



**ALVARADO PLANNING AND ZONING COMMISSION AGENDA**  
**DECEMBER 11, 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.

**CONSENT AGENDA**

1. Consideration and action to approve Minutes from the 11/13/2025 Regular Planning and Zoning Commission Meeting.

**NEW BUSINESS**

2. Consideration and action on the application of Christian Delgado with Lennar Homes of Texas Land and Construction, LTD on behalf of 215 67 Alvarado LP for approval of the Valor Addition Phase 2 final plat on 54.098 acres known a tract out of the William Hickman Survey, A-327, approximately addressed at 8951 E. Hwy 67.  
(French)

**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: 1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council 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, including the following items:

- A. Any item listed on the agenda.

**ADJOURNMENT**

I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin

**Page 2**

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 or before December 5, 2025, and remained so posted continuously for three (3) business days prior to the date of the meeting.



---

Bobbie Jo Taylor  
City Secretary

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

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

**MINUTES**

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

Barbara Fuller  
Joshua Rendon  
Ryan Banister

The following members were absent for roll call:

Kelly Richardson  
Lisa Deese

The following alternate was present for roll call:

David Garay

The following alternate was absent for roll call:

Coleman Reed

City personnel present:

Justin French, Community Development Director

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 Banister moved to approve the September 11, 2025 minutes as written. Commissioner Fuller seconded the motion. Motion passed with 4 votes in favor and none opposed.

**CONSENT AGENDA** – None

## **NEW BUSINESS**

Public hearing, consideration and action on the application of Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee represented by Kimley Horn for approval of a zoning change from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to General Commercial (C-2) District on approximately 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail.

Public Hearing opened at 6:34 p.m. and closed at 6:47 p.m.

Mr. French presented a brief overview of the request. Carolyn Koch with Kimley Horn, Michael Percifield, and others were available to address questions of the Commission. The Commission discussed, then being no further discussion, Commissioner Banister motioned to recommend approval. Commissioner Garay seconded the motion and the motion passed by a vote of four in favor and none opposed.

Presentation and discussion on future meetings. Mr. French presented the proposed P&Z Schedule for Calendar Year 2026 and explained that the Commission can tweak the schedule throughout the year and that there may be instances when the Commission will need to call special meetings in between regularly scheduled meetings, for example, when a plat is submitted that needs action within 30 days and a regularly scheduled meeting will not suffice.

Presentation and discussion on Role of the Planning and Zoning Commission. Mr. French presented and the Commission discussed Section 42-100 regarding the role of the Commission and Article V. Specific Use Permits.

## **ADJOURNMENT**

Chairman Rendon adjourned the regular meeting at 8:33 p.m.

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

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

Attest:

\_\_\_\_\_  
Justin French, Community Development Director

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Attest:

\_\_\_\_\_  
Justin French, Community Development Director



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

Meeting Date: December 11, 2025

Contact: Justin French, Community Development Director

### **AGENDA ITEM:**

Consideration and action on the application of Christian Delgado with Lennar Homes of Texas Land and Construction, LTD on behalf of 215 67 Alvarado LP for approval of the Valor Addition Phase 2 final plat on 54.098 acres known a tract out of the William Hickman Survey, A-327, approximately addressed at 8951 E. Hwy 67.

### **BACKGROUND & FINDINGS:**

The final plat application was submitted and deemed administratively complete on November 21, 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 Lennar, and the Valor 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 Conditional 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 Valor Phase 2

Total Lots 276 Total Acres 54.098 Current Zoning PD 2022-010

Subdivision Name Valor Lots \_\_\_\_\_ Block(s) \_\_\_\_\_

Survey Name(s) William Hickman Survey Abstract No.(s) 327 Tract(s) \_\_\_\_\_

Address/Location North of Hwy 67 between CR 207 and CR 209

**Applicant**

Company or Name Lennar Homes of Texas Land and Construction, LTD

Contact Name Christian Delgado

Address 1231 Greenway Drive City Irving State Tx Zip 75038

Telephone 214-531-9626 Email christian.delgado@lennar.com

**Owner (If Different)**

Company or Name 215 / 67 / Alvarado, LLC

Contact Name Nina Cash

Address 11701 South Freeway City Burelson State Tx Zip 76028

Telephone 817-996-6885 Email globalurw@gmail.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.

Chitan Dejes  
Signature of Applicant, Owner, or Authorized Agent

11-20-25  
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 |                         |

|                                |                      |                      |
|--------------------------------|----------------------|----------------------|
| <b>**FOR OFFICE USE ONLY**</b> |                      |                      |
| <input type="text"/>           | <input type="text"/> | <input type="text"/> |
| Received By                    | Date Received        | Date Approved        |



Map Layers Legend

Parcels

Road Centerlines

- Maint Auth
- County Maintenance
  - Other Maintenance
  - Other Maintenance

ETJ

- NAME
- ALVARADO
  - BRIAROAKS
  - BURLESON
  - CLEBURNE
  - COYOTE FLATS
  - CRESSON
  - CROSS TIMBER
  - CROWLEY
  - FORT WORTH
  - GODLEY
  - GRAND PRAIRIE
  - GRANDVIEW
  - JOSHUA
  - KEENE
  - MANSFIELD
  - MIDLOTHIAN





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

December 11, 2025

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

Re: Valor Addition Phase 2 Final Plat

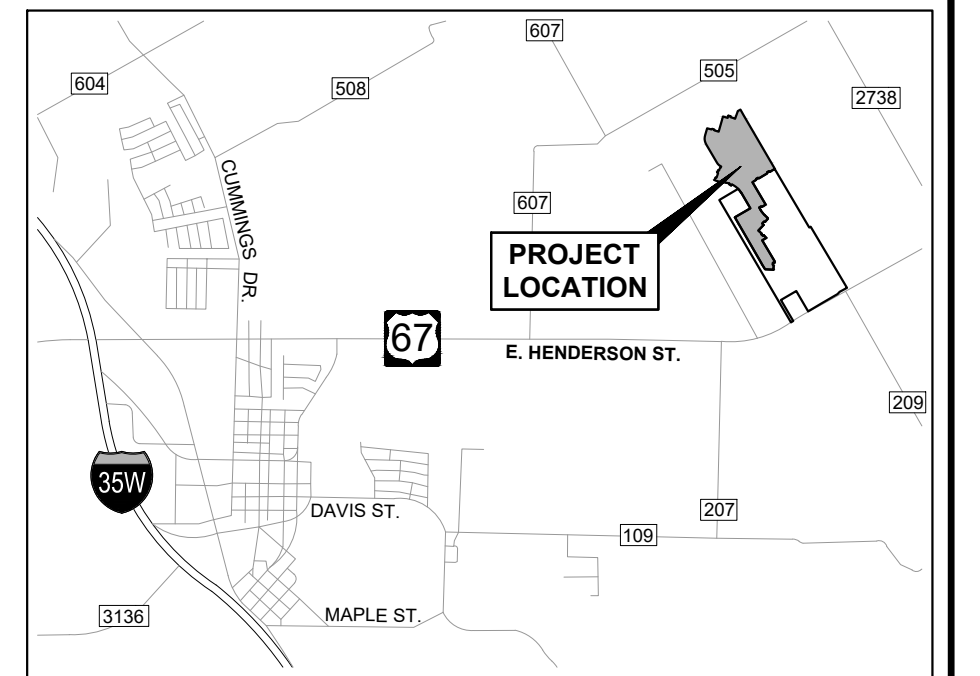
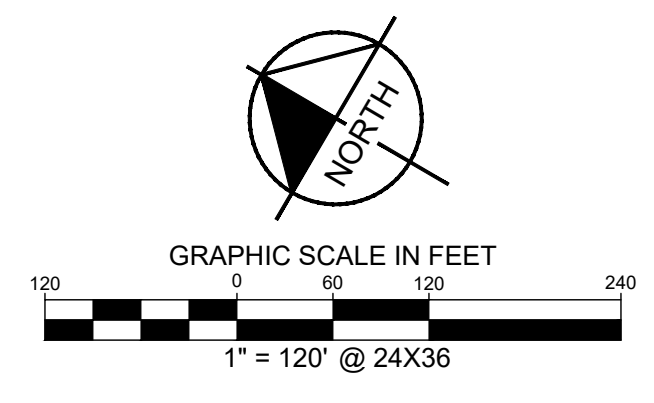
This letter is to inform you that on December 11, 2025, the Alvarado Planning and Zoning Commission recommended conditional approval of the final plat for Valor Addition Phase 2 with the following conditions.

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

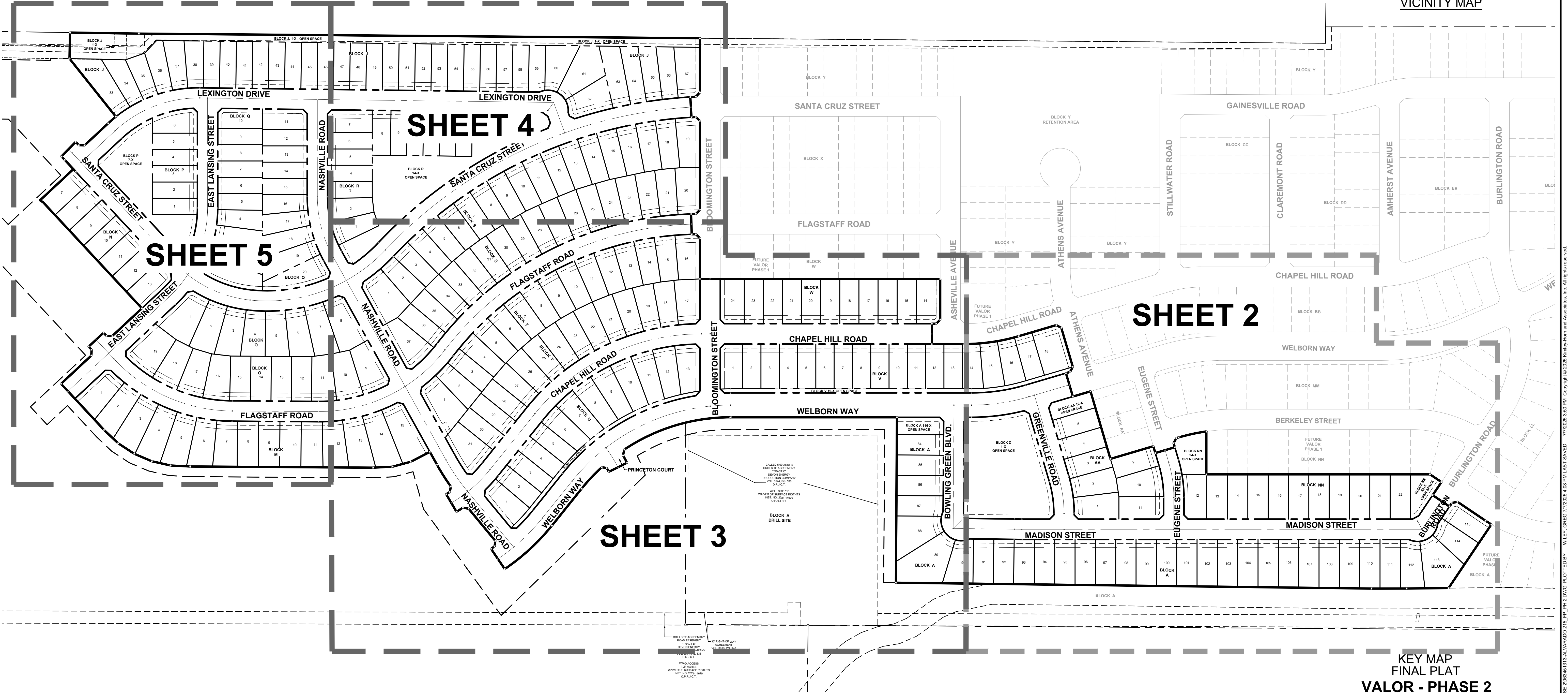
Sincerely,

Justin French, AICP  
Community Development Director  
City of Alvarado

104 W. College Ave. | Alvarado, TX 76009  
817.790.3351 | 817.240.9585 mobile  
[frenchj@cityofalvarado.org](mailto:frenchj@cityofalvarado.org)



VICINITY MAP



CALLED 50 ACRES  
 CHALIST AGREEMENT  
 TRACT 100  
 DIVISION ENERGY  
 PRODUCTION COMPANY  
 VOL. 384, PG. 559  
 SUBJECT  
 WELL SITE "B"  
 WAIVER OF SURFACE RIGHTS  
 NOT TO BE HELD  
 OF PROJECT  
 BLOCK A  
 DRILL SITE

DRILLSITE AGREEMENT  
 TRACT AGREEMENT  
 TRACT 100  
 DIVISION ENERGY  
 PRODUCTION COMPANY  
 VOL. 384, PG. 559  
 SUBJECT  
 ROAD ACCESS  
 15' WIDE  
 WAIVER OF SURFACE RIGHTS  
 NOT TO BE HELD  
 OF PROJECT

**KEY MAP**  
**FINAL PLAT**  
**VALOR - PHASE 2**

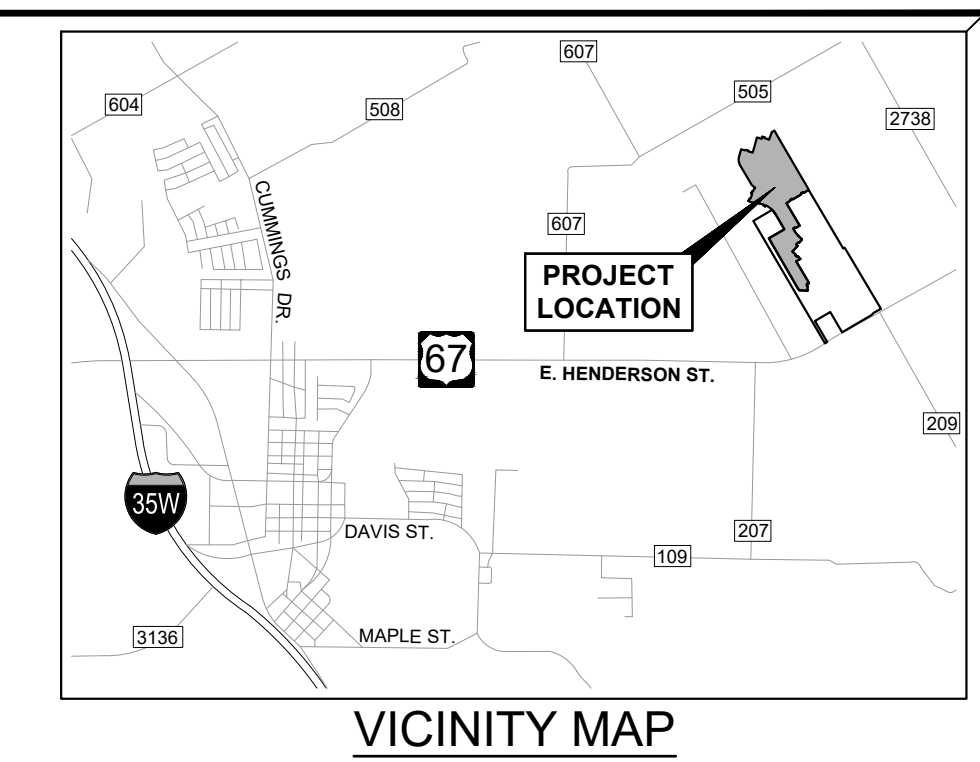
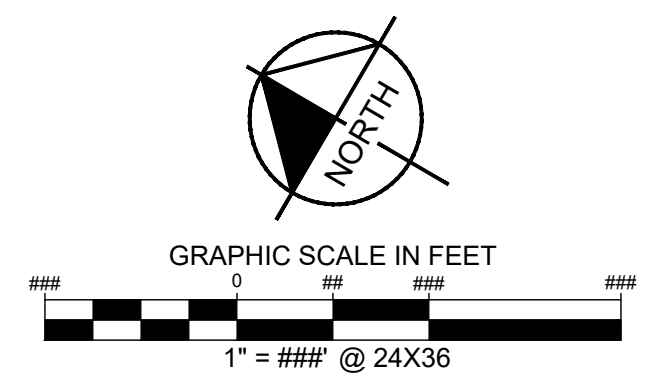
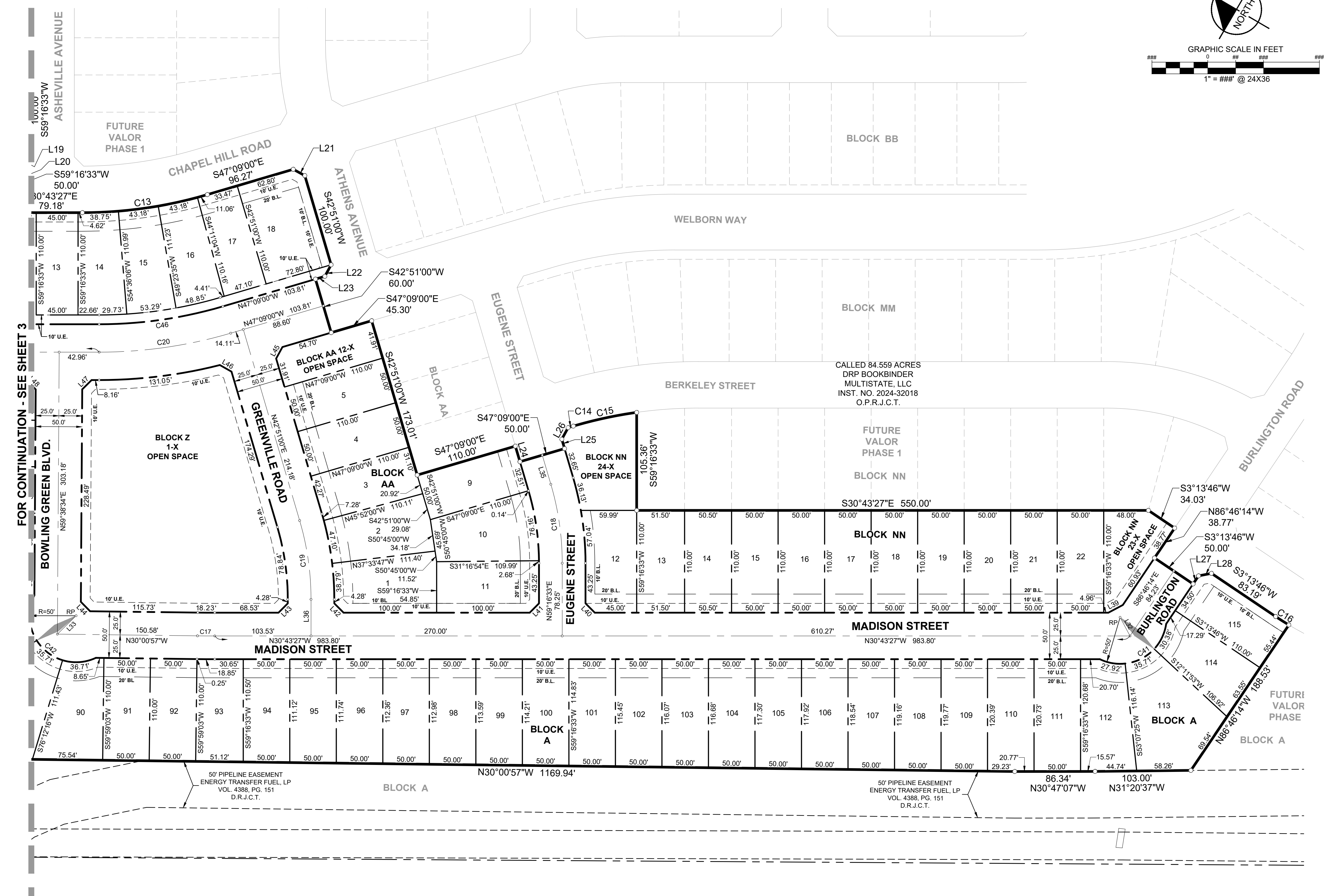
54.075 ACRES  
 276 - RESIDENTIAL LOTS  
 10 - OPEN SPACE X-LOTS

WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327  
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

**OWNERS:**  
 215 / 67 / ALVARADO, LLC  
 11701 SOUTH FREEWAY  
 BURLESON, TX 765028  
  
**DEVELOPER:**  
 LENNAR HOMES OF TEXAS LAND  
 AND CONSTRUCTION, LTD.  
 1707 MARKET PLACE BLVD., SUITE 700  
 IRVING, TEXAS 75063  
 TEL: 903.821.2188  
  
**ENGINEER/SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, SUITE 700  
 DALLAS, TX 45240  
 TEL: 972.770.1300  
 CONTACT: DANIEL R. ARTHUR

**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" = 120' | GDW / MSM | DJD        | JULY 2025 | 063451313   | 1 OF 7    |



**LEGEND**

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- XF = "X" CUT IN CONCRETE FOUND
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- IRFC = IRON ROD FOUND WITH KHA CAP
- U.E. = UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- BL. = BUILDING LINE
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP OR PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- V.E. = VISIBILITY EASEMENT
- RP. = RADIUS POINT
- ◆ = STREET NAME CHANGE

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

**FLOODPLAIN NOTE:**

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

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

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

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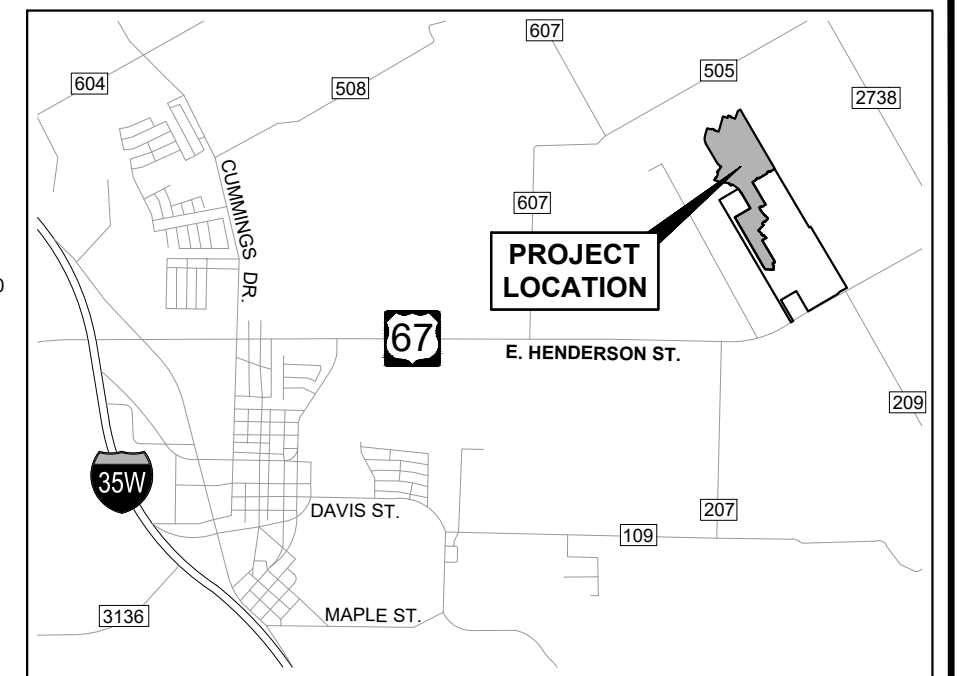
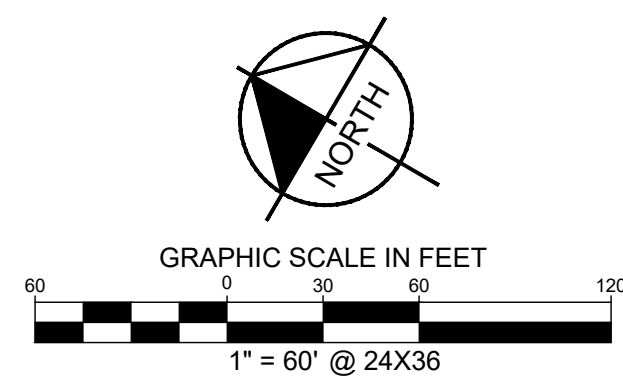
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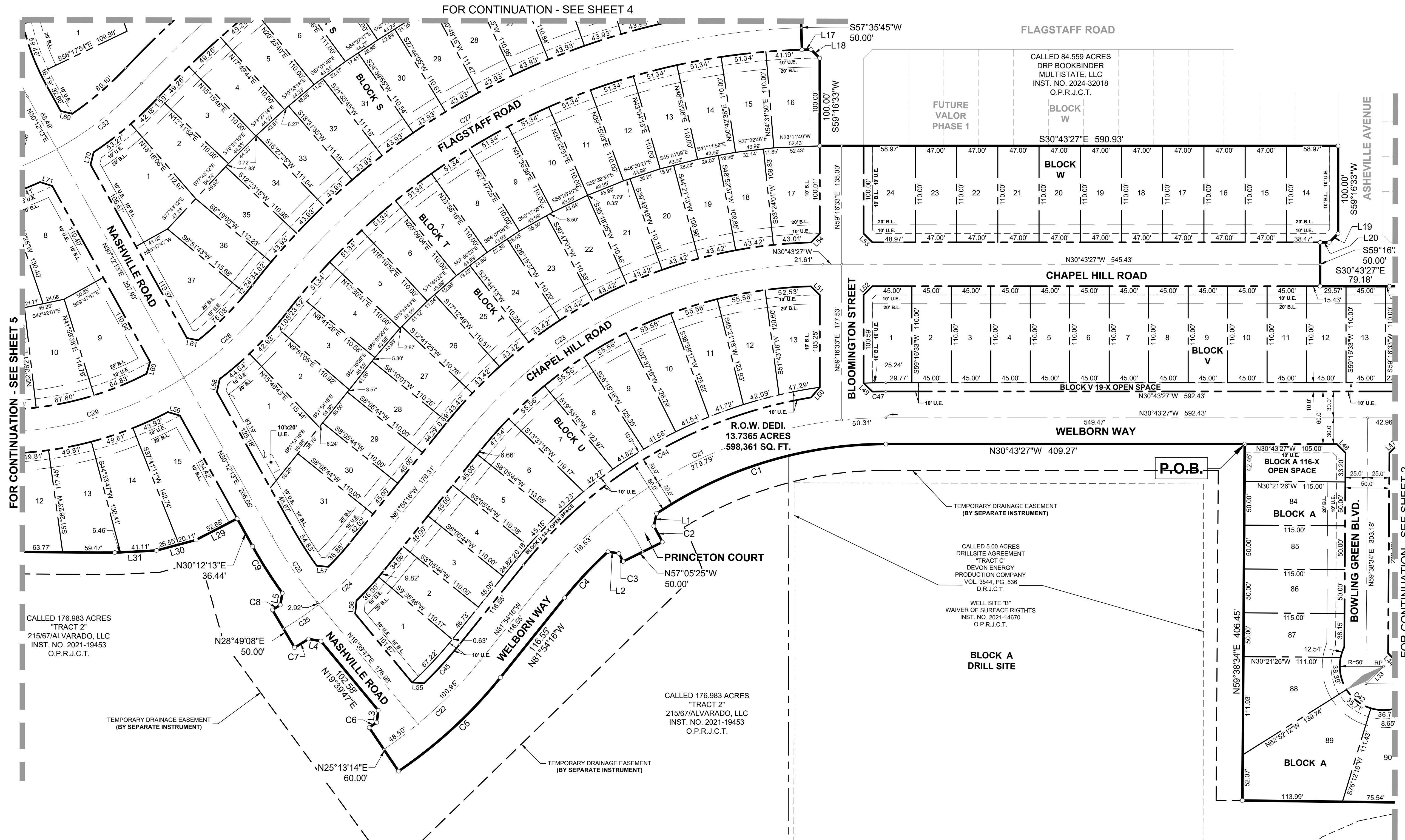
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TEL: 903.821.2188

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700  
DALLAS, TX 45240  
TEL: 972.770.1300  
CONTACT: DANIEL R. ARTHUR

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

**CALLLED 5.00 ACRES  
DRILLSITE AGREEMENT  
"TRACT C"  
DEVON ENERGY  
PRODUCTION COMPANY  
VOL. 3544, PG. 536  
D.R.J.C.T.**

**WELL SITE "B"  
WAIVER OF SURFACE RIGHTS  
INST. NO. 2021-14670  
O.P.R.J.C.T.**

**CALLLED 84.559 ACRES  
DRP BOOKBINDER  
MULTISTATE, LLC  
INST. NO. 2024-32018  
O.P.R.J.C.T.**

**FINAL PLAT  
VALOR - PHASE 2**  
54.075 ACRES  
276 - RESIDENTIAL LOTS  
10 - OPEN SPACE X-LOTS  
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327  
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

|          |           |            |           |             |           |
|----------|-----------|------------|-----------|-------------|-----------|
| Scale    | Drawn by  | Checked by | Date      | Project No. | Sheet No. |
| 1" = 60' | GDW / MSM | DJD        | JULY 2025 | 063451313   | 3 OF 7    |

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. SURVEYOR: DANIEL R. ARTHUR, LICENSED PROFESSIONAL SURVEYOR, STATE OF TEXAS, LICENSE NO. 10115500. PLOT DATE: 7/15/2025. PLOT TIME: 10:30 AM. PLOT LOCATION: 215/67/ALVARADO 215. PHASE 2. PLOT SCALE: 1" = 60'. PLOT SHEET: 3 OF 7.



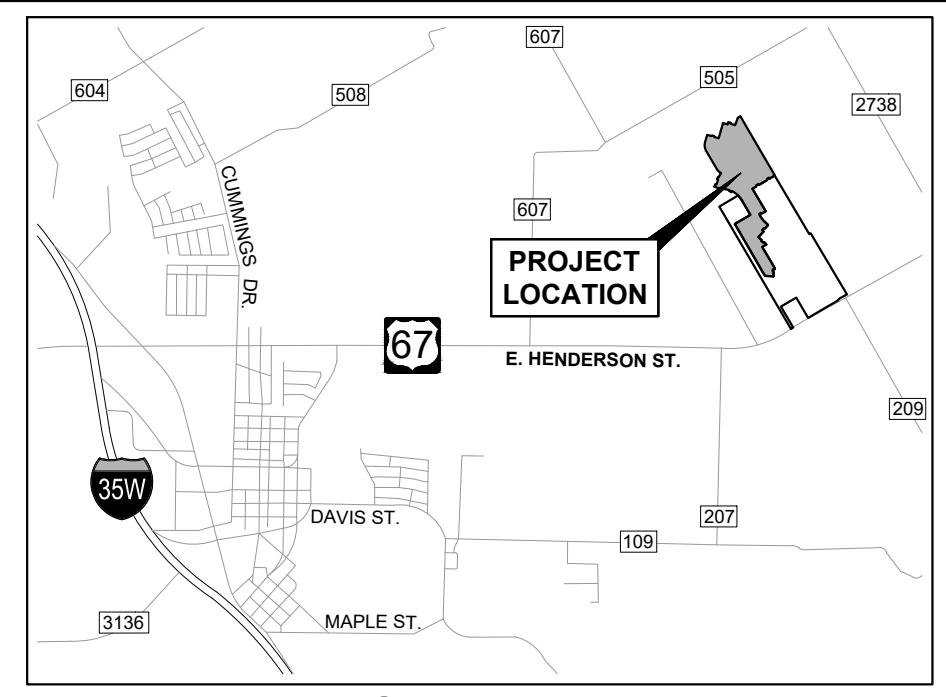
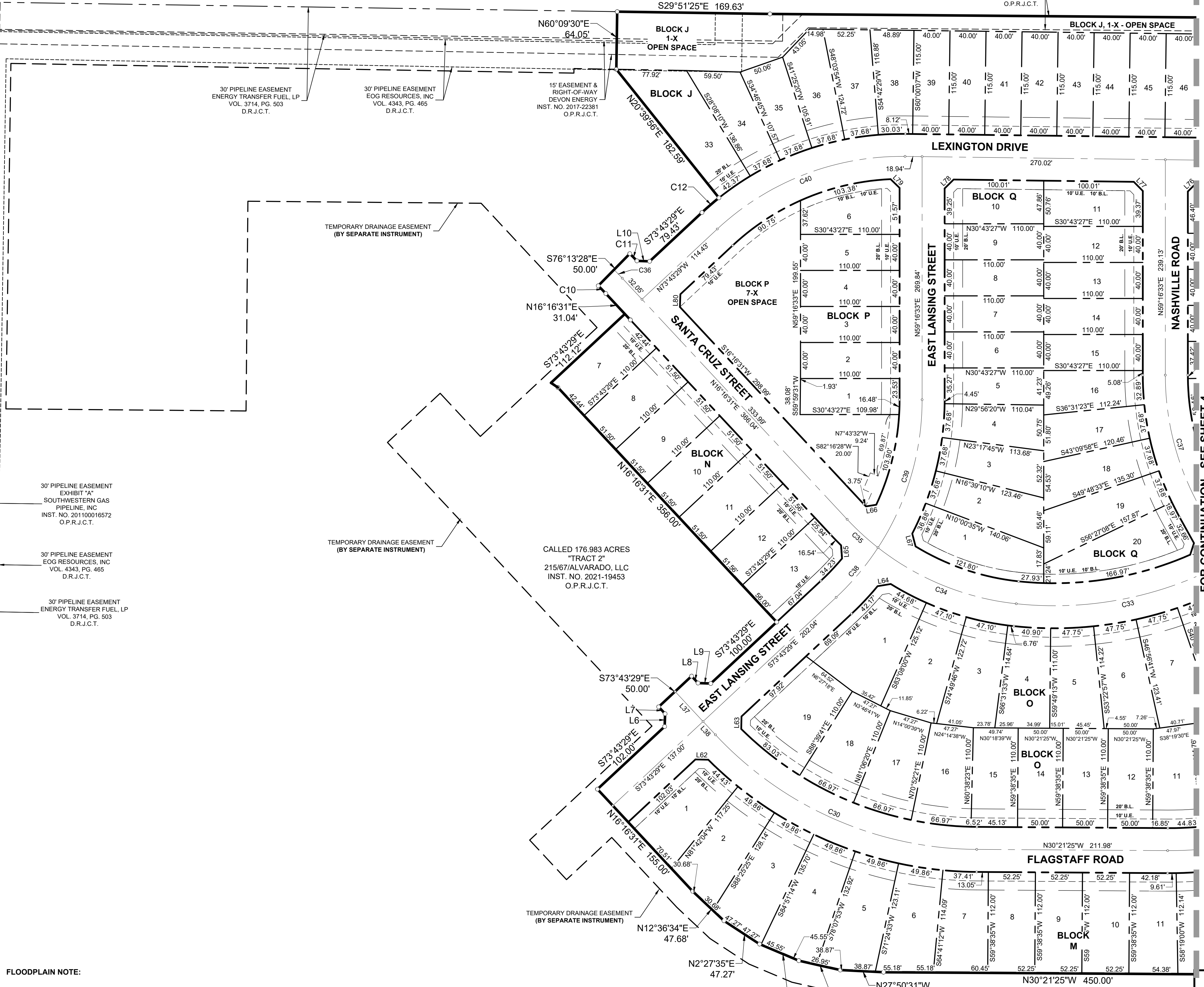
CALLED 206.242 ACRES  
HOLMAN TEXAS L.P.  
VOL. 2453, PG. 429  
D.R.J.C.T.

15' EASEMENT & RIGHT-OF-WAY  
DEVON ENERGY  
INST. NO. 2017-22381  
O.P.R.J.C.T.

30' PIPELINE EASEMENT  
ENERGY TRANSFER FUEL, LP  
VOL. 3714, PG. 503  
D.R.J.C.T.

30' PIPELINE EASEMENT  
EOG RESOURCES, INC  
VOL. 4343, PG. 465  
D.R.J.C.T.

15' EASEMENT & RIGHT-OF-WAY  
DEVON ENERGY  
INST. NO. 2017-22381  
O.P.R.J.C.T.

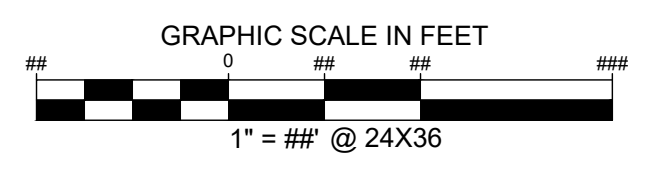
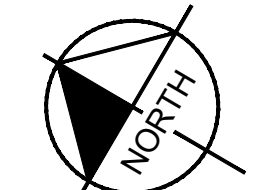


VICINITY MAP

**LEGEND**

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- XF = "X" CUT IN CONCRETE FOUND
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- IRFC = IRON ROD FOUND WITH KHA CAP
- U.E. = UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- BL = BUILDING LINE
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP OR PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- V.E. = VISIBILITY EASEMENT
- RP = RADIUS POINT
- ◆ = STREET NAME CHANGE

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



**FINAL PLAT**  
**VALOR - PHASE 2**  
54.075 ACRES  
276 - RESIDENTIAL LOTS  
10 - OPEN SPACE X-LOTS  
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327  
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

| Scale    | Drawn by  | Checked by | Date      | Project No. | Sheet No. |
|----------|-----------|------------|-----------|-------------|-----------|
| 1" = 60' | GDW / MSM | DJD        | JULY 2025 | 063451313   | 5 OF 7    |

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

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

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700  
DALLAS, TX 45240  
TEL: 972.770.1300  
CONTACT: DANIEL R. ARTHUR

**FLOODPLAIN NOTE:**

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

FOR CONTINUATION - SEE SHEET 4

WILEY, GREG 7/20/25 3:50 PM. Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

| LOT TABLE BLK. A |       |         | LOT TABLE BLK. J |       |         | LOT TABLE BLK. M |       |         | LOT TABLE BLK. O |       |         | LOT TABLE BLK. Q |       |         | LOT TABLE BLK. R |       |         | LOT TABLE BLK. S |       |         | LOT TABLE BLK. T |       |         | LOT TABLE BLK. U |       |         | LOT TABLE BLK. V |       |         | LOT TABLE BLK. AA |       |         | LOT TABLE BLK. NN |       |         |
|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|------------------|-------|---------|-------------------|-------|---------|-------------------|-------|---------|
| LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.          | ACRES | SQ. FT. | LOT NO.           | ACRES | SQ. FT. | LOT NO.           | ACRES | SQ. FT. |
| 116-X            | 0.112 | 4,875   | 62               | 0.862 | 38,426  | 1                | 0.162 | 7,051   | 1                | 0.212 | 9,245   | 1                | 0.168 | 7,328   | 1                | 0.121 | 5,254   | 1                | 0.201 | 8,773   | 1                | 0.198 | 8,634   | 1                | 0.145 | 6,317   | 1                | 0.138 | 6,005   | 1                 | 0.150 | 6,554   | 24-X              | 0.160 | 6,956   |
| 84               | 0.132 | 5,750   | 33               | 0.192 | 8,354   | 2                | 0.161 | 6,993   | 2                | 0.160 | 6,987   | 2                | 0.136 | 5,940   | 2                | 0.121 | 5,254   | 2                | 0.125 | 5,463   | 2                | 0.126 | 5,495   | 2                | 0.116 | 5,052   | 2                | 0.114 | 4,950   | 2                 | 0.141 | 6,126   | 12                | 0.140 | 6,094   |
| 85               | 0.132 | 5,750   | 34               | 0.125 | 5,433   | 3                | 0.175 | 7,840   | 3                | 0.152 | 6,811   | 3                | 0.102 | 4,454   | 3                | 0.118 | 5,154   | 3                | 0.118 | 5,154   | 3                | 0.116 | 5,059   | 3                | 0.114 | 4,950   | 3                | 0.114 | 4,950   | 3                 | 0.128 | 5,587   | 13                | 0.130 | 5,665   |
| 86               | 0.132 | 5,750   | 35               | 0.107 | 4,658   | 4                | 0.179 | 7,796   | 4                | 0.140 | 6,087   | 4                | 0.113 | 4,915   | 4                | 0.101 | 4,400   | 4                | 0.118 | 5,154   | 4                | 0.121 | 5,267   | 4                | 0.114 | 4,953   | 4                | 0.114 | 4,950   | 4                 | 0.126 | 5,500   | 14                | 0.128 | 5,555   |
| 87               | 0.131 | 5,723   | 36               | 0.122 | 5,322   | 5                | 0.170 | 7,392   | 5                | 0.139 | 6,056   | 5                | 0.102 | 4,453   | 5                | 0.101 | 4,400   | 5                | 0.118 | 5,154   | 5                | 0.121 | 5,254   | 5                | 0.116 | 5,033   | 5                | 0.114 | 4,950   | 5                 | 0.126 | 5,500   | 15                | 0.126 | 5,500   |
| 88               | 0.196 | 8,547   | 37               | 0.123 | 5,371   | 6                | 0.154 | 6,709   | 6                | 0.148 | 6,458   | 6                | 0.101 | 4,400   | 6                | 0.101 | 4,400   | 6                | 0.119 | 5,177   | 6                | 0.121 | 5,254   | 6                | 0.130 | 5,655   | 6                | 0.114 | 4,950   | 6                 | 0.105 | 4,560   | 16                | 0.126 | 5,500   |
| 89               | 0.278 | 12,107  | 38               | 0.115 | 5,024   | 7                | 0.143 | 6,237   | 7                | 0.160 | 6,962   | 7                | 0.101 | 4,400   | 7                | 0.140 | 6,077   | 7                | 0.120 | 5,221   | 7                | 0.121 | 5,254   | 7                | 0.136 | 5,917   | 7                | 0.114 | 4,950   | 7                 | 0.126 | 5,500   | 17                | 0.126 | 5,500   |
| 90               | 0.147 | 6,416   | 39               | 0.106 | 4,600   | 8                | 0.134 | 5,852   | 8                | 0.190 | 8,261   | 8                | 0.101 | 4,400   | 8                | 0.115 | 4,999   | 8                | 0.120 | 5,243   | 8                | 0.121 | 5,254   | 8                | 0.139 | 6,047   | 8                | 0.114 | 4,950   | 8                 | 0.155 | 6,766   | 18                | 0.126 | 5,500   |
| 91               | 0.126 | 5,500   | 40               | 0.106 | 4,600   | 9                | 0.134 | 5,852   | 9                | 0.169 | 7,361   | 9                | 0.101 | 4,400   | 9                | 0.101 | 4,400   | 9                | 0.120 | 5,243   | 9                | 0.121 | 5,254   | 9                | 0.140 | 6,116   | 9                | 0.114 | 4,950   | 9                 | 0.139 | 6,043   | 19                | 0.126 | 5,500   |
| 92               | 0.126 | 5,500   | 41               | 0.106 | 4,600   | 10               | 0.134 | 5,852   | 10               | 0.151 | 6,572   | 10               | 0.121 | 5,291   | 10               | 0.101 | 4,400   | 10               | 0.121 | 5,287   | 10               | 0.121 | 5,254   | 10               | 0.141 | 6,126   | 10               | 0.114 | 4,950   | 10                | 0.126 | 5,500   | 20                | 0.126 | 5,500   |
| 93               | 0.128 | 5,558   | 42               | 0.106 | 4,600   | 11               | 0.136 | 5,946   | 11               | 0.142 | 6,182   | 11               | 0.125 | 5,457   | 11               | 0.101 | 4,400   | 11               | 0.121 | 5,254   | 11               | 0.121 | 5,254   | 11               | 0.140 | 6,077   | 11               | 0.114 | 4,950   | 11                | 0.126 | 5,500   | 21                | 0.126 | 5,500   |
| 94               | 0.127 | 5,541   | 43               | 0.106 | 4,600   | 12               | 0.148 | 6,468   | 12               | 0.126 | 5,500   | 12               | 0.101 | 4,400   | 12               | 0.101 | 4,400   | 12               | 0.123 | 5,376   | 12               | 0.121 | 5,254   | 12               | 0.137 | 5,968   | 12               | 0.114 | 4,950   | 12                | 0.126 | 5,500   | 22                | 0.126 | 5,500   |
| 95               | 0.128 | 5,572   | 44               | 0.106 | 4,600   | 13               | 0.162 | 7,061   | 13               | 0.126 | 5,500   | 13               | 0.101 | 4,400   | 13               | 0.101 | 4,400   | 13               | 0.124 | 5,420   | 13               | 0.121 | 5,254   | 13               | 0.147 | 6,414   | 13               | 0.114 | 4,950   | 13                | 0.126 | 5,500   | 23-X              | 0.121 | 5,288   |
| 96               | 0.129 | 5,602   | 45               | 0.106 | 4,600   | 14               | 0.183 | 7,990   | 14               | 0.126 | 5,500   | 14               | 0.101 | 4,400   | 14               | 1.104 | 48,108  | 14               | 0.126 | 5,486   | 14               | 0.121 | 5,254   | 14-X             | 0.133 | 5,778   | 14               | 0.121 | 5,286   | 14                | 0.126 | 5,500   |                   |       |         |
| 97               | 0.129 | 5,633   | 46               | 0.106 | 4,600   | 15               | 0.209 | 9,095   | 15               | 0.128 | 5,578   | 15               | 0.101 | 4,400   | 15               | 0.101 | 4,400   | 15               | 0.127 | 5,552   | 15               | 0.121 | 5,254   |                  |       |         | 15               | 0.123 | 5,365   | 15                | 0.126 | 5,500   |                   |       |         |
| 98               | 0.130 | 5,664   | 47               | 0.106 | 4,600   |                  |       |         | 16               | 0.145 | 6,320   | 16               | 0.111 | 4,822   | 16               | 0.128 | 5,595   | 16               | 0.128 | 5,595   | 16               | 0.143 | 6,238   |                  |       |         | 16               | 0.123 | 5,342   | 16                | 0.126 | 5,500   |                   |       |         |
| 99               | 0.131 | 5,695   | 48               | 0.106 | 4,600   |                  |       |         | 17               | 0.145 | 6,320   | 17               | 0.118 | 5,143   | 17               | 0.128 | 5,595   | 17               | 0.128 | 5,595   | 17               | 0.147 | 6,386   |                  |       |         | 17               | 0.116 | 5,041   | 17                | 0.126 | 5,500   |                   |       |         |
| 100              | 0.131 | 5,726   | 49               | 0.106 | 4,600   |                  |       |         | 18               | 0.145 | 6,320   | 18               | 0.132 | 5,737   | 18               | 0.129 | 5,629   | 18               | 0.129 | 5,629   | 18               | 0.121 | 5,249   |                  |       |         | 18               | 0.183 | 7,957   | 18                | 0.126 | 5,500   |                   |       |         |
| 101              | 0.132 | 5,757   | 50               | 0.106 | 4,600   |                  |       |         | 19               | 0.198 | 8,623   | 19               | 0.155 | 6,733   | 19               | 0.156 | 6,775   | 19               | 0.156 | 6,775   | 19               | 0.121 | 5,254   |                  |       |         | 19-X             | 0.199 | 8,653   | 19                | 0.126 | 5,500   |                   |       |         |
| 102              | 0.133 | 5,788   | 51               | 0.106 | 4,600   |                  |       |         | 20               | 0.180 | 7,835   | 20               | 0.150 | 6,523   | 20               | 0.150 | 6,523   | 20               | 0.150 | 6,523   | 20               | 0.121 | 5,259   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 103              | 0.134 | 5,819   | 52               | 0.106 | 4,600   |                  |       |         |                  |       |         | 21               | 0.123 | 5,363   | 21               | 0.123 | 5,363   | 21               | 0.123 | 5,363   | 21               | 0.121 | 5,265   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 104              | 0.134 | 5,850   | 53               | 0.106 | 4,600   |                  |       |         |                  |       |         | 22               | 0.121 | 5,285   | 22               | 0.121 | 5,285   | 22               | 0.121 | 5,285   | 22               | 0.121 | 5,269   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 105              | 0.135 | 5,881   | 54               | 0.106 | 4,600   |                  |       |         |                  |       |         | 23               | 0.120 | 5,217   | 23               | 0.120 | 5,217   | 23               | 0.120 | 5,217   | 23               | 0.121 | 5,272   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 106              | 0.136 | 5,911   | 55               | 0.106 | 4,600   |                  |       |         |                  |       |         | 24               | 0.120 | 5,225   | 24               | 0.120 | 5,225   | 24               | 0.120 | 5,225   | 24               | 0.121 | 5,276   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 107              | 0.136 | 5,942   | 56               | 0.106 | 4,600   |                  |       |         |                  |       |         | 25               | 0.120 | 5,230   | 25               | 0.120 | 5,230   | 25               | 0.120 | 5,230   | 25               | 0.121 | 5,280   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 108              | 0.137 | 5,973   | 57               | 0.106 | 4,600   |                  |       |         |                  |       |         | 26               | 0.120 | 5,222   | 26               | 0.120 | 5,222   | 26               | 0.120 | 5,222   | 26               | 0.121 | 5,284   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 109              | 0.138 | 6,004   | 58               | 0.106 | 4,600   |                  |       |         |                  |       |         | 27               | 0.119 | 5,194   | 27               | 0.119 | 5,194   | 27               | 0.119 | 5,194   | 27               | 0.121 | 5,273   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 110              | 0.138 | 6,032   | 59               | 0.105 | 4,566   |                  |       |         |                  |       |         | 28               | 0.120 | 5,230   | 28               | 0.120 | 5,230   | 28               | 0.120 | 5,230   | 28               | 0.114 | 4,960   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 111              | 0.139 | 6,035   | 60               | 0.149 | 6,488   |                  |       |         |                  |       |         | 29               | 0.120 | 5,210   | 29               | 0.120 | 5,210   | 29               | 0.120 | 5,210   | 29               | 0.114 | 4,950   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 112              | 0.147 | 6,389   | 61               | 0.203 | 8,824   |                  |       |         |                  |       |         | 30               | 0.119 | 5,181   | 30               | 0.119 | 5,181   | 30               | 0.119 | 5,181   | 30               | 0.114 | 4,950   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 113              | 0.214 | 9,314   | 62               | 0.165 | 7,175   |                  |       |         |                  |       |         | 31               | 0.119 | 5,201   | 31               | 0.119 | 5,201   | 31               | 0.119 | 5,201   | 31               | 0.178 | 7,759   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 114              | 0.136 | 5,926   | 63               | 0.162 | 7,055   |                  |       |         |                  |       |         | 32               | 0.120 | 5,218   | 32               | 0.120 | 5,218   | 32               | 0.120 | 5,218   | 32               | 0.120 | 5,206   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
| 115              | 0.138 | 6,002   | 64               | 0.135 | 5,886   |                  |       |         |                  |       |         | 33               | 0.120 | 5,206   | 33               | 0.120 | 5,206   | 33               | 0.120 | 5,206   | 33               | 0.120 | 5,206   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
|                  |       |         | 65               | 0.128 | 5,560   |                  |       |         |                  |       |         | 34               | 0.119 | 5,200   | 34               | 0.119 | 5,200   | 34               | 0.119 | 5,200   | 34               | 0.120 | 5,225   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
|                  |       |         | 66               | 0.122 | 5,304   |                  |       |         |                  |       |         | 35               | 0.120 | 5,225   | 35               | 0.120 | 5,225   | 35               | 0.120 | 5,225   | 35               | 0.122 | 5,317   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
|                  |       |         | 67               | 0.165 | 7,192   |                  |       |         |                  |       |         | 36               | 0.122 | 5,317   | 36               | 0.122 | 5,317   | 36               | 0.122 | 5,317   | 36               | 0.122 | 5,317   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |
|                  |       |         |                  |       |         |                  |       |         |                  |       |         | 37               | 0.176 | 7,682   | 37               | 0.176 | 7,682   | 37               | 0.176 | 7,682   | 37               | 0.176 | 7,682   |                  |       |         |                  |       |         |                   |       |         |                   |       |         |

| LOT TABLE BLK. N |       |         |
|------------------|-------|---------|
| LOT NO.          | ACRES | SQ. FT. |
| 7                | 0.130 | 5,675   |
| 8                | 0.130 | 5,665   |
| 9                | 0.130 | 5,665   |
| 10               | 0.130 | 5,665   |
| 11               | 0.130 | 5,665   |
| 12               | 0.130 | 5,671   |
| 13               | 0.139 | 6,071   |

| LOT TABLE BLK. P |       |         |
|------------------|-------|---------|
| LOT NO.          | ACRES | SQ. FT. |
| 1                | 0.101 | 4,406   |
| 2                | 0.101 | 4,400   |
| 3                | 0.101 | 4,400   |
| 4                | 0.101 | 4,400   |
| 5                | 0.101 | 4,400   |
| 6                | 0.134 | 5,843   |
| 7-X              | 0.611 | 26,595  |

| LOT TABLE BLK. W |       |         |
|------------------|-------|---------|
| LOT NO.          | ACRES | SQ. FT. |
| 14               | 0.148 | 6,436   |
| 15               | 0.119 | 5,170   |
| 16               | 0.119 | 5,170   |
| 17               | 0.119 | 5,170   |
| 18               | 0.119 | 5,170   |
| 19               | 0.119 | 5,170   |
| 20               | 0.119 | 5,170   |
| 21               | 0.119 | 5,170   |
| 22               | 0.119 | 5,170   |
| 23               | 0.119 | 5,170   |
| 24               | 0.148 | 6,436   |

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH |
| L1         | S71°38'21"W | 14.57' | L21        | S02°09'00"E | 14.14' | L41        | S75°43'27"E | 14.14' | L61        | S19°06'08"E | 13.04' |
| L2         | N21°23'15"W | 12.56' | L22        | S87°51'00"W | 14.14' | L42        | S14°16'33"W | 14.14' | L62        | N29°22'53"W | 14.30' |
| L3         | N66°26'51"E | 13.69' | L23        | N47°09'00"W | 10.50' | L43        | S75°43'27"E | 14.14' | L63        | S60°31'57"W | 13.96' |

**PROPERTY DESCRIPTION**

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

**BEGINNING** at a point in the east line of said Tract 2 and the west line of the called 206.242 acre tract of land conveyed to Holman Texas L.P., recorded in Volume 2453, Page 429, (D.R.J.C.T.), from which a 3/8-inch iron rod found for the north corner of said Tract 2, bears North 29°51'25" West, a distance of 739.31 feet;

**THENCE** South 29°51'25" East, with the east line of said Tract 2 and the west line of said 206.242 acre tract, a distance of 169.63 feet to a 1/2-inch iron rod found for an angle point in the east line of said Tract 2 and the east line of said 206.242 acre tract;

**THENCE** South 30°15'32" East, continuing with the east line of said Tract 2 and the west line of said 206.242 acre tract, a distance of 1,379.88 feet to a point for the north corner of the called 84.559 acre tract of land conveyed to DRP Bookbinder Multistate, LLC recorded in Instrument No. 2024-32018, (O.P.R.J.C.T.), from which a 3/8-inch iron rod found for an inner corner of both said Tract 2 and 84.559 acre tract and a south corner of said 206.242 acre tract, bears South 30°15'32" East, a distance of 1538.60 feet;

**THENCE** with the Northerly line of said 84.559 acres, the following calls:

South 59°16'33" West, a distance of 133.26 feet to a point for corner;

North 76°58'05" West, a distance of 14.45 feet to a point for corner;

North 33°48'18" West, a distance of 13.81 feet to a point for corner;

South 55°51'03" West, a distance of 50.00 feet to a point for corner;

South 33°52'02" East, a distance of 10.82 feet to a point for corner;

South 12°58'32" West, a distance of 13.82 feet to a point for corner;

South 59°16'33" West, a distance of 218.38 feet to a point for corner;

North 75°58'35" West, a distance of 14.20 feet to a point for corner;

North 31°59'28" West, a distance of 11.83 feet to a point for corner;

South 57°35'45" West, a distance of 50.00 feet to a point for corner;

South 32°01'07" East, a distance of 10.36 feet to a point for corner;

South 13°59'54" West, a distance of 14.07 feet to a point for corner;

South 59°16'33" West, a distance of 100.00 feet to a point for corner;

South 30°43'27" East, a distance of 50.00 feet to a point for corner;

South 30°43'27" East, a distance of 540.93 feet to a point for corner;

South 59°16'33" West, a distance of 100.00 feet to a point for corner;

North 75°43'27" West, a distance of 14.14 feet to a point for corner;

North 30°43'27" West, a distance of 10.50 feet to a point for corner;

South 59°16'33" West, a distance of 50.00 feet to a point for corner;

South 30°43'27" East, a distance of 79.18 feet to a point for corner, at the beginning of a tangent curve to the left with a radius of 475.00 feet, a central angle of 16°25'33", and a chord bearing and distance of South 38°56'14" East, 135.71 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 136.18 feet to a point for corner;

South 47°09'00" East, a distance of 96.27 feet to a point for corner;

South 02°09'00" East, a distance of 14.14 feet to a point for corner;

South 42°51'00" West, a distance of 100.00 feet to a point for corner;

South 87°51'00" West, a distance of 14.14 feet to a point for corner;

North 47°09'00" West, a distance of 10.50 feet to a point for corner;

South 42°51'00" West, a distance of 60.00 feet to a point for corner;

South 47°09'00" East, a distance of 45.30 feet to a point for corner;

South 42°51'00" West, a distance of 173.01 feet to a point for corner;

South 47°09'00" East, a distance of 110.00 feet to a point for corner;

South 42°51'00" West, a distance of 17.49 feet to a point for corner;

South 47°09'00" East, a distance of 50.00 feet to a point for corner;

North 42°51'00" East, a distance of 10.50 feet to a point for corner;

North 87°51'00" East, a distance of 14.14 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 37.80 feet, a central angle of 08°53'03", and a chord bearing and distance of South 47°09'00" East, 5.85 feet;

In a easterly direction, with said non-tangent curve to the right, an arc distance of 5.86 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 475.00 feet, a central angle of 08°24'38", and a chord bearing and distance of South 42°56'41" East, 69.66 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 69.73 feet to a point for corner;

South 59°16'33" West, a distance of 105.36 feet to a point for corner;

South 30°43'27" East, a distance of 550.00 feet to a point for corner;

South 03°13'46" West, a distance of 34.03 feet to a point for corner;

North 86°46'14" West, a distance of 38.77 feet to a point for corner;

South 03°13'46" West, a distance of 50.00 feet to a point for corner;

South 86°46'14" East, a distance of 10.50 feet to a point for corner;

**PROPERTY DESCRIPTION - CONTINUED**

South 41°46'14" East, a distance of 14.14 feet to a point for corner;

South 03°13'46" West, a distance of 83.19 feet to a point for corner, at the beginning of a tangent curve to the left with a radius of 325.00 feet, a central angle of 02°57'56", and a chord bearing and distance of South 01°44'47" West, 16.82 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 16.82 feet to a point for corner;

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

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

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

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

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

North 30°43'27" West, a distance of 409.27 feet to a point for corner, at the beginning of a tangent curve to the left with a radius of 470.00 feet, a central angle of 33°46'39", and a chord bearing and distance of North 47°36'46" West, 273.08 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 277.08 feet to a point for corner;

South 71°38'21" West, a distance of 14.57 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 03°38'24", and a chord bearing and distance of South 31°05'23" West, 20.64 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 20.65 feet to a point for corner;

North 57°05'25" West, a distance of 50.00 feet to a point for corner, at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 02°10'06", and a chord bearing and distance of North 31°49'32" East, 10.41 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 10.41 feet to a point for corner;

North 21°23'15" West, a distance of 12.56 feet to a point for corner, at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 08°49'22", and a chord bearing and distance of North 77°29'35" West, 72.30 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 72.37 feet to a point for corner;

North 81°54'16" West, a distance of 116.55 feet to a point for corner, at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 17°07'30", and a chord bearing and distance of North 73°20'31" West, 157.82 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 158.41 feet to a point for corner;

North 25°13'14" East, a distance of 60.00 feet to a point for corner, at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 01°17'22", and a chord bearing and distance of South 65°25'27" East, 10.58 feet;

In a easterly direction, with said non-tangent curve to the left, an arc distance of 10.58 feet to a point for corner;

North 66°26'51" East, a distance of 13.69 feet to a point for corner;

North 19°39'47" East, a distance of 102.58 feet to a point for corner;

North 20°42'52" West, a distance of 14.32 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 02°51'57", and a chord bearing and distance of North 62°36'50" West, 18.75 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 18.76 feet to a point for corner;

North 28°49'08" East, a distance of 50.00 feet to a point for corner, at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°52'06", and a chord bearing and distance of South 62°06'56" East, 10.60 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 10.60 feet to a point for corner;

North 69°25'18" East, a distance of 13.73 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 525.00 feet, a central angle of 06°52'54", and a chord bearing and distance of North 26°45'46" East, 63.02 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 63.06 feet to a point for corner;

North 30°12'13" East, a distance of 36.44 feet to a point for corner;

North 58°08'08" West, a distance of 52.88 feet to a point for corner;

North 45°40'43" West, a distance of 46.65 feet to a point for corner;

North 33°36'48" West, a distance of 47.57 feet to a point for corner;

North 30°21'25" West, a distance of 50.00 feet to a point for corner;

North 30°21'25" West, a distance of 400.00 feet to a point for corner;

North 27°50'31" West, a distance of 48.08 feet to a point for corner;

North 18°00'22" West, a distance of 47.27 feet to a point for corner;

North 07°46'23" West, a distance of 47.27 feet to a point for corner;

North 02°27'35" East, a distance of 47.27 feet to a point for corner;

North 12°36'34" East, a distance of 47.68 feet to a point for corner;

North 16°16'31" East, a distance of 105.00 feet to a point for corner;

North 16°16'31" East, a distance of 50.00 feet to a point for corner;

South 73°43'29" East, a distance of 102.00 feet to a point for corner;

North 61°16'31" East, a distance of 14.14 feet to a point for corner;

North 16°16'31" East, a distance of 10.50 feet to a point for corner;

South 73°43'29" East, a distance of 50.00 feet to a point for corner;

South 16°16'31" West, a distance of 10.50 feet to a point for corner;

**PROPERTY DESCRIPTION - CONTINUED**

South 28°43'29" East, a distance of 14.14 feet to a point for corner;

South 73°43'29" East, a distance of 100.00 feet to a point for corner;

North 16°16'31" East, a distance of 356.00 feet to a point for corner;

South 73°43'29" East, a distance of 110.00 feet to a point for corner;

North 16°16'31" East, a distance of 40.09 feet to a point for corner, at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 02°29'59", and a chord bearing and distance of North 15°01'31" East, 12.00 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 12.00 feet to a point for corner;

South 76°13'28" East, a distance of 50.00 feet to a point for corner, at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 01°58'44", and a chord bearing and distance of South 14°45'54" West, 11.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 11.23 feet to a point for corner;

South 28°45'48" East, a distance of 14.15 feet to a point for corner;

South 73°43'29" East, a distance of 79.43 feet to a point for corner, at the beginning of a tangent curve to the right with a radius of 255.00 feet, a central angle of 04°23'26", and a chord bearing and distance of South 71°31'46" East, 24.90 feet;

In a easterly direction, with said tangent curve to the right, an arc distance of 24.90 feet to a point for corner;

North 20°39'56" East, a distance of 182.59 feet to a point for corner;

North 60°09'30" East, a distance of 64.05 feet to a point for corner; to the **POINT OF BEGINNING** and containing 2,355,491 square feet or 54.075 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT** the **215/67/ALVARADO, LLC**, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **VALOR - PHASE 2**, an addition to the City of Alvarado and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

**By: xxxx xxxx**

By: \_\_\_\_\_

xxxx xxxxxxxx

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: \_\_\_\_\_

Printed Name \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Alvarado, Texas.

\_\_\_\_\_  
Date

Daniel R. Arthur  
Registered Professional Land Surveyor No. 5933  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone 459-501-2200

**STATE OF TEXAS §**

**COUNTY OF Dallas §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel R. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

**CITY OF ALVARADO CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the city council of the City of Alvarado, Texas.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
County Clerk, Johnson County, Texas

\_\_\_\_\_  
Deputy, Johnson County, Texas

**CERTIFICATE OF RECORDING**

Plat recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Slide \_\_\_\_\_, Date: \_\_\_\_\_

\_\_\_\_\_  
County Clerk, Johnson County, Texas

\_\_\_\_\_  
Deputy, Johnson County, Texas

**FINAL PLAT  
VALOR - PHASE 2**

**54.075 ACRES**  
**276 - RESIDENTIAL LOTS**  
**10 - OPEN SPACE X-LOTS**

**WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327**  
**CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**



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

|       |           |            |           |             |           |
|-------|-----------|------------|-----------|-------------|-----------|
| Scale | Drawn by  | Checked by | Date      | Project No. | Sheet No. |
| N/A   | GDW / MSM | DJD        | JULY 2025 | 063451313   | 7 OF 7    |

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

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

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700  
DALLAS, TX 45240  
TEL: 972.770.1300  
CONTACT: DANIEL R. ARTHUR