



**ALVARADO CITY COUNCIL AGENDA**  
**SPECIAL CALLED AND TOWN HALL MEETING - JULY 31, 2025- 6:30 PM**  
**CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE. - ALVARADO, TEXAS 76009**

**CALL TO ORDER**

Roll Call

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION AND PUBLIC INPUT**

This is an opportunity for citizens to address the convened City Council 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. Any response from a member of the convened City Council 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. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

**COUNCIL COMMENTS**

Pursuant to LGC Section 551.0415, City Council 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 salutory 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 salutory 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.

**NEW BUSINESS**

1. Presentation of the City of Alvarado's financial audit for Fiscal Year 2023-2024 by representatives of Waters, Vollmering, Beavers & Adams, LLP.
2. Consideration and action related to the approval of the City of Alvarado's financial audit for Fiscal Year 2023-2024.

**EXECUTIVE SESSION**

EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

3. Pursuant to § 551.071, Texas Government Code - consultation with the City's attorneys to seek advice on the following matters:
  - Any listed agenda item

- Negotiations and potential eminent domain action for the acquisition of real property as right-of-way to serve existing and new development in the City and for other public purposes permitted by law; and
4. Pursuant to Section § 551.072, Texas Government Code - deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way to serve existing and new development in the City.
- Negotiations and potential eminent domain action for the acquisition of real property as right-of-way to serve existing and new development in the City and for other public purposes permitted by law.

**RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION.**

5. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0032 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests as right-of-way to serve existing and new development in the City and for other public purposes permitted by law.

**TOWN HALL MEETING**

6. City of Alvarado 2025 Redistricting Project Presented by Dan Santee and Jon James, Denton Navarro Rodriguez Bernal Santee & Zech, PC. to include discussion with the City Council and Citizens.
7. Possible action related to the 2025 Redistricting Project.

**ADJOURNMENT**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in 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 25th, 2025, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



\_\_\_\_\_  
Bobbie Jo Taylor, TRMC, MMC  
City Secretary

**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](mailto: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.



## **City Council Meeting Management Report**

Meeting Date: July 31, 2025

Contact: Laura Cox, CFO

### **AGENDA ITEM:**

Presentation of the City of Alvarado's financial audit for Fiscal Year 2023-2024 by representatives of Waters, Vollmering, Beavers & Adams, LLP.

### **BACKGROUND & FINDINGS:**

Carey Adams, CPA, Partner with Waters, Vollmering, Beavers & Adams, LLP, will be present to discuss the audit with City Council.

### **FINANCIAL IMPACT:**

No financial impact.

### **RECOMMENDATION:**

N/A

### **MANAGEMENT REVIEW:**

Paul DeBuff, City Manager

### **ATTACHMENTS:**

1. None



## **City Council Meeting Management Report**

Meeting Date: July 31, 2025

Contact: Laura Cox, CFO

### **AGENDA ITEM:**

Consideration and action related to the approval of the City of Alvarado financial audit for Fiscal Year 2023-2024.

### **BACKGROUND & FINDINGS:**

Per the City's Charter, an independent audit shall be conducted at the end of each fiscal year. The financial audit for Fiscal Year 2023-2024 will be posted on the City's Finance Department's web page for public inspection once approved.

### **FINANCIAL IMPACT:**

No financial impact.

### **RECOMMENDATION:**

Staff recommends acceptance and approval of the City of Alvarado financial audit for Fiscal Year 2023-2024.

### **MANAGEMENT REVIEW:**

Paul DeBuff, City Manager

### **ATTACHMENTS:**

1. Audit Report will be provided Thursday Evening



## City Council Meeting Management Report

**Meeting Date:** July 31, 2025

**Contact:** Paul DeBuff

**AGENDA ITEM:** Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0032 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests as right-of-way to serve existing and new development in the City and for other public purposes permitted by law.

**BACKGROUND AND FINDINGS:** If the council chooses to move forward, Resolution No. R2025-0032 will authorize the City to begin Eminent Domain Proceedings to acquire real property for use as public right-of-way and other public purposes as permitted by law. The property is a parcel consisting of 0.756 acres and 0.012 acres commonly referred to as “Indie Catch”.

**FINANCIAL IMPACT:** N/A

**MANAGEMENT REVIEW:** Paul DeBuff

**ATTACHMENTS:** None

**RESOLUTION NO. R2025-0032**

**A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, AUTHORIZING THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR USE BY THE CITY AS PUBLIC RIGHT-OF-WAY AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Alvarado, Texas, (the “City”) is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City desires to acquire certain property as public right-of-way for future use (the “Project”) to serve existing and new development in the City; and

**WHEREAS**, it is necessary for the City to acquire certain real property interests from the property owner who owns certain land needed for the Project; and

**WHEREAS**, the City and the owner of the following properties have been unable to reach an agreement on the acquisition of the following needed right-of-way:

- 0.756 acre (32,912 sq. ft) and 0.012 acre (541 sq. ft) right-of-way on property described in Instrument Number 2022-36624 in the Official Records, Johnson County, Texas, as more fully described in **Exhibit A** attached hereto and incorporated herein; and

**WHEREAS**, the City Council finds and determines that the acquisition of the above real property interests for the Project constitutes a public use for a public purpose; and

**WHEREAS**, the City Council now deems it necessary to authorize the law firm of Taylor, Olson, Adkins, Sralla & Elam, L.L.P. to initiate condemnation proceedings in order to acquire the necessary real property interests.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:**

**SECTION 1.**

The City Council hereby finds and determines that the recitals made in the preamble of this Resolution are true and correct and incorporates such recitals herein.

**SECTION 2.**

The City Council hereby finds and determines that a public necessity exists for the Project and that the acquisition of the above-referenced real property interests, which are more fully

described in **Exhibit A**, attached to this Resolution and incorporated herein for all purposes, is necessary for such purposes.

### **SECTION 3.**

The law firm of Taylor, Olson, Adkins, Sralla & Elam, L.L.P. (“City Attorney”) is hereby authorized to bring condemnation proceedings against the owners, and any and all other parties having an interest in the underlying properties, for the purpose of acquiring such real property interests through the exercise of the City’s power of eminent domain, provided that the following conditions have been met:

- (a) The City will use due diligence to obtain ownership information and a legal description for each parcel to be acquired;
- (b) If the owner and/or other parties are located through the exercise of due diligence, the City Manager, or his designated representative, will:
  - (1) Make an initial offer to the owner and/or other parties for the purchase of the above-referenced real property interests;
  - (2) Make a final offer to the owner and/or other parties for the purchase of the above-referenced real property interests; and
  - (3) Disclose to the owner and/or other parties all existing appraisal reports or value studies produced or acquired by the City relating to the owners’ or other parties’ property and used by the City in determining the amount of the final offer.
- (c) The owner and/or other parties fail or refuse to accept the City’s final offer.
- (d) If the owner and/or other parties cannot be located through the exercise of due diligence, the City Attorney may file eminent domain proceedings against such owner and/or other parties, and shall cite such owner and/or other parties, who cannot be located, by publication in the manner authorized by law.

### **SECTION 4.**

The City Council hereby finds and determines that the above described real property interests are needed for the Project, which serves a public purpose and is necessary to serve the public health, safety, and welfare.

### **SECTION 5.**

This Resolution shall be effective immediately upon approval by the City Council.

**PASSED AND APPROVED** by the City Council of the City of Alvarado, Texas, this  
\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jacob Wheat, Mayor

Attest:

\_\_\_\_\_  
Bobbie Jo Taylor, City Secretary

EXHIBIT A  
PAGE 1 OF 5

LEGAL DESCRIPTION

TRACT 1

BEING a tract of land located in Johnson County, Texas, part of the Daniel Mitchell Survey, Abstract No. 586, being part of that called 164.656 acre tract of land described in deed to Indie Catch, LLC recorded as Instrument No. 2022-36624, Official Public Records, Johnson, and being more particularly described as follows:

COMMENCING at one-half inch iron rod found in the approximate existing north right-of-way of County Road No. 508 (an unrecorded/prescriptive use right-of-way), being in the southeast corner of said 164.656 acre tract;

THENCE, along said existing north right-of-way and the south line of said 164.656 acre tract, South 60 degrees 21 minutes 40 seconds West, 240.87 feet to the POINT OF BEGINNING;

THENCE, continuing along said existing north right-of-way and the south line of said 164.656 acre tract, South 60 degrees 21 minutes 40 seconds West, 2,631.61 feet to a point for corner, being a outside "ell" corner in the of said 164.656 acre tract and being the approximate southwest corner of said Abstract No. 856;

THENCE, continuing along said south line, North 30 degrees 30 minutes 00 seconds West, 102.51 feet to a one-half inch iron rod with cap stamped "JBI" set, being in the proposed new right-of-way line of County Road No. 508;

THENCE, along the proposed new right-of-way line of County Road No. 508 as follows:

South 84 degrees 30 minutes 46 seconds East, 95.80 feet to a one-half inch iron rod set, the beginning of a curve to the left;

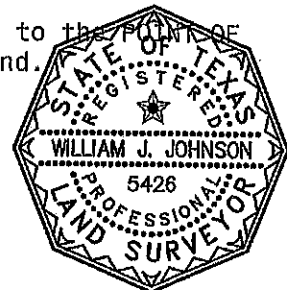
Along said curve to the left through a central angle of 24 degrees 15 minutes 36 seconds, having a radius of 660.00 feet, an arc length of 279.46 feet, a chord bearing of North 72 degrees 22 minutes 58 seconds East, 277.37 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 60 degrees 15 minutes 10 seconds East, 1,052.82 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 60 degrees 07 minutes 15 seconds East, 1,221.70 feet to a one-half inch iron rod with cap stamped "JBI" set;

THENCE, South 29 degrees 22 minutes 14 seconds East, 12.62 feet to the POINT OF BEGINNING and containing 32,912 square feet or 0.756 acre of land.

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




SCALE: 1" = 100'	DATE 01/13/2025	DRAWN WJJ	PROJECT BBC010 EXHIBIT-ROW INDIE CATCH.dwg	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A  
PAGE 2 OF 5

LEGAL DESCRIPTION

TRACT 2

BEING a tract of land located in Johnson County, Texas, part of the H. Lewis Survey, Abstract No. 516, being part of that called 164.656 acre tract of land described in deed to Indie Catch, LLC recorded as Instrument No. 2022-36624, Official Public Records, Johnson, and being more particularly described as follows:

COMMENCING at one-half inch iron rod with cap stamped "Windrose" found at an inside "ell" corner of said 164.656 acre tract, being in the northeasterly line of said H. Lewis Survey, and the southwesterly line of the David Mitchell Survey, Abstract No. 856;

THENCE, along the southerly line of said 164.656 acre tract, South 60 degrees 00 minutes 02 seconds West, 264.18 feet to a one-half inch iron rod set for the POINT OF BEGINNING, being in the proposed new northerly right-of-way line of County Road No. 508 (proposed 80 foot wide R.O.W.);

THENCE, continuing along the southerly line of said 164.656 acre tract, South 60 degrees 00 minutes 02 seconds West, 96.01 feet to a one-half inch iron rod set;

THENCE, North 29 degrees 04 minutes 55 seconds West, 9.18 feet to a one-half inch iron rod with cap stamped "JBI" set, being in the said proposed new northerly right-of-way line of County Road No. 508, the beginning of a curve to the right;

THENCE, along said proposed new northerly right-of-way and along said curve to the right through a central angle of 07 degrees 27 minutes 41seconds, having a radius of 740.00 feet, an arc distance of 96.37 feet, a chord bearing of North 65 degrees 28 minutes 11 seconds East, 96.30 feet to the POINT OF BEGINNING and containing 541 square feet or 0.012 acre of land.

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




SCALE: 1" = 100'	DATE 01/13/2025	DRAWN WJJ	PROJECT BBC010 EXHIBIT-ROW INDIE CATCH.dwg	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A  
PAGE 3 OF 5

LEGEND

- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRS IRON ROD SET ("JBI" CAP)
- (C.M.) CONTROL MONUMENT
- S.F. SQUARE FEET
- AC. ACRES

LINE TABLE		
NO.	BEARING	LENGTH
L3	S29°22'14"E	12.62'

RIGHT-OF-WAY  
DEDICATION  
(TRACT 1)  
32.912 S.F.  
0.756 AC.

INDIE CATCH, LLC  
INST. NO. 2022-36624  
CALLED 164.656 AC.

MICHAEL BRUCE SUNDAY  
REVOLCABLE TRUST  
INST. NO. 2022-18080  
CALLED 13.798 AC.

DAVID MITCHELL SURVEY  
ABSTRACT NO. 586

N60°07'15"E 1,221.70'

S60°21'40"W 2,631.61'

PROPOSED 80' R.O.W.

COUNTY ROAD NO. 508

S60°21'40"W 240.87'  
(DEED LINE)

(FUTURE R.O.W.-BY OTHERS)

428.755 ACRES  
CENTURY LAND HOLDINGS OF TEXAS (50%)  
INST. NO. 2024-2622

JAMES B. CONGER SURVEY  
ABSTRACT NO. 150

PROPOSED  
LONE OAK PHASE 1  
(PLAT PENDING)

GBRK EDGEWOOD LLC (50%)  
INST. NO. 2021-23404

P.O.B.  
(TRACT 1)  
SIMLA INVESTMENTS, LLC  
INST. 2018-5852  
CALLED 1.619 AC.

P.O.C.  
(TRACT 1)  
ALEJANDRINA ATAYDE  
INST. 2021-15028  
CALLED 1.0 AC.

RIGHT-OF-WAY  
DEDICATION (TRACT 1)  
32,912 S.F.  
0.756 AC.

INDIE CATCH, LLC  
INST. NO. 2022-36624  
CALLED 164.656 AC.

DAVID MITCHELL SURVEY  
ABSTRACT NO. 586

N60°07'15"E 1,221.70'

(DEED LINE) S60°21'40"W 2,631.61'

COUNTY ROAD NO. 508

PROPOSED 80' R.O.W.

428.755 ACRES  
CENTURY LAND HOLDINGS OF TEXAS (50%)  
INST. NO. 2024-2622

GBRK EDGEWOOD LLC (50%)  
INST. NO. 2021-23404

PROPOSED  
LONE OAK PHASE 1  
(PLAT PENDING)

JAMES B. CONGER SURVEY  
ABSTRACT NO. 150

RIGHT-OF-WAY  
DEDICATION (TRACT 1)  
32,912 S.F.  
0.756 AC.

INDIE CATCH, LLC  
INST. NO. 2022-36624  
CALLED 164.656 AC.

N60°15'10"E 1,052.82'

(DEED LINE) S60°21'40"W 2,631.61'

COUNTY ROAD NO. 508

PROPOSED 80' R.O.W.

R.O.W. PREVIOUSLY  
ACQUIRED FROM  
MARTHA LEE FRANKLIN  
2024-11107, D.R.J.C.T.

ROBERT LEE FRANKLIN  
MARTHA LEE FRANKLIN  
VOL. 1085, PG. 578  
CALLED 135.76 AC.

EXISTING ASPHALT  
PAVEMENT

SCALE:  
1" = 100'

DATE  
01/13/2025

DRAWN  
WJJ

PROJECT  
BBC01  
EXHIBIT-ROW  
INDIE\_CATCH.dwg

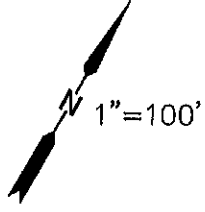


2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

EXHIBIT A  
PAGE 4 OF 5

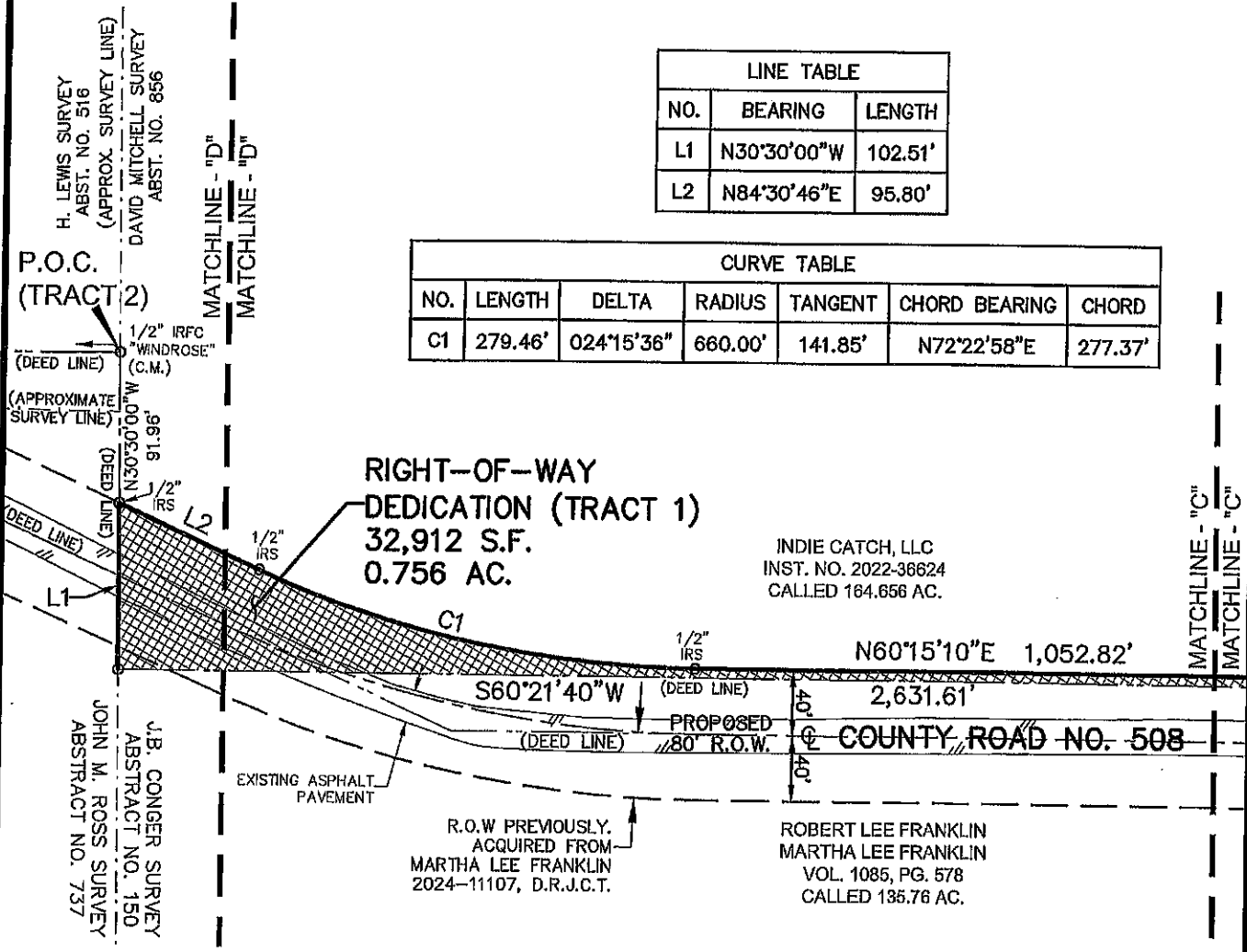
LEGEND

- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRS IRON ROD SET ("JBI" CAP)
- (C.M.) CONTROL MONUMENT
- S.F. SQUARE FEET
- AC. ACRES



LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°30'00"W	102.51'
L2	N84°30'46"E	95.80'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	279.46'	024°15'36"	660.00'	141.85'	N72°22'58"E	277.37'



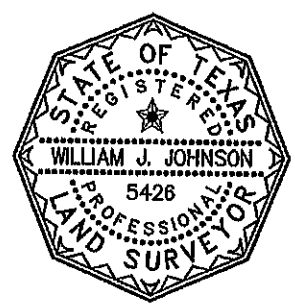
**RIGHT-OF-WAY  
DEDICATION (TRACT 1)**  
32,912 S.F.  
0.756 AC.

INDIE CATCH, LLC  
INST. NO. 2022-36624  
CALLED 164.656 AC.

R.O.W. PREVIOUSLY  
ACQUIRED FROM  
MARTHA LEE FRANKLIN  
2024-11107, D.R.J.C.T.

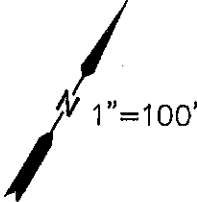
ROBERT LEE FRANKLIN  
MARTHA LEE FRANKLIN  
VOL. 1085, PG. 578  
CALLED 135.76 AC.

*[Signature]*  
WILLIAM J. JOHNSON, R.P.L.S. NO. 5426



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EXHIBIT A  
PAGE 5 OF 5

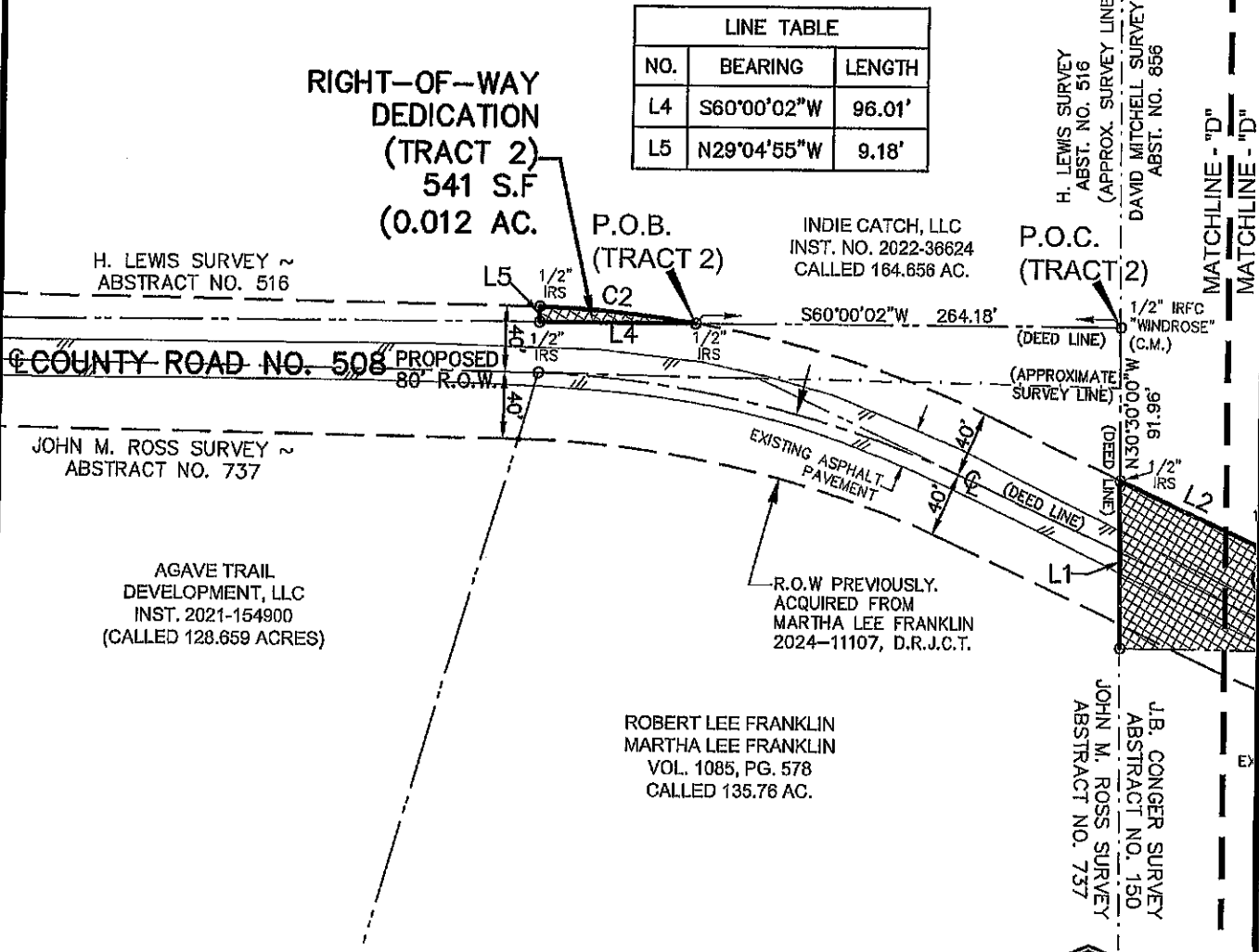


**LEGEND**  
 POB POINT OF BEGINNING  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET ("JBI" CAP)  
 (C.M.) CONTROL MONUMENT  
 S.F. SQUARE FEET  
 AC. ACRES

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C2	96.37'	007°27'41"	740.00'	48.25'	N65°28'11"E	96.30'

LINE TABLE		
NO.	BEARING	LENGTH
L4	S60°00'02"W	96.01'
L5	N29°04'55"W	9.18'

RIGHT-OF-WAY  
DEDICATION  
(TRACT 2)  
541 S.F.  
(0.012 AC.)



*William J. Johnson*

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



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