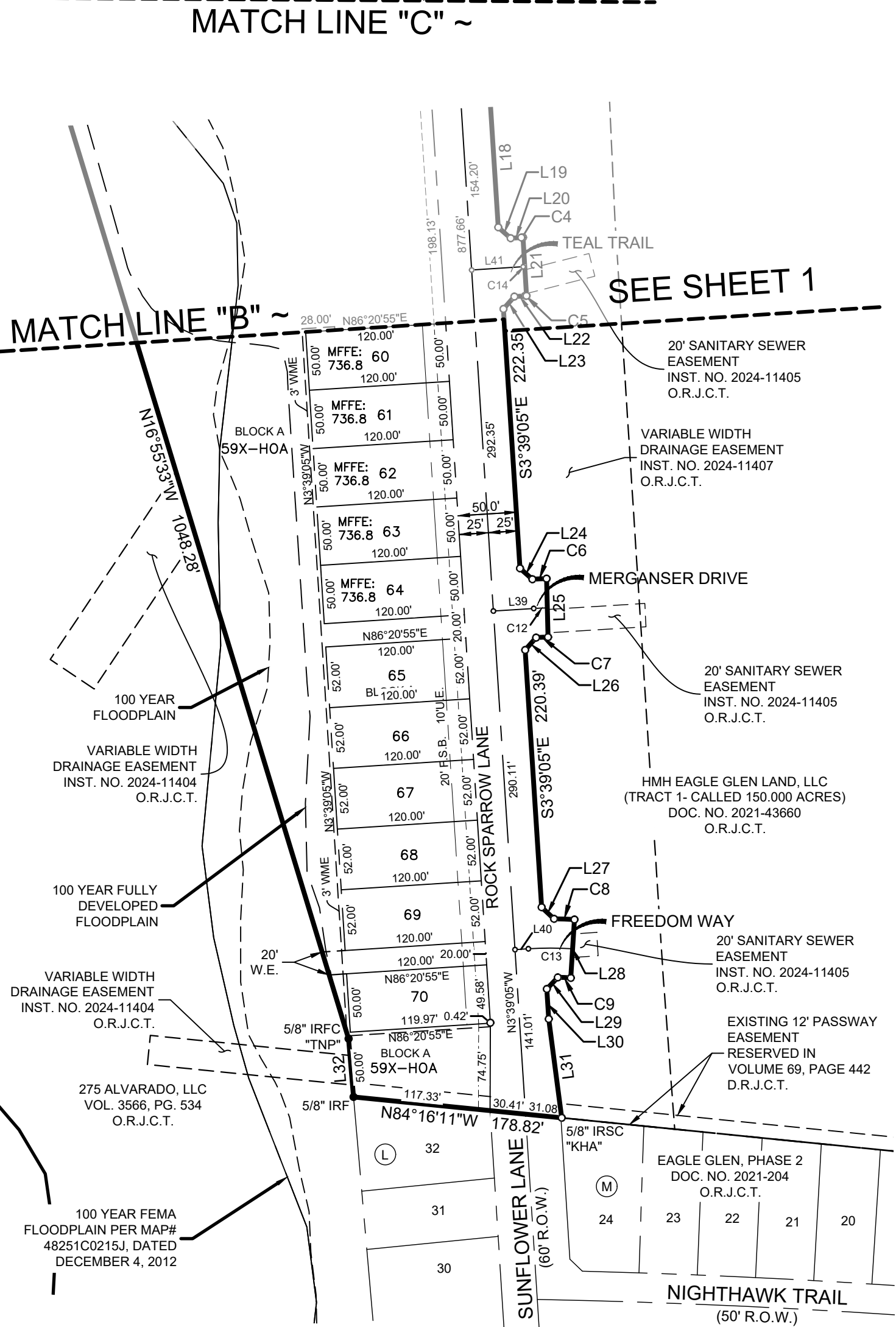
BEING 43.514 ACRES IN THE
 ANDREW SPIVA SURVEY, ABSTRACT NO. 770
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

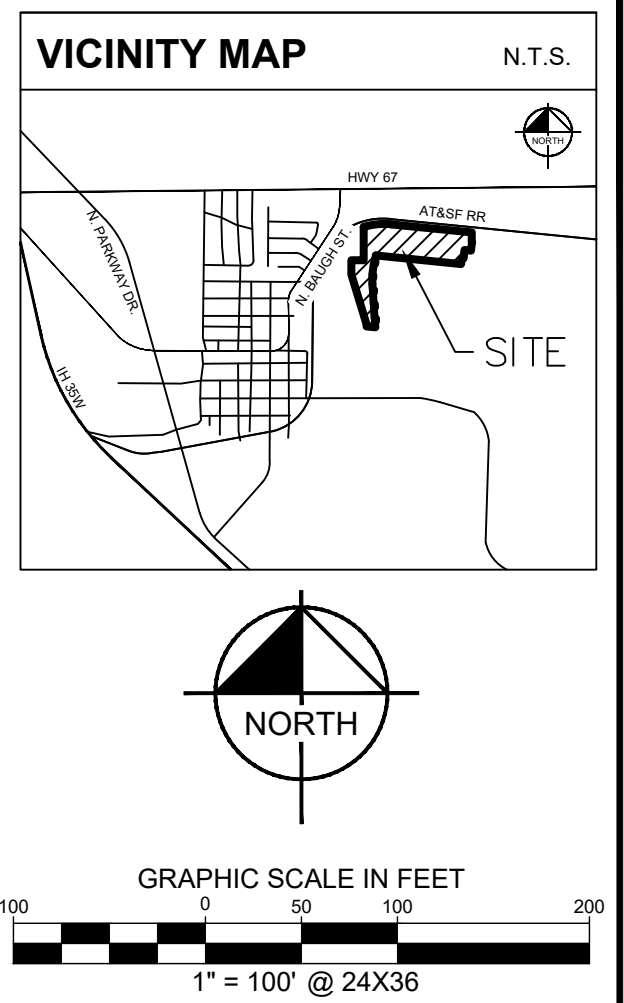
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009		FIRM # 10194503		Tel. No. (469) 501-2200 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	06/09/2025	063242411	1 OF 4



CURVE TABLE						CURVE TABLE					
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MATCH LINE "C" ~



LEGEND

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L14	S05°43'49"W	50.00'	L32	N04°57'46"W	50.00'	L49	S84°16'11"E	50.00'
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE							
BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
A	1	7828	0.179706	A	36	4800	0.110193	B	1	7510	0.172406	B	36	6000	0.137741	C	23	4800	0.110193	F	14	6240	0.143251
A	2	4800	0.110193	A	37	4800	0.110193	B	2	4800	0.110193	B	37	6000	0.137741	C	24	4800	0.110193	F	15	6240	0.143251
A	3	4800	0.110193	A	38	4800	0.110193	B	3	4800	0.110193	B	38	6000	0.137741	C	25	4800	0.110193	F	16	6240	0.143251
A	4	4800	0.110193	A	39	4800	0.110193	B	4	4800	0.110193	B	39	6000	0.137741	C	26	4800	0.110193	F	17	6240	0.143251
A	5	4800	0.110193	A	40	4800	0.110193	B	5	4800	0.110193	B	40	6000	0.137741	C	27	4800	0.110193	F	18	6240	0.143251
A	6	4800	0.110193	A	41	4800	0.110193	B	6	4800	0.110193	B	41	6000	0.137741	C	28	4800	0.110193	F	19	6550	0.150367
A	7	4800	0.110193	A	42	4800	0.110193	B	7	4800	0.110193	B	42	6480	0.14876	C	29	4800	0.110193	F	39X	4800	0.110193
A	8	4800	0.110193	A	43	4800	0.110193	B	8	4800	0.110193	B	43	6000	0.137741	C	30	4800	0.110193	A	59X	525152	12.05583
A	9	4800	0.110193	A	44	4798	0.110147	B	9	4800	0.110193	B	44	6480	0.14876	G	1	6550	0.150367				
A	10	4800	0.110193	A	45	4755	0.10916	B	10	4800	0.110193	B	45	6480	0.14876	G	2	6480	0.14876				
A	11	4800	0.110193	A	46	7202	0.165335	B	11	4800	0.110193	B	46	6480	0.14876	G	3	6480	0.14876				
A	12	4800	0.110193	A	47	7283	0.167195	B	12	4800	0.110193	B	47	6480	0.14876	G	4	6480	0.14876				
A	13	4800	0.110193	A	48	6729	0.154477	B	13	4800	0.110193	B	48	6480	0.14876	G	5	6480	0.14876				
A	14	4800	0.110193	A	49	4775	0.109619	B	14	4800	0.110193	B	49	6480	0.14876	G	6	6480	0.14876				
A	15	4800	0.110193	A	50	4800	0.110193	B	15	4800	0.110193	B	50	6480	0.14876	G	7	6480	0.14876				
A	16	4800	0.110193	A	51	4800	0.110193	B	16	4800	0.110193	B	51	6480	0.14876	G	8	6000	0.137741				
A	17	4800	0.110193	A	52	4800	0.110193	B	17	5160	0.118457	B	52	7150	0.164141	G	9	6000	0.137741				
A	18	4800	0.110193	A	53	4800	0.110193	B	18	5160	0.118457	C	5	6000	0.137741	G	10	6000	0.137741				
A	19	4800	0.110193	A	54	4800	0.110193	B	19	4800	0.110193	C	6	6000	0.137741	G	11	6000	0.137741				
A	20	4800	0.110193	A	55	4800	0.110193	B	20	4800	0.110193	C	7	6000	0.137741	G	12	6000	0.137741				
A	21	4800	0.110193	A	56	4800	0.110193	B	21	4800	0.110193	C	8	6000	0.137741	G	13	6000	0.137741				
A	22	4800	0.110193	A	57	4801	0.110216	B	22	4800	0.110193	C	9	6000	0.137741	G	14	6562	0.150643				
A	23	4800	0.110193	A	58	5028	0.115427	B	23	4800	0.110193	C	10	6000	0.137741	F	1	5350	0.122819				
A	24	4800	0.110193	A	59	5073	0.11646	B	24	4800	0.110193	C	11	6000	0.137741	F	2	4800	0.110193				
A	25	4800	0.110193	A	60	6000	0.137741	B	25	4800	0.110193	C	12	6000	0.137741	F	3	4800	0.110193				
A	26	4800	0.110193	A	61	6000	0.137741	B	26	4800	0.110193	C	13	6000	0.137741	F	4	4800	0.110193				
A	27	4800	0.110193	A	62	6000	0.137741	B	27	4800	0.110193	C	14	6000	0.137741	F	5	4800	0.110193				
A	28	4800	0.110193	A	63	6000	0.137741	B	28	4800	0.110193	C	15	6000	0.137741	F	6	4800	0.110193				
A	29	4800	0.110193	A	64	6000	0.137741	B	29	6190	0.142103	C	16	6000	0.137741	F	7	4800	0.110193				
A	30	4800	0.110193	A	65	6240	0.143251	B	30	6550	0.150367	C	17	7150	0.164141	F	8	4800	0.110193				
A	31	4800	0.110193	A	66	6240	0.143251	B	31	6000	0.137741	C	18	5350	0.122819	F	9	4800	0.110193				
A	32	4800	0.110193	A	67	6240	0.143251	B	32	6000	0.137741	C	19	4800	0.110193	F	10	4800	0.110193				
A	33	4800	0.110193	A	68	6240	0.143251	B	33	6000	0.137741	C	20	4800	0.110193	F	11	4800	0.110193				
A	34	4800	0.110193	A	69	6240	0.143251	B	34	6000	0.137741	C	21	4800	0.110193	F	12	6240	0.143251				
A	35	4800	0.110193	A	70	6000	0.137741	B	35	6000	0.137741	C	22	4800	0.110193	F	13	6240	0.143251				

**FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1A**

BLOCK A, LOTS 1-70, 59X-HOA;
BLOCK B, LOTS 1-52; BLOCK C, 5-30;
BLOCK F, LOTS 1-19, 39X-HOA;
BLOCK G, LOTS 1-14;

181 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 ROW DEDICATION

BEING 43.514 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

OWNER/DEVELOPER:
HMH Eagle Glen Land, LLC
801 Cherry Street, Suite 2000
Fort Worth, Texas 76102
Phone: 817-849-5244
Contact : Curt Millward

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Todd Hensley, P.E.

Kimley»Horn

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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	WBD	KHA	06/09/2025	063242411	3 OF 4

STATE OF TEXAS §

COUNTY OF JOHNSON §

TRACT 1 - 42.266 ACRES

WHEREAS HMH Eagle Glen Land, LLC is the owner of a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being a part of that called 150.000 acre tract of land described in deed to HMH Eagle Glen Land, LLC, as recorded in Document Number 2021-43660, Official Records of Johnson County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found at the northwest corner of said 150.000 acre tract, said point being in the south right-of-way line of the A.T.&S.F. Railroad, a 100 foot right-of-way, the beginning of a non-tangent curve to the right with a radius of 1,433.21 feet, a central angle of 22°28'36", and a chord bearing and distance of North 84°19'39" East, 558.64 feet;

THENCE along the north line of said 150.000 acre tract and the south line of the A.T. & S.F. Railroad as follows:

Along said non-tangent curve to the right, 562.24 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°24'29" East, 1,643.05 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said 150.000 acre tract as follows:

South 00°36'44" West, 191.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°49'43" East, 14.76 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 10.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 14.88 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 135.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 170.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 28.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 50°43'49" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 110.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 1,738.96 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 775.00 feet, a central angle of 06°49'38", and a chord bearing and distance of South 11°59'20" West, 92.29 feet;

Along said non-tangent curve to the right, 92.35 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a reverse curve to the left with a radius of 1,475.00 feet, a central angle of 00°43'24", and a chord bearing and distance of South 15°02'27" West, 18.62 feet;

Along said reverse curve to the left, 18.62 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 34°53'33" East, 13.02 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 11.24 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 17.89 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 53°56'01" West, 14.91 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 1,475.00 feet, a central angle of 08°33'41", and a chord bearing and distance of South 07°39'44" West, 220.20 feet;

Along said non-tangent curve to the left, 220.40 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 40°32'29" East, 14.45 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 14.68 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 11.44 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°17'29" West, 13.53 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 1,475.00 feet, a central angle of 04°18'34", and a chord bearing and distance of South 01°29'48" East, 110.92 feet;

Along said non-tangent curve to the left, 110.94 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 119.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°39'05" East, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 86°20'55" East, 9.16 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 00°15'19", and a chord bearing and distance of North 86°28'35" East, 1.45 feet;

Along said tangent curve to the right, 1.45 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°23'46" East, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 00°15'19", and a chord bearing and distance of South 86°28'35" West, 1.23 feet;

Along said non-tangent curve to the left, 1.23 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 86°20'49" West, 9.16 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°20'58" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 222.35 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°39'02" East, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 02°08'21", and a chord bearing and distance of North 87°29'32" East, 12.13 feet;

Along said non-tangent curve to the right, 12.13 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°26'18" East, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 02°07'32", and a chord bearing and distance of South 87°29'56" West, 10.20 feet;

With said non-tangent curve to the left, 10.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°20'58" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 220.39 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 47°00'47" East, 14.54 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 03°04'45", and a chord bearing and distance of South 87°57'21" East, 17.46 feet;

Along said non-tangent curve to the right, 17.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°35'02" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 02°19'24", and a chord bearing and distance of North 87°34'40" West, 11.15 feet;

Along said non-tangent curve to the left, 11.15 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 43°16'55" West, 13.66 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 25.72 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 07°27'56" East, 85.21 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the northwest corner of Lot 24, Block M, Eagle Glen, Phase 2, an addition to the City of Alvarado as recorded in Document Number 2021-204, Official Records of Johnson County, Texas, said point being in the south line of said 150.000 acre tract, said point also being in the east right-of-way line of Sunflower Lane, a 60 foot right-of-way;

THENCE North 84°16'11" West, 178.82 feet along the south line of said 150.000 acre tract and the north line of said Eagle Glen, Phase 2, to a 5/8 inch iron rod found at the southwest corner of said 150.000 acre tract, said point also being the northwest corner of Lot 32, Block L, of said Eagle Glen, Phase 2;

THENCE along the west line of said 150.000 acre tract as follows:

North 04°57'46" West, 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 16°55'33" West, 1,048.28 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°00'03" West, 288.97 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89°59'57" East, 248.99 feet to a 5/8 inch iron rod found for corner;

North 00°00'03" West, 670.34 feet to the POINT OF BEGINNING and containing 1,841,100 square feet or 42.266 acres of land.

ROW DEDICATION DESCRIPTION

TRACT 2 1.248-ACRES

BEING a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being all of a called 1.248-acre tract of land described as Tract 2 conveyed to HMH Eagle Glen Land, LLC., according to the document filed of record in Document No. 2021-43660 (O.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "TNP" in the northwest corner of said Tract 2, same being the northeast corner of that tract of land conveyed to The Quikrete Compaines, LLC., according to the document filed of record in Document No. 2023-2304 (O.R.J.C.T.), in the south line of Highway 67 a 100 foot right-of-way, from which a TxDot Monument found in said south line right-of-way bears North 89°56'53" West, a distance of 224.36 feet;

THENCE South 89°56'53" East, with said south right of way line, same being common with the north line of said Tract 2, a distance of 80.01 feet to a 5/8-inch iron rod found with cap stamped "TNP" for the northeast corner of said Tract 2;

THENCE South 00°37'18" West, with the east line of said Tract 2, a distance of 684.66 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner, in the north line of A.T. & S.F. Railroad a 100 foot right-of-way;

THENCE North 84°23'11" West, with said north right-of-way, same being common with the south line of said Tract 2, a distance of 80.29 feet to a 5/8-inch iron rod found with cap stamped "TNP" for the southwest corner of said Tract 2, same being the southeast corner of the above-mentioned Quikrete Companies tract;

THENCE North 00°37'12" East, with the west line of said Tract 2, same being common with the east line of said Quikrete Companies tract, a distance of 676.88 feet to the POINT OF BEGINNING and containing 54,458 square feet or 1.248-acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF JOHNSON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, _____ do hereby adapt this plat designating the herein above described property as EAGLE GLEN NORTH, PHASE 1A to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public use forever, the streets, alleys, easements, rights-of-way, parks, school sites and other public places shown on the attached plat to the City of Alvarado except as noted on this plat. All and any public utility and the City of Alvarado shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Alvarado and all public utilities constructing, reconstructing, inspecting, patrolling maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations, and resolutions of the City of Alvarado, Texas.

Witness, my hand this the _____ day of _____, 2025.

STATE OF TEXAS §

COUNTY OF JOHNSON §

This instrument was acknowledged before me on _____, 2025, by _____.

_____ of _____.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel 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 supervision.

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this ____ day of _____, 2025, by the city council of the City of Alvarado, Texas.

_____	Mayor
_____	City Secretary

FINAL PLAT OF EAGLE GLEN NORTH PHASE 1A

BLOCK A, LOTS 1-70, 59X-HOA;
BLOCK B, LOTS 1-52; BLOCK C, 5-30;
BLOCK F, LOTS 1-19, 39X-HOA;
BLOCK G, LOTS 1-14;

181 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 ROW DEDICATION

BEING 43.514 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn
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.
N/A	WBD	KHA	06/09/2025	063242411	4 OF 4



Planning and Zoning Commission Meeting Management Report

Meeting Date: July 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1c final plat on 11.306 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 30, 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 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 designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with History Maker Homes, and the Eagle Glen North Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Planning and Zoning Commission recommend approval to Council as stated in the attached letter recommending approval.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)

PLAT APPLICATION

Office Use Only	
Clerk: _____	Project#: _____
Fee: \$ _____	
Date Pd: _____	Check# or Cash: _____
Receipt#: _____	Received by: _____

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 Final Plat of Eagle Glen North Phase 1C

Total Lots 19 Resid. & 3 HOA Total Acres 11.306 Current Zoning PD Ordinance No. 2021-0332

Subdivision Name Eagle Glen North Lots 19 Block(s) C, D, J

Survey Name(s) Andrew Spiva Survey Abstract No.(s) 770 Tract(s) N/A

Address/Location South of US Hwy 67 at the intersection of CR 503

Applicant

Company or Name HMH Eagle Glen Land, LLC

Contact Name Rob McClain

Address 1038 Texan Trail City Grapevine State Texas Zip 76051

Telephone (972) 754-2948 Email rob.mcclain@jabezdevelopment.com

Owner (If Different)

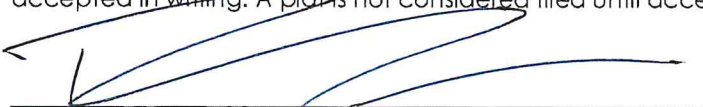
Company or Name _____

Contact Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Email _____

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.



Signature of Applicant, Owner, or Authorized Agent

6/23/25

Date

Planning Official

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

****FOR OFFICE USE ONLY****

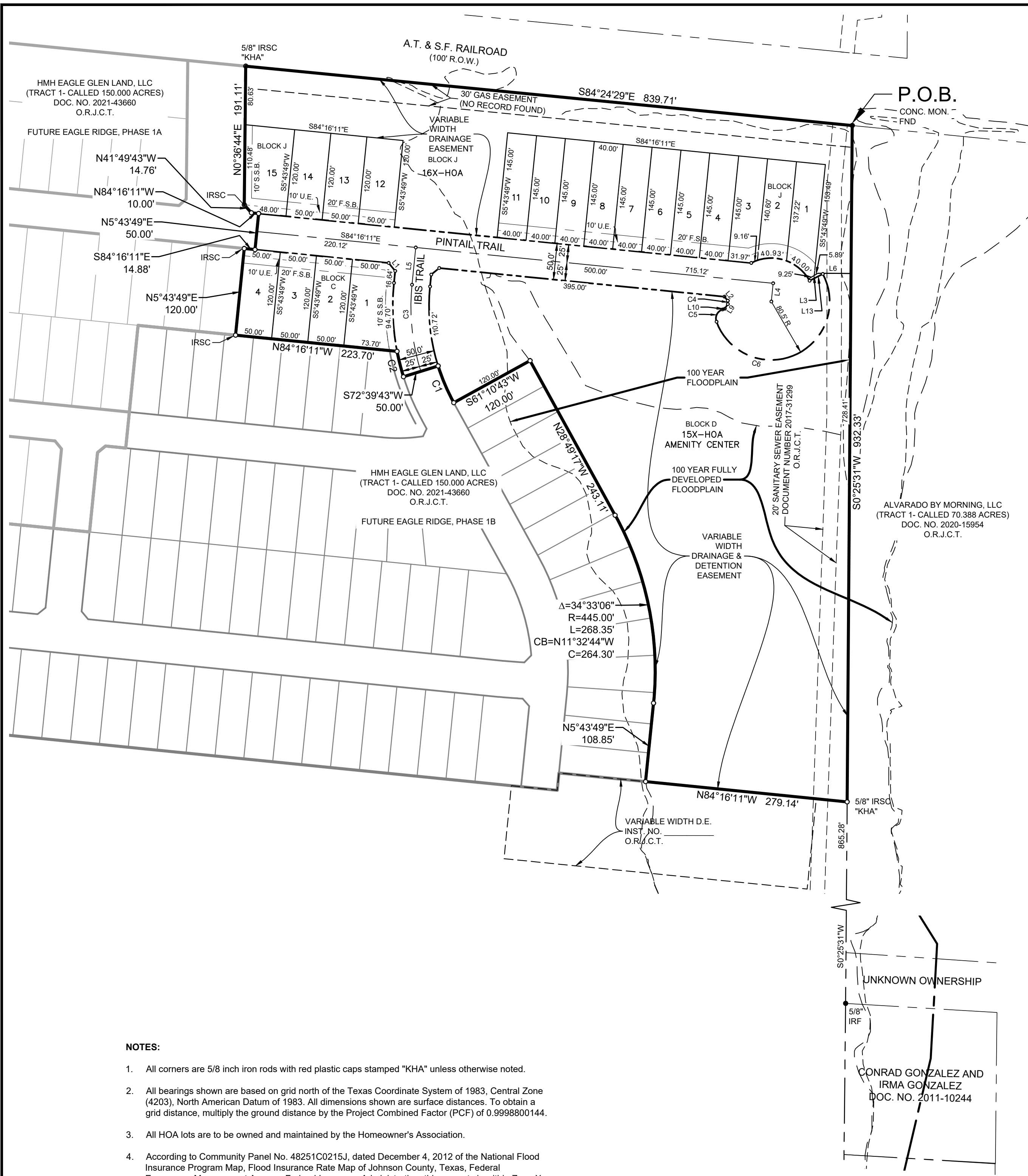
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Phase 1a

Phase 1c

Eagle Glen North Addition



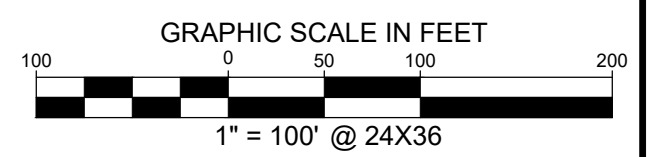
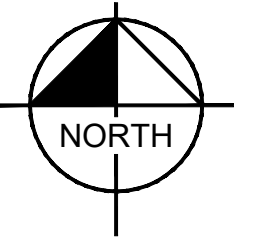
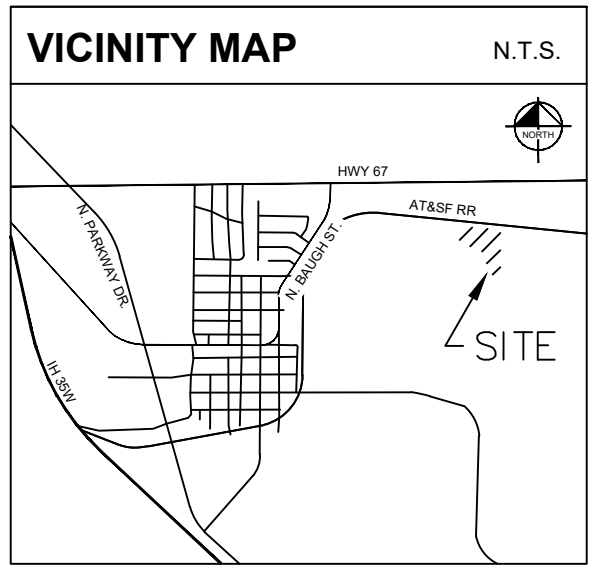
LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
C	1	0.174	7,573
C	2	0.138	6,000
C	3	0.138	6,000
C	4	0.138	6,000

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
J	1	0.135	5,899
J	2	0.125	5,463
J	3	0.133	5,781
J	4	0.133	5,800
J	5	0.133	5,800
J	6	0.133	5,800
J	7	0.133	5,800
J	8	0.133	5,800
J	9	0.133	5,800
J	10	0.133	5,800
J	11	0.133	5,800
J	12	0.138	6,000
J	13	0.138	6,000
J	14	0.138	6,000
J	15	0.173	7,555
J	16X	1.835	79,914

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
D	15X	5.532	240,984

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°16'11"E	14.14'
L2	N40°21'07"W	7.20'
L3	S58°38'29"W	15.14'
L4	S05°43'49"W	25.25'
L5	N05°43'49"E	51.64'
L6	S89°34'29"E	45.76'
L9	N33°19'45"E	7.77'
L10	N72°19'54"E	3.27'
L13	N62°51'30"E	20.50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°28'59"	275.00'	55.12'	N23°04'47"W	55.02'
C2	6°22'26"	325.00'	36.15'	N14°09'04"W	36.14'
C3	23°04'06"	300.00'	120.79'	S05°48'14"E	119.97'
C4	4°29'38"	60.00'	4.71'	N01°03'10"W	4.70'
C5	92°32'50"	13.00'	21.00'	N26°03'29"E	18.79'
C6	187°59'37"	80.50'	264.13'	S65°47'15"W	160.61'



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL RECORDS JOHNSON COUNTY, TEXAS
	STREET NAME CHANGE

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE

- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998800144.
 - All HOA lots are to be owned and maintained by the Homeowner's Association.
 - According to Community Panel No. 48251C0215J, dated December 4, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. 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.

**FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1C**

BLOCK C, 1-4; BLOCK D, 15X-16X; BLOCK J, 1-15, 16X

19 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.306 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

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" = 100'	WBD	KHA	06/10/2025	063242411	1 OF 2

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS HMH Eagle Glen Land, LLC is the owner of a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being a part of that called 150.000 acre tract of land described in deed to HMH Eagle Glen Land, LLC, as recorded in Document Number 2021-43660, Official Records of Johnson County, Texas and being further described as follows:

BEGINNING at a concrete monument found at the northeast corner of said 150.000 acre tract, said point being the northwest corner of a called 70.388 acre tract of land described in deed to Alvarado By Morning, LLC, as recorded in Document Number 2020-15954, Official Records of Johnson County, Texas, said point also being in the south right-of-way line of the A.T. & S.F. Railroad, a 100 foot right-of-way;

THENCE South 00°25'31" West, 932.33 feet along the east line of said 150.000 acre tract and the west line of said 70.388 acre tract to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 5/8 inch iron rod found in the east line of said 150.000 acre tract, said point also being the northwest corner of a tract of land described in deed to Conrad Gonzalez and Irma Gonzalez as recorded in Document Number 2011-10244, Official Records of Johnson County, Texas, bears South 00°25'31" West, 865.28 feet;

THENCE over and across said 150.000 acre tract as follows:

North 84°16'11" West, a distance of 279.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 108.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 445.00 feet, a central angle of 34°33'06", and a chord bearing and distance of North 11°32'44" West, 264.30 feet;

With said curve to the left, an arc distance of 268.35 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 28°49'17" West, a distance of 243.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 61°10'43" West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 362.41 feet, a central angle of 08°42'26", and a chord bearing and distance of North 23°04'47" West, 55.02 feet;

With said curve to the right, an arc distance of 55.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner of this tract;

South 72°39'43" West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°22'26", and a chord bearing and distance of North 14°09'04" West, 36.14 feet;

With said curve to the right, an arc distance of 36.15 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner of this tract;

North 84°16'11" West, a distance of 223.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 84°16'11" East, a distance of 14.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 84°16'11" West, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 41°49'43" West, a distance of 14.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°36'44" East, a distance of 191.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the north line of said 150.000 acre tract and the south line of A.T. & S.F. Railroad;

THENCE South 84°24'29" East, 839.71 feet along the north line of said 150.000 acre tract and along the south right-of-way line of the A.T.& S.F. Railroad to the POINT OF BEGINNING and containing 492,486 square feet or 11.306 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF JOHNSON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, _____ do hereby adapt this plat designating the herein above described property as EAGLE GLEN NORTH, PHASE 1C to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public use forever, the streets, alleys, easements, rights-of-way, parks, school sites and other public places shown on the attached plat to the City of Alvarado. All and any public utility and the City of Alvarado shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Alvarado and all public utilities constructing, reconstructing, inspecting, patrolling maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations, and resolutions of the City of Alvarado, Texas.

Witness, my hand this the _____ day of _____, 2024.

STATE OF TEXAS §

COUNTY OF JOHNSON §

This instrument was acknowledged before me on _____, 2024, by _____,

_____ of _____.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel 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 supervision.

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

FINAL PLAT OF EAGLE GLEN NORTH PHASE 1C

BLOCK C, 1-4; BLOCK D, 15X-16X; BLOCK J, 1-15, 16X

19 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.306 ACRES IN THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	06/10/2025	063242411	2 OF 2