

**REGULAR MEETING OF THE  
CITY OF ALVARADO PLANNING AND ZONING COMMISSION  
104 W. COLLEGE AVE.  
August 14, 2025  
6:30 PM  
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, August 14, 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 7/21/2025 Regular Planning and Zoning Commission Meeting.

**CONSENT AGENDA: NA**

**NEW BUSINESS:**

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

3. Consideration and action on the application of HMM Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1b final plat on 21.133 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](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.

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 August 7, 2025 before 4:30 p.m. and remained so posted continuously for at least 120 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  
July 17, 2025 @ 6:30 PM**

**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, July 17, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Kelly Richardson  
Barbara Fuller  
Joshua Rendon

The following members were absent for roll call:

Ryan Banister  
Lisa Deese

The following alternates were present for roll call:

Coleman Reed  
David Garay

City personnel present:

Justin French, Community Development Director  
Jessica Hill, Strategic Initiatives Manager

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** – Chairman Richardson moved to approve the May 17, 2025 minutes as written. Commissioner Reed seconded the motion. Motion passed with five (5) votes in favor and none opposed.

**CONSENT AGENDA** – None

## NEW BUSINESS

2. Oaths of Office for newly appointed Planning and Zoning Commissioners. Mrs. Hill administered Oaths of Office and Statements of Officer for each board member present.
3. Nomination and appointment of Planning and Zoning Commission Vice Chairperson. Commissioner Richardson was nominated as Vice Chairman. Acting Chairman Rendon motioned to nominate Commissioner Richardson as Vice Chairman. Commissioner Garay seconded. Motion passed with five (5) votes in favor and none opposed.
4. Nomination and appointment of Planning and Zoning Commission Chairperson. Acting Chairman Rendon was nominated as Chairman. Motion was made by Commissioner Richardson. Commissioner Reed seconded. Motion passed with five (5) votes in favor and none opposed.
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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Fuller motioned to approve the application for Lone Oak Addition Phase 2. Commissioner Richardson seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.
6. Consideration and action on the application of HMM 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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Garay motioned to approve the application for Eagle Glen North Addition Phase 1a. Commissioner Fuller seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.
7. Consideration and action on the application of HMM 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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Reed motioned to approve the application for Eagle Glen North Addition Phase 1c. Commissioner Garay seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.

**ADJOURNMENT**

Chairman Rendon adjourned the regular meeting at 6:54 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joshua Rendon, Chairman

Attest:

\_\_\_\_\_  
Jessica Hill, Strategic Initiatives Manager



## **Planning and Zoning Commission Meeting Management Report**

Meeting Date: August 14, 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 1b final plat on 21.133 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 July 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 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: <u>Pray</u>	Project#: <u>2025-0466</u>
Fee: \$ <u>9730.00</u>	
Date Pd: <u>7-31-25</u>	Check# or Cash: <u>147</u>
Receipt#: <u>418715</u>	Received by: <u>Pray</u>

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 1B

Total Lots 133 Resid. & 1 HOA Total Acres 21.133 Current Zoning PD Ordinance No. 2021-0332

Subdivision Name Eagle Glen North Lots 133 Block(s) C, D, E, F, G, H, I

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)**

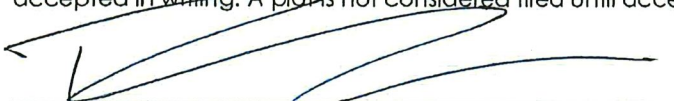
Company or Name \_\_\_\_\_

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"/>	<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



Phase 1a

Phase 1c

Phase 1b

Eagle Glen North Addition



**City of Alvarado**  
104 W. College Alvarado, TX 76009  
817-790-3351 ♦ Fax 817-783-7925 ♦ [www.cityofalvarado.org](http://www.cityofalvarado.org)

August 14, 2025

HMH Eagle Glen Land, LLC  
Attn: Rob McClain  
1038 Texan Trail  
Grapevine, TX 76051  
972.754.2948  
[rob.mcclain@jabezdevelopment.com](mailto:rob.mcclain@jabezdevelopment.com)

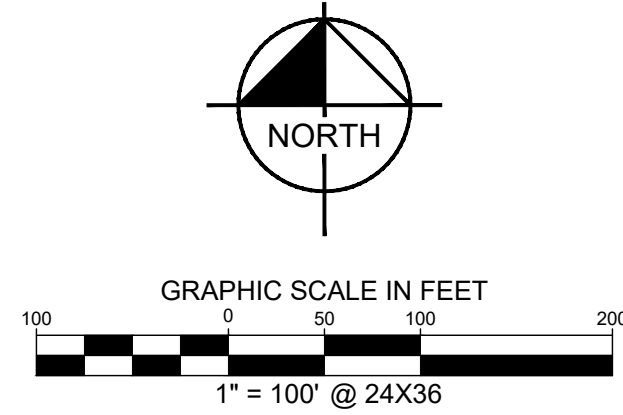
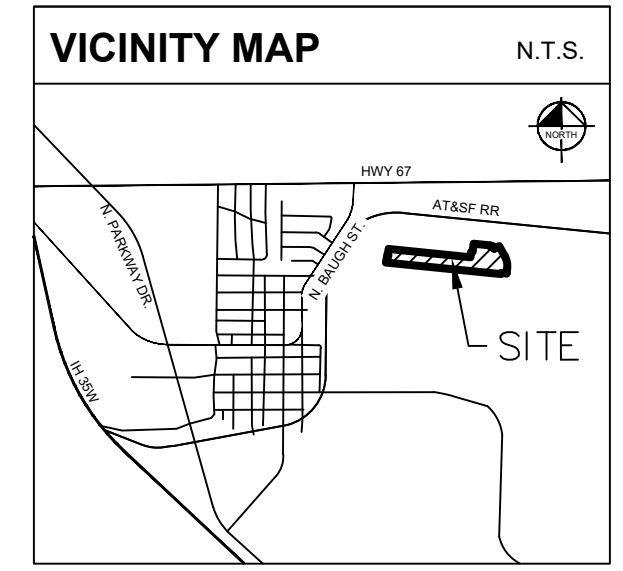
Re: Eagle Glen North Addition Phase 1B Final Plat

This letter is to inform you that on August 14, 2025, the Alvarado Planning and Zoning Commission recommended City Council approve the final plat for the Eagle Glen North Addition Phase 1B.

Sincerely,

A handwritten signature in black ink that reads "Justin French". The signature is written in a cursive style.

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](mailto:frenchj@cityofalvarado.org)

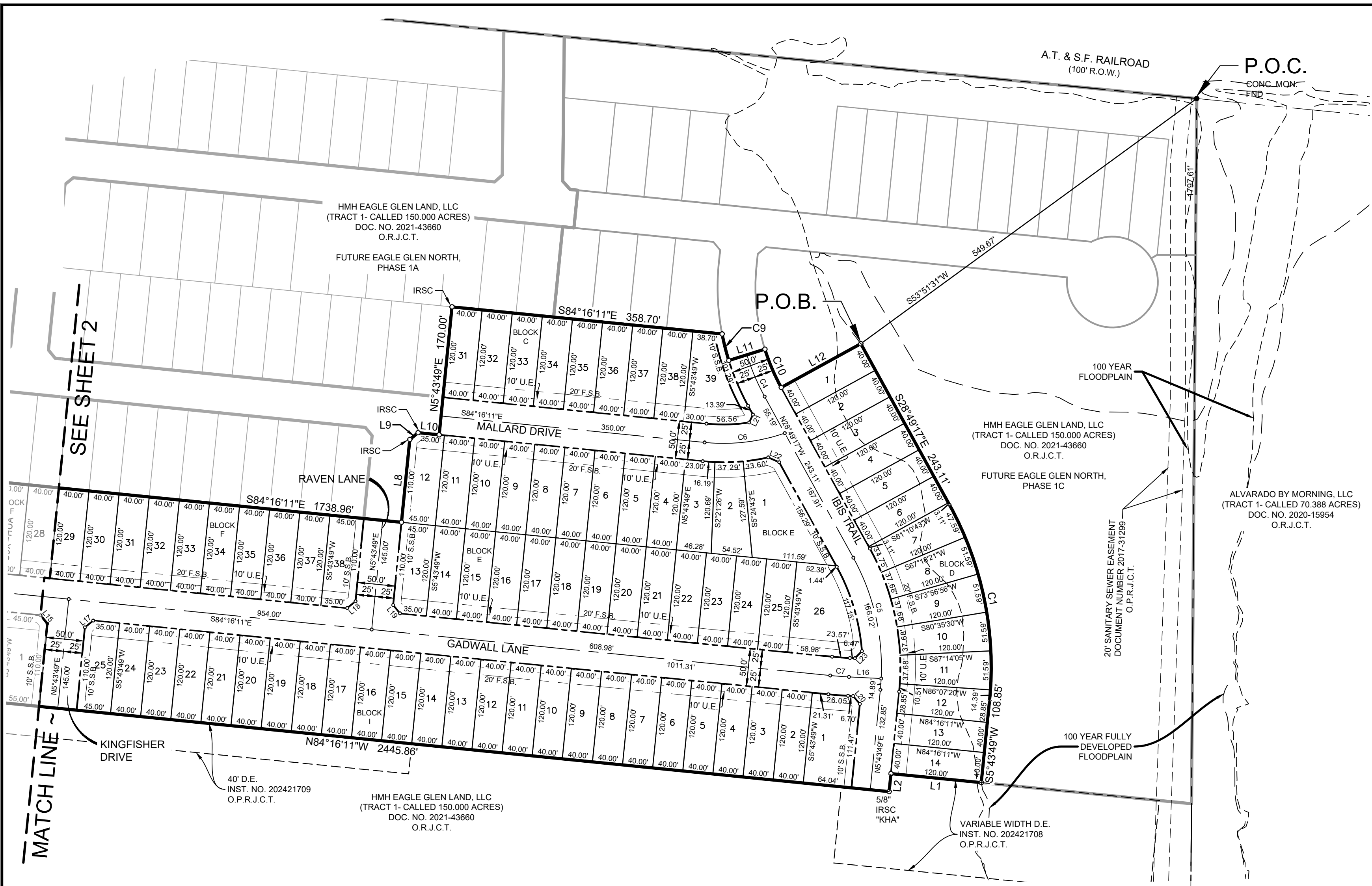


**LEGEND**

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



SEE SHEET 2

MATCH LINE

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N84°16'11"W	120.00'	L13	N50°43'49"E	14.14'
L2	S05°43'49"W	24.00'	L14	S39°16'11"E	14.14'
L3	N53°56'01"E	14.91'	L15	N39°16'11"W	14.14'
L4	S84°16'11"E	17.89'	L16	S87°06'47"E	42.61'
L5	N05°43'49"E	50.00'	L17	S50°43'49"W	14.14'
L6	N84°16'11"W	11.24'	L18	N50°43'49"E	14.14'
L7	N34°53'33"W	13.02'	L19	S39°16'11"E	14.14'
L8	N05°43'49"E	110.00'	L20	N40°41'29"W	13.79'
L9	N50°43'49"E	14.14'	L21	N25°37'00"E	11.63'
L10	S84°16'11"E	28.00'	L22	N66°08'16"W	15.91'
L11	N72°39'43"E	50.00'	L23	N44°45'29"E	13.35'
L12	N61°10'43"E	120.00'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	34°33'06"	445.00'	268.35'	S11°32'44"E	264.30'
C2	4°17'14"	1475.00'	110.37'	N09°47'58"E	110.34'
C3	0°43'29"	1475.00'	18.66'	S15°02'30"W	18.66'
C4	11°28'59"	300.00'	60.13'	S23°04'47"E	60.03'
C5	34°33'06"	300.00'	180.91'	N11°32'44"W	178.18'
C6	24°38'15"	250.00'	107.50'	N83°24'41"E	106.67'
C7	2°50'36"	500.00'	24.81'	S85°41'29"E	24.81'
C8	6°49'28"	775.00'	92.31'	N11°59'15"E	92.26'
C9	6°22'26"	325.00'	36.15'	S14°09'04"E	36.14'
C10	11°28'59"	275.00'	55.12'	S23°04'47"E	55.02'

**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.

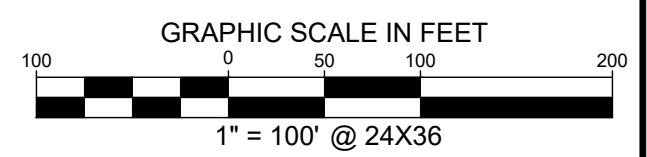
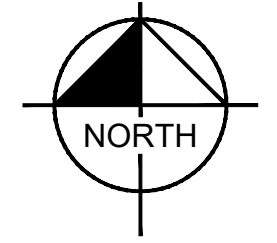
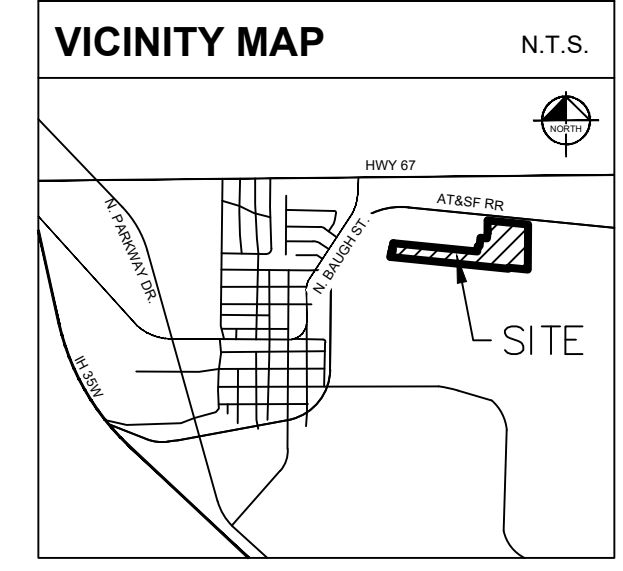
**FINAL PLAT  
OF  
EAGLE GLEN NORTH  
PHASE 1B**

BLOCK C 31-39; BLOCK D, LOTS 1-14;  
BLOCK E, LOTS 1-26; BLOCK F, LOTS 20-38, 39X-HOA;  
BLOCK G, LOTS 15-28; BLOCK H, LOTS 1-26;  
BLOCK I, LOTS 1-25;  
133 RESIDENTIAL LOTS  
1 HOMEOWNER'S ASSOCIATION LOT(HOA)  
BEING 21.133 ACRES IN THE  
ANDREW SPIVA SURVEY, ABSTRACT NO. 770  
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

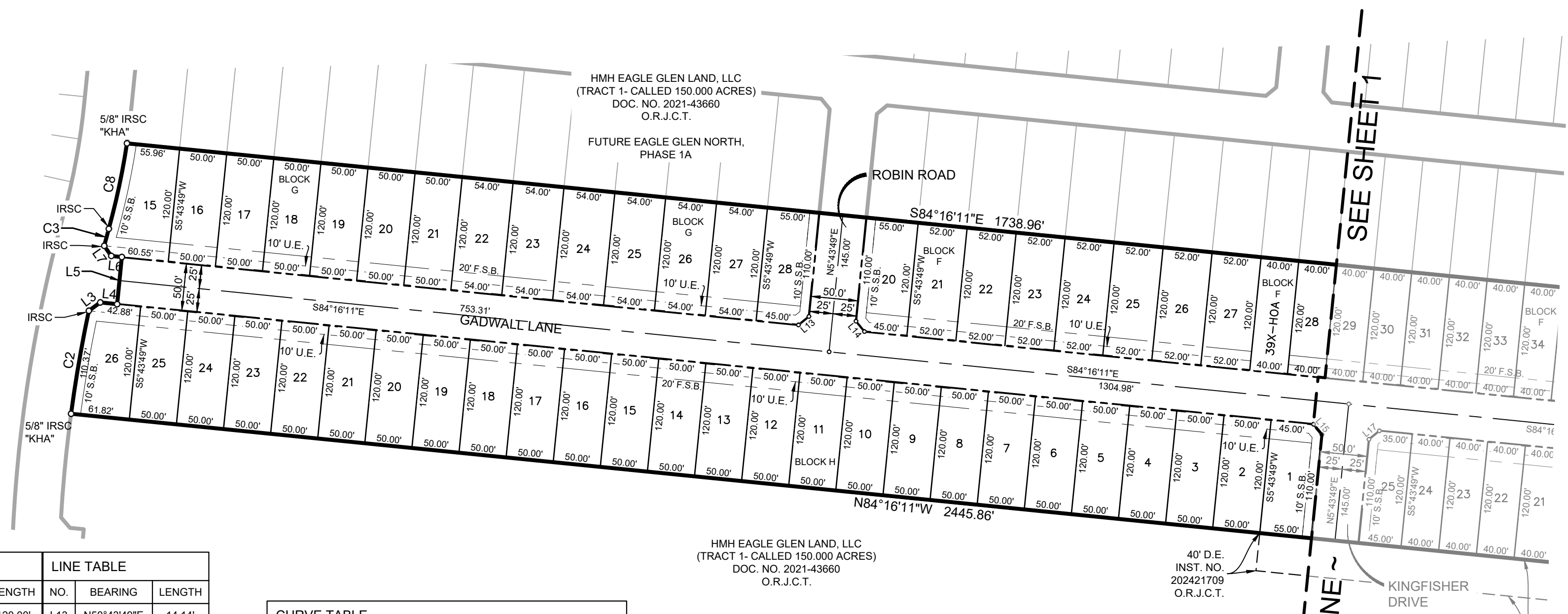
**Kimley»Horn**

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

Scale 1" = 100'	Drawn by WBD	Checked by KHA	Date 07/02/2024	Project No. 063242411	Sheet No. 1 OF 3
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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
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—	STREET NAME CHANGE
LINE TYPE LEGEND	
—	BOUNDARY LINE
- - - -	EASEMENT LINE
—	LOT LINE
- - - -	ADJOINER LINE
- - - -	BUILDING SETBACK
- - - -	ROADWAY CENTERLINE



LINE TABLE			LINE TABLE		
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CURVE TABLE					
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C10	11°28'59"	275.00'	55.12'	S23°04'47"E	55.02'

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE							
BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.	BLOCK	LOT	ACRES	SQ. FT.
C	31	0.110	4,800	D	1	0.110	4,800	E	1	0.237	10,338	F	20	0.150	6,550	G	15	0.170	7,392	H	1	0.150	6,550	I	1	0.176	7,658				
C	32	0.110	4,800	D	2	0.110	4,800	E	2	0.129	5,640	F	21	0.143	6,240	G	16	0.138	6,000	H	2	0.138	6,000	I	2	0.110	4,800				
C	33	0.110	4,800	D	3	0.110	4,800	E	3	0.118	5,132	F	22	0.143	6,240	G	17	0.138	6,000	H	3	0.138	6,000	I	3	0.110	4,800				
C	34	0.110	4,800	D	4	0.110	4,800	E	4	0.110	4,800	F	23	0.143	6,240	G	18	0.138	6,000	H	4	0.138	6,000	I	4	0.110	4,800				
C	35	0.110	4,800	D	5	0.110	4,800	E	5	0.110	4,800	F	24	0.143	6,240	G	19	0.138	6,000	H	5	0.138	6,000	I	5	0.110	4,800				
C	36	0.110	4,800	D	7	0.122	5,313	E	6	0.110	4,800	F	25	0.143	6,240	G	20	0.138	6,000	H	6	0.138	6,000	I	6	0.110	4,800				
C	37	0.110	4,800	D	8	0.123	5,357	E	7	0.110	4,800	F	26	0.143	6,240	G	21	0.138	6,000	H	7	0.138	6,000	I	7	0.110	4,800				
C	38	0.110	4,800	D	9	0.123	5,357	E	8	0.110	4,800	F	27	0.143	6,240	G	22	0.149	6,480	H	8	0.138	6,000	I	8	0.110	4,800				
C	39	0.175	7,628	D	10	0.123	5,357	E	9	0.110	4,800	F	28	0.110	4,800	G	23	0.149	6,480	H	9	0.138	6,000	I	9	0.110	4,800				
				D	11	0.123	5,357	E	10	0.110	4,800	F	29	0.110	4,800	G	24	0.149	6,480	H	10	0.138	6,000	I	10	0.110	4,800				
				D	12	0.114	4,955	E	11	0.110	4,800	F	30	0.110	4,800	G	25	0.149	6,480	H	11	0.138	6,000	I	11	0.110	4,800				
				D	13	0.110	4,800	E	12	0.123	5,350	F	31	0.110	4,800	G	26	0.149	6,480	H	12	0.138	6,000	I	12	0.110	4,800				
				D	14	0.110	4,800	E	13	0.123	5,350	F	32	0.110	4,800	G	27	0.149	6,480	H	13	0.138	6,000	I	13	0.110	4,800				
								E	14	0.110	4,800	F	33	0.110	4,800	G	28	0.150	6,550	H	14	0.138	6,000	I	14	0.110	4,800				
								E	15	0.110	4,800	F	34	0.110	4,800					H	15	0.138	6,000	I	15	0.110	4,800				
								E	16	0.110	4,800	F	35	0.110	4,800					H	16	0.138	6,000	I	16	0.110	4,800				
								E	17	0.110	4,800	F	36	0.110	4,800					H	17	0.138	6,000	I	17	0.110	4,800				
								E	18	0.110	4,800	F	37	0.110	4,800					H	18	0.138	6,000	I	18	0.110	4,800				
								E	19	0.110	4,800	F	38	0.123	5,350					H	19	0.138	6,000	I	19	0.110	4,800				
								E	20	0.110	4,800	F	39X	0.110	4,800					H	20	0.138	6,000	I	20	0.110	4,800				
								E	21	0.110	4,800									H	21	0.138	6,000	I	21	0.110	4,800				
								E	22	0.110	4,800									H	22	0.138	6,000	I	22	0.110	4,800				
								E	23	0.110	4,800									H	23	0.138	6,000	I	23	0.110	4,800				
								E	24	0.110	4,800									H	24	0.138	6,000	I	24	0.110	4,800				
								E	25	0.110	4,800									H	25	0.138	6,000	I	25	0.123	5,350				
								E	26	0.222	9,681									H	26	0.159	6,931								

## FINAL PLAT OF EAGLE GLEN NORTH PHASE 1B

BLOCK C 31-39; BLOCK D, LOTS 1-14;  
BLOCK E, LOTS 1-26; BLOCK F, LOTS 20-38, 39X-HOA;  
BLOCK G, LOTS 15-28; BLOCK H, LOTS 1-26;  
BLOCK I, LOTS 1-25;  
133 RESIDENTIAL LOTS  
1 HOMEOWNER'S ASSOCIATION LOT (HOA)  
BEING 21.133 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	07/02/2024	063242411	2 OF 3

STATE OF TEXAS §

COUNTY OF JOHNSON §

21.133 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:

COMMENCING 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, 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 and Irma Gonzalez as recorded in Document Number 2011-10244, Official Public Records of Johnson County, Texas, bears South 00°25'31" West, 1,797.61 feet;

THENCE South 53°51'31" West, 549.67 feet to the POINT OF BEGINNING;

THENCE over and across said 150,000 acre tract as follows:

South 28°49'17" East, 243.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 445.00 feet, a central angle of 34°33'06", and a chord bearing and distance of South 11°32'44" East, 264.30 feet;

Along said tangent curve to the right, 268.35 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 05°43'49" West, 108.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 84°16'11" West, 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 05°43'49" West, 24.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 84°16'11" West, 2,445.86 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,475.00 feet, a central angle of 04°17'14", and a chord bearing and distance of North 09°47'58" East, 110.34 feet;

Along said non-tangent curve to the right, 110.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 53°56'01" East, 14.91 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

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

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

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

North 34°53'33" West, 13.02 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,475.00 feet, a central angle of 00°43'29", and a chord bearing and distance of North 15°02'30" East, 18.66 feet;

Along said non-tangent curve to the right, 18.66 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a reverse curve to the left with a radius of 775.00 feet, a central angle of 06°49'28", and a chord bearing and distance of North 11°59'15" East, 92.26 feet;

Along said reverse curve to the left, 92.31 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 84°16'11" East, 1,738.96 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

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

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

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

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

South 84°16'11" East, 358.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 06°22'26", and a chord bearing and distance of South 14°09'04" East, 36.14 feet;

Along said non-tangent curve to the left, 36.15 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 72°39'43" East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 362.41 feet, a central angle of 08°42'26", and a chord bearing and distance of South 23°04'47" East, 55.02 feet;

Along said non-tangent curve to the left, 55.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 61°10'43" East, 120.00 feet to the POINT OF BEGINNING and containing 920,571 square feet or 21.133 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 1B 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 \_\_\_\_\_, 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 1B**

BLOCK C 31-39; BLOCK D, LOTS 1-14;  
BLOCK E, LOTS 1-26; BLOCK F, LOTS 20-38, 39X-HOA;  
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
	WBD	KHA	07/02/2024	063242411	3 OF 3