

SPECIAL MEETING OF THE CITY OF ALVARADO PLANNING AND ZONING
104 W. COLLEGE
JUNE 13, 2022
6:00 PM

AGENDA

The Planning and Zoning of the City of Alvarado will meet in a Special Called Session on June 13, 2022 at 6:00p.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 City Council 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 City Council has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the 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 future City Council meeting.

CONSENT AGENDA:

1. Consideration and approval of minutes from June 6, 2022 meeting

NEW BUSINESS:

2. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 327, generally located on the North side of E. US Highway and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas. 215 67 ALVARADO LLC is the owner. (Lennar Homes)
3. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 117.994-acre tract of land situated in the Robert Bell Survey, Abstract No. 44 and for an approximately 54.328-acre tract of land situated in the Robert Bell Survey, Abstract No. 44, the Andrew Spiva Survey, Abstract No. 770, and the Andrew J.

Patton Survey, Abstract No. 684, and being all of a called 50.87 acre tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas, and being all of Blocks 3 and 4, Browns Addition Section 2, an addition to the City of Alvarado as recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, and 56.422 acre tract of land located in the Robert Bell Survey, Abstract Number 44, Johnson County, Texas and being a part of a tract of land conveyed to Marion J. Moore and Wife, Dawn Jo Anne Moore as recorded in Volume 515, Page 327, Deed Records, Johnson County, Texas, (D.R.J.C.T.), part of a tract of land conveyed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust as recorded in Volume 4525, Page 851, D.R.J.C.T., part of the 1st tract and Tracts 1, 4, 5, 7, 8 and 9 of land conveyed to M.J. Moore et ux Joanne Moore as recorded in Volume 594, Page 821, D.R.J.C.T. and being part of a tract of land conveyed to Donald C. Fulbright and Wife, Nan E. Fulbright as recorded in Volume 505, Page 724, D.R.J.C.T. and a tract of land conveyed to Donald C. Fulbright JR, Arthur Keith Fulbright & Donna Fulbright Wilkins as recorded in Instrument Numbers 2010-33836, 2010-33837, 2010-33838, Official Public Records, Johnson County, Texas, generally located North of County Road 108C, South of East Davis Avenue, and West of FM 1807, in Alvarado, Johnson County, Texas where all mentioned roads intersect. BLOOMFIELD HOMES L.P. is the owner. (Bloomfield Homes – Whisper Park)

EXECUTIVE SESSION:

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

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: thomasd@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.

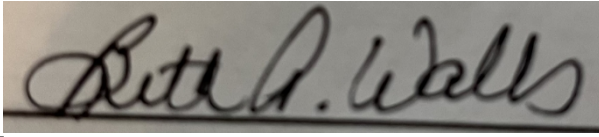
I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted

Special Planning and Zoning Meeting Agenda

June 13, 2022

Page 3

on June 10, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A rectangular box containing a handwritten signature in black ink. The signature appears to read "Beth A. Walls".

Beth A Walls

TRMC City Secretary

**SPECIAL MEETING OF THE CITY OF ALVARADO
PLANNING AND ZONING COMMISSION
104 W. COLLEGE
JUNE 13, 2022
6:00 PM**

AGENDA

The Planning and Zoning Commission of the City of Alvarado will meet in a Special Called Session on Monday, June 13, 2022 at 6:00 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 Planning and Zoning Commission 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 Planning and Zoning Commission has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the Planning and Zoning Commission 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 Planning and Zoning Commission meeting.

CONSENT AGENDA:

1. Minutes from the Regular meeting held on June 6, 2022.

NEW BUSINESS:

1. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 327, generally located on the North side of E. US Highway and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas. 215 67 ALVARADO LLC is the owner. (Lennar Homes)

2. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 117.994-acre tract of land situated in the Robert Bell Survey, Abstract No. 44 and for an approximately 54.328-acre tract of land situated in the Robert Bell Survey, Abstract No. 44, the Andrew Spiva Survey, Abstract No. 770, and the Andrew J. Patton Survey, Abstract No. 684, and being all of a called 50.87 acre tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas, and being all of Blocks 3 and 4, Browns Addition Section 2, an addition to the City of Alvarado as recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, and 56.422 acre tract of land located in the Robert Bell Survey, Abstract Number 44, Johnson County, Texas and being a part of a tract of land conveyed to Marion J. Moore and Wife, Dawn Jo Anne Moore as recorded in Volume 515, Page 327, Deed Records, Johnson County, Texas, (D.R.J.C.T.), part of a tract of land conveyed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust as recorded in Volume 4525, Page 851, D.R.J.C.T., part of the 1st tract and Tracts 1, 4, 5, 7, 8 and 9 of land conveyed to M.J. Moore et ux Joanne Moore as recorded in Volume 594, Page 821, D.R.J.C.T. and being part of a tract of land conveyed to Donald C. Fulbright and Wife, Nan E. Fulbright as recorded in Volume 505, Page 724, D.R.J.C.T. and a tract of land conveyed to Donald C. Fulbright JR, Arthur Keith Fulbright & Donna Fulbright Wilkins as recorded in Instrument Numbers 2010-33836, 2010-33837, 2010-33838, Official Public Records, Johnson County, Texas, generally located North of County Road 108C, South of East Davis Avenue, and West of FM 1807, in Alvarado, Johnson County, Texas where all mentioned roads intersect. BLOOMFIELD HOMES L.P. is the owner.
(Bloomfield Homes – Whisper Park)

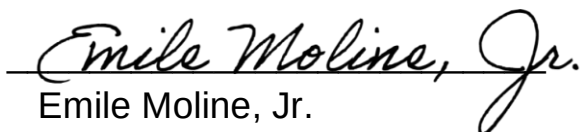
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NON-DISCRIMINATION STATEMENT

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I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on June 10, 2022 by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Emile Moline, Jr.

Planning and Development/Economic Development Director

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE
JUNE 6, 2022 @ 6:00 PM**

MINUTES

The Planning and Zoning of the City of Alvarado will met in a Regular Called Session on Monday, June 6, 2022 at 6:00 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Bryan Thornton

Mike McBee

Barbara Fuller

The following were absent for roll call:

Ryan Banister

Gayla Robinson

Mr. Thornton called the meeting to order at 6:00 p.m. followed by:

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

CONSENT AGENDA

1. Minutes from the Regular meeting held on April 4, 2022.
2. Minutes from the Regular meeting held on May 16, 2022.

Ms. Barbara Fuller moved to approve the consent agenda including items 1 and 2. Second by Mike McBee. Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton,

Opposed – None

Absent - Ryan Banister, Gayla Robinson

NEW BUSINESS:

1. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 128.673-acre tract of land situated in the JOHN M. ROSS Survey, Abstract No. 737, generally located East of North Cummings Drive and South of County Road 508, where both roads intersect, in Alvarado, Johnson County, Texas. AGAVE TRAIL, LLC is the owner/applicant/developer.

The Public Hearing was opened at 6:04 p.m. and closed at 6:14 p.m.

Mike McBee moved to approve the rezoning request. Second by Barbara Fuller.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved - Mike McBee, Barbara Fuller, Bryan Thornton

Opposed – None

Absent - Ryan Banister, Gayla Robinson

Adjournment

Chairperson Bryan Thornton adjourned this regular meeting.

Passed and approved this _____ day of _____, 2022

Brian Thornton, Chairperson

Attest:

Beth Walls, City Secretary

ALVARADO 215 - ZONING REQUEST FORM

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CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 12/16/2021 CLERK: Dana FEE: \$4,706.00 CASE NO: 2022-0081NAME OF APPLICANT: Lennar Homes PH: (936) 827-7998MAILING ADDRESS: 1707 Market Place Blv., Ste 100, Irving, Tx 75063APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.NAME OF OWNER: circle one
215 67 Alvarado LLC PH: (817) 808-7767MAILING ADDRESS: 11701 S Fwy, Burleson, Tx 76028STREET ADDRESS OF PROPERTY: 9149 E. HWY 67
ALVARADO, TX 76009 ACREAGE: 215.30LEGAL DESCRIPTION: TRACT 1 - ABST 327 TR 24A WM HICKMAN
TRACT 2 - ABST 327 TR 24D2 WM HICKMANPRESENT ZONE OF PROPERTY: None PRESENT USE: AgricultureREQUESTED ZONE: PLANNED DEVELOPMENT
SINGLE-FAMILY PROPOSED USE: SINGLE FAMILYREASON FOR CHANGE: PROPOSED SINGLE FAMILY DEVELOPMENT AND ANNEXATION INTO THE CITY
OF ALVARADOUSAGE OF ADJACENT PROPERTY NORTH: RESIDENTIAL HOMESSOUTH: U.S. HWY. 67 / AGRICULTUREEAST: AGRICULTUREWEST: RV PARK

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: Jennifer Ellis

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Kevin CashSWORN TO AND SUBSCRIBED before me this 16th day of December, 2021, by the person whose signature appears directly above.

Notary Public in and for The State of Texas.

My Commission expires 1-18-2025

**SCOTT PORTER**

Johnson County Tax Assessor-Collector
P.O. BOX 75
CLEBURNE, TX 76033-0075
(817) 558-0122

Duplicate Receipt

Property Account Number:
126-0327-05662

Statement Date: 5/19/22
Owner: 215 67 ALVARADO LLC
Mailing Address: 215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

Property Location: 0009201 E HWY 67
Acres: 177.08
Legal: ABST 327
TR 24A
WM HICKMAN
DIP 2 2 09 SPL IT

Exemptions: AG 1D1
Receipt #: 13425478

Deposit #: 202112146416-2021/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	Johnson County	\$51,642.00	0.379700	12/14/21	\$196.08	\$0.00
2021	EMER SERV DISTRICT 1	\$51,642.00	0.060000	12/14/21	\$30.99	\$0.00
2021	HILL COLL-ALVARADO	\$51,642.00	0.050000	12/14/21	\$25.82	\$0.00
2021	ALVARADO ISD	\$51,642.00	1.372000	12/14/21	\$708.53	\$0.00
2021	FARM TO MARKET LTRD	\$51,642.00	0.040300	12/14/21	\$20.81	\$0.00

BASE TAX \$982.23

TOTAL PAID \$982.23

Remitted By: 215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

Payment Type: CHECK
Ref #: 100232555173

Remaining Amount Due As of 5/19/22
0.00

Receipt 5/19/22

215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

**SCOTT PORTER**

Johnson County Tax Assessor-Collector
P.O. BOX 75
CLEBURNE, TX 76033-0075
(817) 558-0122

Duplicate Receipt

Property Account Number:
126-0327-05690

Statement Date: 5/19/22
Owner: 215 67 ALVARADO LLC
Mailing Address: 215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

Property Location: 0009201 E HWY 67
Acres: 38.22
Legal: ABST 327
TR 24D2
WM HICKMAN

Exemptions: AG 1D1
Receipt #: 13425480

Deposit #: 202112146416-2021/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	FARM TO MARKET LTRD	\$8,217.00	0.040300	12/14/21	\$3.31	\$0.00
2021	HILL COLL-ALVARADO	\$8,217.00	0.050000	12/14/21	\$4.11	\$0.00
2021	ALVARADO ISD	\$8,217.00	1.372000	12/14/21	\$112.74	\$0.00
2021	Johnson County	\$8,217.00	0.379700	12/14/21	\$31.20	\$0.00
2021	EMER SERV DISTRICT 1	\$8,217.00	0.060000	12/14/21	\$4.93	\$0.00

BASE TAX \$156.29

TOTAL PAID \$156.29

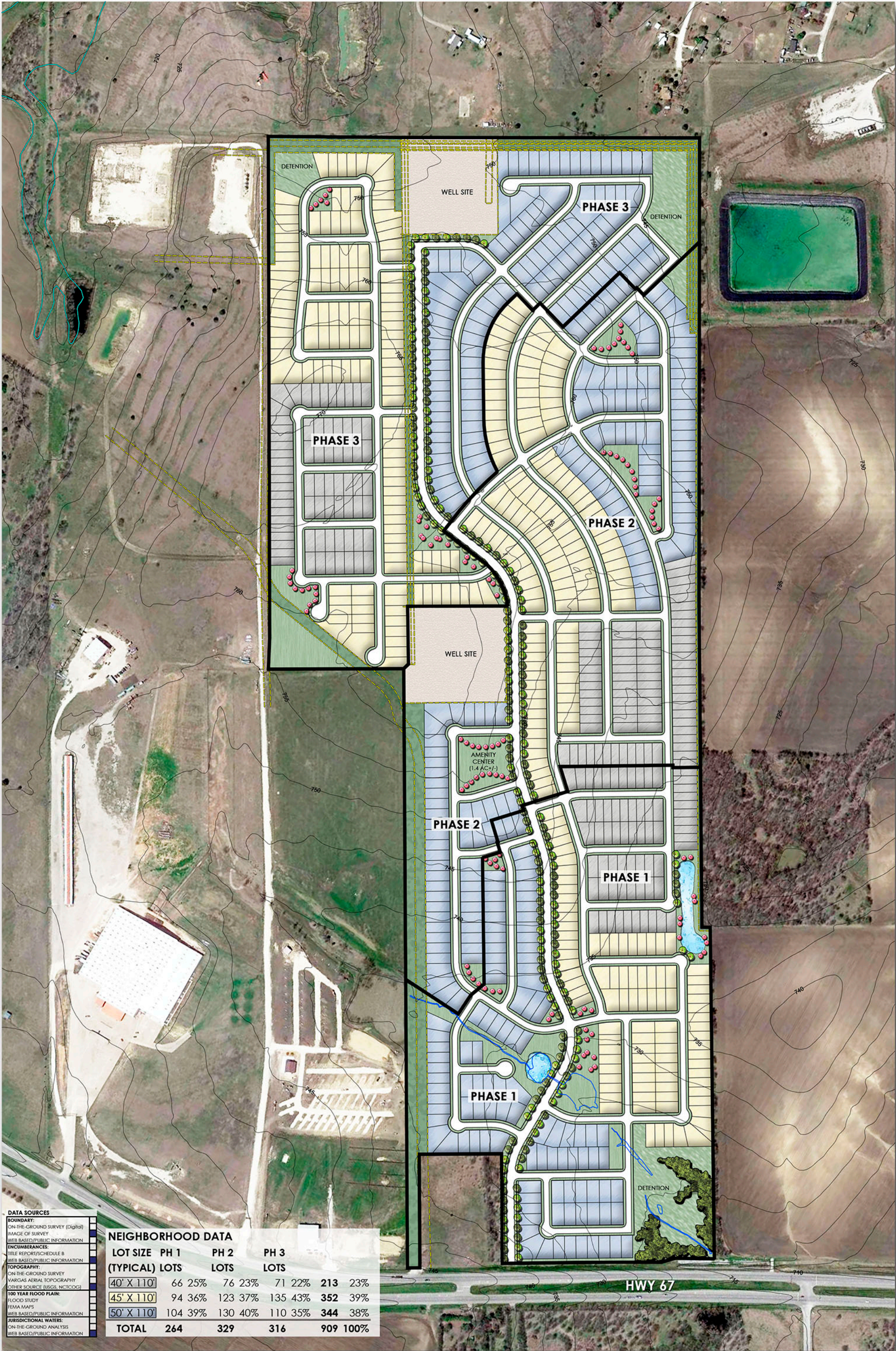
Remitted By: 215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

Payment Type: CHECK
Ref #: 100232555173

Remaining Amount Due As of 5/19/22
0.00

Receipt 5/19/22

215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028



DATA SOURCES	
BOUNDARY:	ON-THE-GROUND SURVEY (Digital)
IMAGE OF SURVEY:	WEB BASED/PUBLIC INFORMATION
ENCUMBRANCES:	TITLE REPORT/SCHEDULE B
TOPOGRAPHY:	ON-THE-GROUND SURVEY
	VARGAS AERIAL TOPOGRAPHY
	OTHER SOURCE (USGS, NCTCOG)
100 YEAR FLOOD PLAIN:	FEMA MAPS
	WEB BASED/PUBLIC INFORMATION
JURISDICTIONAL WATERS:	ON-THE-GROUND ANALYSIS
	WEB BASED/PUBLIC INFORMATION

NEIGHBORHOOD DATA						
LOT SIZE (TYPICAL)	PH 1 LOTS	PH 2 LOTS	PH 3 LOTS			
40' X 110'	66 25%	76 23%	71 22%	213	23%	
45' X 110'	94 36%	123 37%	135 43%	352	39%	
50' X 110'	104 39%	130 40%	110 35%	344	38%	
TOTAL	264	329	316	909	100%	

Alvarado 215 – Project Description

This development is a master planned residential community that will contain a maximum of 925 single family units. It will consist of open spaces, pocket parks, an Amenity Center, a trail system, and other additional public and private amenities throughout the development. The development is located within the Alvarado 215 Public Improvements District, which was created to help fund certain onsite and offsite infrastructure and allow for a higher quality development. Construction will begin Fall of 2022 and first homes sales are expected to begin Fall of 2024.



Legal description of land:

TRACT I:

BEING a tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327, in Johnson County, Texas, and being all of the same tract of land described in deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, from which a 1/2-inch iron rod with orange plastic cap stamped "FOX" found, bears North 71 deg 42 min 31 sec West, a distance of 0.54 feet, said point being the Northeasterly corner of said Southwestern Gas Pipeline, Inc. tract, said point being situated on the Southerly line of a tract of land as described in deed to Billy R. and Michelle W. Jennings:

THENCE South 30 deg 21 min 30 sec East, departing the Southerly line of said Billy R. and Michelle W. Jennings tract and along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,575.12 feet to a point for corner from which a 1/2-inch iron rod found bears North 71 deg 47 min 22 sec West, a distance of 0.33 feet, said point being the Southwest corner of said Southwestern Gas Pipeline, Inc. tract;

THENCE South 59 deg 48 min 23 sec West, departing the Northeasterly line and along the Southeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 656.35 feet to a point for corner from which a 1/2- inch iron rod found bears South 23 deg 12 min 58 sec East, a distance of 0.99 feet;

THENCE North 27 deg 47 min 07 sec West, departing the Southeasterly line and along the Southwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 151.94 feet to a point for corner from which a 1/2inch iron rod found bears South 83 deg 43 min 39 sec West, a distance of 0.24 feet;

THENCE North 30 deg 09 min 04 sec West, continuing along the Southwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,430.29 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set corner, said MAG nail being situated in the Southerly line of said Billy R. and Michelle W. Jennings tract;

THENCE North 60 deg 25 min 51 sec East, departing the Southwesterly line and along the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 640.80 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 38.217 acre of 1,664.745 square feet of land, more or less.

TRACT II:

BEING a tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327, in Johnson County, Texas, and being all of the same tract of land described in deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357 [correct reference is 201200000284], Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for corner, said iron rod being the Northeasterly corner of said Southwestern Gas Pipeline, Inc. tract, the Southeasterly corner of a tract of land as described in deed to M.K. Brown, recorded in Volume 1839, Page 529, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being situated in the Southwesterly line of a tract of land described in deed to Deborah L. Rayfield, recorded in Volume 1596, Page 723, D.R.J.C.T.;

THENCE South 29 deg 55 min 22 sec East, departing the Southeasterly line of M.K. Brown tract, the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract and along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,244.04 feet to a point for corner from which a 3/8-inch iron rod found bears North 48 deg 33 min 03 sec West, a distance of 0.29 feet;

THENCE South 30 deg 30 min 10 sec East, continuing along said Northeasterly line, a distance of 1,582.17 feet to a 1/20-inch iron rod found for corner, said iron rod being the Southwesterly corner of a tract of land as described in deed to B. Holnam TX LP, recorded in Volume 2453, Page 429, D.R.J.C.T.;

THENCE North 60 deg 15 min 07 sec East, continuing along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract and along the Southeasterly line of said Holnam TX LP tract, a distance of 40.22 feet to a 1/2-inch iron rod with red plastic cap stamped "TOPOGRAPH" found for corner;

THENCE South 30 deg 43 min 27 sec East, departing the Southeasterly line of said Holnam TX LP tract and continuing along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 1,606.69 feet to a 5/8-inch iron rod found with orange plastic cap stamped "MUSTANG LP" found for corner, said iron rod being situated in the Southwesterly line of a tract of land described in deed to The Matriarch Trust, recorded in Volume 1546, Page 725, D.R.J.C.T., iron rod being situated in the Northwesterly right-of-way line of Highway 67 (variable width right-of-way), said iron rod also being the beginning of a non-tangent curve to the left having a radius of 23,069.39 feet, a central angle of 00 deg 28 min 33 sec, a chord bearing of South 60 deg 39 min 28 sec West and a chord length of 191.62 feet;

THENCE departing the Southwesterly line of said The Matriarch Trust tract and the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract and along the Northwesterly right-of-way line and along the non-tangent curve to the left, an arc distance of 191.62 feet to a point corner from which a TXDOT (Texas Department of Transportation) brass monument found bears South 37 deg 37 min 02 sec East, a distance of 0.26 feet;

THENCE South 43 deg 42 min 54 sec West, continuing along said Northwesterly right-of-way line, a distance of 68.66 feet to a TXDOT brass monument found for corner and the beginning of a curve to the left having a radius of 23,860.33 feet, a central angle of 00 deg 59 min 05 sec, a chord bearing of South 59 deg 49 min 23 sec West and a chord length of 410.02 feet;

THENCE continuing along said Northwesterly right-of-way line and along said curve to the left, an arc distance of 410.03 feet to a TXDOT brass monument found for corner;

THENCE South 59 deg 18 min 03 sec West, continuing along said Northwesterly right-of-way line, a distance of 360.98 feet to a TXDOT brass monument found for corner;

THENCE North 30 deg 21 min 57 sec West, departing the Northwesterly right-of-way line of said Highway 67, a distance of 531.17 feet to a 1/2-inch iron rod found for corner;

THENCE South 59 deg 38 min 36 sec West, a distance of 399.90 feet to a 1/2-inch iron rod found for corner;

THENCE South 30 deg 20 min 59 sec East, a distance of 550.41 feet to a 1/2-inch iron rod found for corner, said iron rod being situated in the Northwesterly right-of-way line of said Highway 67;

THENCE South 59 deg 19 min 45 sec West, along said Northwesterly right-of-way line, a distance of 59.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "FORT WORTH SURVEYING" found for corner;

THENCE North 30 deg 21 min 30 sec West, departing said Northwesterly right-of-way line, a distance of 5,480.21 feet to a point for corner from which a 1/2-inch iron rod with orange plastic cap stamped "FOX" bears North 71 deg 42 min 31 sec West, a distance of 0.54 feet, said point being situated in the Southerly line of a tract of land described in deed to Billy R. and Michelle W. Jennings;

THENCE North 60 deg 06 min 10 sec East, departing the Southwesterly line and along the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 1,451.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 176.983 acres or 7,709,381 square feet of land, more or less.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.

EXHIBIT D
Development Standards

Exhibit D

Alvarado 215 Property Development Regulations

For a 215-acre tract of land in the City of Alvarado ETJ, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit C, Concept Plan.

1.0 Definitions

Definitions used herein shall be the same as those found in Section 42-22 of the Zoning Ordinance for the City of Alvarado, Texas, or as exists on the effective date of this agreement unless otherwise defined by these regulations.

"Masonry" shall mean stone, stucco, brick, tile, concrete, glass or similar materials or any similar material approved by the City's Director of Development Services.

2.0 General Regulations

- 2.1 All regulations for the Alvarado 215 Property not redefined by these Planned Development Regulations shall conform to the regulations set forth in the City of Alvarado Zoning Ordinance (base zoning SF-2 Single Family Residential District).
- 2.2 The Alvarado 215 Property shall comply with the Subdivision Ordinance as it exists on the effective date of this agreement, except for the following:
 - a. The maximum cul-de-sac length shall be 1,200 feet as identified on Exhibit C.
- 2.3 A property owners association shall be established and shall be responsible for the ownership and maintenance of all Common Areas.
- 2.4 The maximum number of single-family residential lots within this planned development shall be 1,100. Further, no more than 50% of the maximum number of lots may be Type A lots and no more than 23% of the lots shall be Type C lots. The layout for this planned development is shown on Exhibit C, Concept Plan.
- 2.5 The phasing shown on the Concept Plan may be modified during the development process (both the size of the phase and the order of the phases may be changed).
- 2.6 Early Grading Permit. Owner will be granted an early grading permit following the submission of the following to the City: response to the first round of civil engineering comments, the SWPPP, and NPDES Permit. Owner acknowledges the grading permit is an "at-risk" permit, and that revisions to the civil engineering drawings and grading operations due to subsequent City comment or revisions by Engineer of Record may be necessary.

3.0 Use Regulations

- 3.1 The permitted uses are outlined below:
 - a. All uses permitted in accordance with Section 42-22 of the Zoning ordinance including
 - b. Community/Amenity center (public or private)
 - c. Electrical substation
 - d. Water storage
 - e. Sewer Lift Station

4.0 Area Regulations

4.1 General Area regulations for residential uses are set forth in the table below, which contains the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

Lot Type	Min. Lot Size (Sq. ft)	Max. Height (ft)	Min. Side Yard (ft)	Min. Side Yard at Corner (ft)	Min. Rear Yard (ft)	Min. Front Yard (ft) (3)(5)	Min. Lot Width (ft) (1), (2)	Min. Lot Depth (ft) (6)	Min. Structure Size (Sq. ft)	Max. Lot Coverage (4)
A	5,500	40	5	10	10	20	50	110	1,450	60%
B	4,950	40	5	10	10	20	45	110	1,350	60%
C	4,400	40	5	10	10	20	40	110	1,200	60%

1. Lot widths shall be measured along the arc of the front building line.
2. Lot width may be reduced by twenty percent (20%) for lots fronting cul-de-sacs, eyebrows, and inside curves. The minimum lot width is measured at the platted front yard setback.
3. Where porches are provided, they shall be permitted to encroach a maximum of five (5) feet into the front setback line.
4. Lot coverage is defined as the footprint of the primary residential structure, excluding, without limitation, patios (covered or uncovered), pools, driveways, sidewalks, and other improvements which are not part of an enclosed building.
5. For lot types A, B, and C, the garage setback shall be 20 feet.
6. Lot depths on cul-de-sacs and/or knuckles may be reduced to 100 feet.

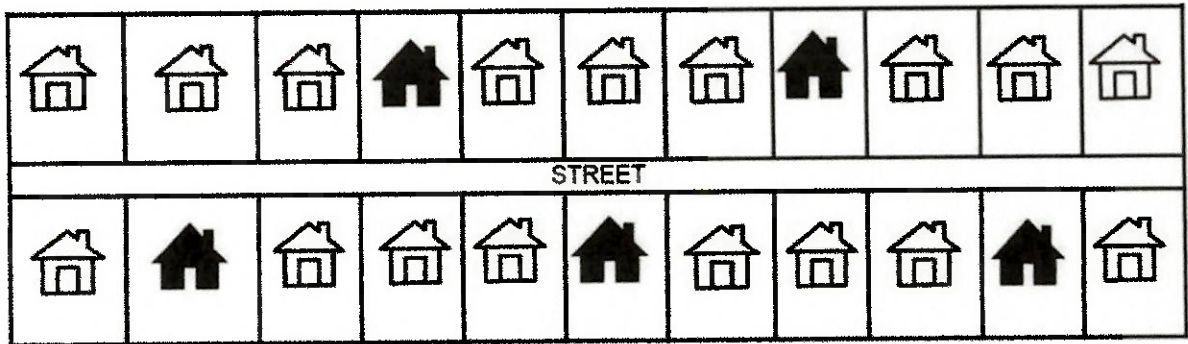
5.0 Building Regulations

5.1 Driveways

- a. Driveway fronting on a street shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
- b. Residential driveways to serve two-car garages shall not be less than eleven (11) feet nor more than twenty-four (24) feet in width, measured at the property line. When residential driveways are required to serve three or more car garages, the size and location of the driveway shall be subject to the approval of the City Engineer, after an adequate engineering analysis of the parking, maneuvering and access requirements.
- c. A driveway should not begin less than fifteen feet (15') from the point of tangency of the corner radius of an intersection. The radius of all driveway returns shall be a minimum of five feet (5'); however, if in the professional opinion of the City Engineer, a situation justifies, driveways may be built at an angle other than perpendicular to the roadway and/or with driveway return radii of as much as twenty feet (20').
- d. Residential driveways shall not be constructed closer than ten feet (10') apart.

5.2 Exterior Surfaces

- a. The exterior facades of Type A lots shall be 70% brick or stone on front façade excluding areas above roof line and architectural features and be 60% brick or stone overall. The remainder front façade of Type A lots shall be hardiplank. Type B lots shall have a brick or stone wainscot no less than 42" tall across front façade with the remainder front façade as hardiplank. The exterior facades of Type C lots shall be allowed to be 100% Cementitious fiber board creating Cape Cod style elevations.
- b. Elevations: Each floor plan shall have a minimum of two (2) elevations. Identical Elevation cannot be used on the homes constructed within 3 (three) lots on either side of a home selected on any lot in the community (a "Selected Lot", indicated by shaded House below. (ii) the home constructed on the lot directly across the street or diagonal from a Selected Lot. Street intersection and or open space shall constitute a home site.



c. Address Plaque: A cast stone or metal address plaque is required for each lot. The style of the cast stone address plaque shall be uniform throughout each section of development.

d. EIFS: EIFS (Exterior Insulating and Finish Process) is not allowed on structures on all lots.

e. Windows:

- a. All window framing shall be bronzed, cream, sand or white anodized aluminum, vinyl, or wood.
- b. Window shutters may be used on all lots. Window shutters shall be painted, stained wood, or fiberglass.
- c. No reflective window coverings or treatments shall be permitted.

f. Roofing

- a. Structures constructed on all lots shall have a composition, slate, or tile roof.
- b. The color of the composition roof must appear to be weathered wood shingles, black or slate, unless such other color is approved by the Director of Development Services.
- c. Composition roof shingle must be laminated and have a minimum warranty of 25 years.
- d. Dimensional shingles are on all Type A lots.
- e. The main roof pitch shall have a minimum slope of 6:12. Pitch ends shall be 100% guttered.
- f. Gutters are required in Type A lots.

g. Garages

- a. Lots 31 feet and greater shall have a minimum two (2) car garages but no more than three (3). No carports will be permitted.
- b. J-swing garages for three (3) car garages are allowed but not required.

h. Plate Height: Each structure on a lot shall have a minimum principal plate height of eight feet (8') on the first floor.

i. Fencing:

- a. No fence, wall, or hedge on a lot shall exceed eight (8) feet in height or be less than four feet in height unless otherwise specifically required by the City of Alvarado.
- b. All lots backing or siding to Open Space shall have a decorative metal fence abutting to said open space, excluding lots that back up to the main spine road as shown on Exhibit
- c. All other fencing shall be constructed of stained cedar and shall be supported with galvanized steel posts. A common fence stain color as well as fence detail shall be established for the community by the developer.
- d. No fencing shall extend beyond a point ten feet (10') behind the front wall plane of the structure into the front yard.

6.0 Screening Regulations

6.1 Landscape Buffer:

- a. A minimum landscape buffer of 20' will be required adjacent to HWY 67.
- b. Trees are required to be planted at a minimum spacing of 50 feet within the landscape buffer. The Developer may install a more natural looking spacing of the required trees as long as the minimum tree count (based on 50' spacing) is maintained.

6.2 Screening Fences:

- a. For single-family lots on HWY 67, there shall be cedar board-onboard screen fencing with stone columns. As an alternative, a minimum six (6) foot decorative metal fence with shrubbery, trees, and masonry columns (at a minimum spacing of 100 feet), or a living screen, and/or a combination thereof may be used for screening.
- b. No other screening fence requirements shall apply.

7.0 Landscape & Irrigation Regulations

7.1 The builder of the house on each lot within this planned development shall provide at a minimum the following landscape material:

- a. Turf: The front, side and rear yard of each residential lot shall be sodded and fully irrigated with an automatic sprinkler system.
- b. Trees: Every Type A and Type B lot within this planned development shall have a minimum of one (1) five (5) total inch diameter shade or ornamental tree planted in the front yard and one (1) three (3) total inch diameter shade or ornamental tree planted in the rear yard (from the City approved tree list). Every Type C lot shall have a minimum of one (1) three (3) total inch diameter shade or ornamental tree planted in the front yard (from the City approved tree list).

8.0 Open Space Regulations

8.1 General:

- a. Amenity centers, Common Areas, private open spaces, or other amenities shall be privately owned and maintained by the Homeowners Association.
- b. In consideration for the amount of Open Space being offered within the development as shown on Exhibit C, the City agrees to waive any parkland dedication fees.



CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 05/27/2022 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Clint Vincent PH: (972) 839-3882

MAILING ADDRESS: 1050 E. Hwy 114, Suite 210 Southlake, TX 76092

APPLICANT IS THE: OWNER LEASER / PURCHASER OF THE PROPERTY.

circle one

NAME OF OWNER: _____ PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: n/a ACREAGE: 174.77

LEGAL DESCRIPTION: A TRACT OF LAND OF 174.77 ACRES SITUATED IN THE ROBERT BELL SURVEY, ABSTRACT NO. 44, THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, AND THE ANDREW J. PATTON SURVEY, ABSTRACT NO. 684, JOHNSON COUNTY, TEXAS

PRESENT ZONE OF PROPERTY: A PRESENT USE: Agricultural

REQUESTED ZONE: PD PROPOSED USE: Single Family Development

REASON FOR CHANGE: Development of Single-Family Subdiciision

USAGE OF ADJACENT PROPERTY NORTH: SF-2

SOUTH: A

EAST: Outsite City Limits

WEST: SF-2

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

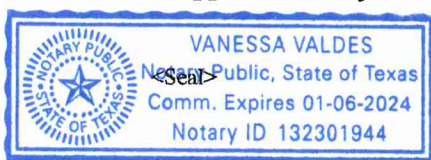
Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

SWORN TO AND SUBSCRIBED before me this 27th day of May, 2022, by the person whose signature appears directly above.



Notary Public in and for The State of Texas.

My Commission expires 01-06-2024

TAX CERTIFICATE FOR ACCOUNT : 126-0044-00620

PAGE 1 OF 1

ADNUMBER: R000002458

DATE : 6/1/2022

GFNUMBER:

FEE : \$10.00

CERTIFICATE NO: 13429846

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 44|TR 25, 26|R BELL

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0007939 RUSK AVE

16.16 ACRES

REQUESTED BY

PROPERTY OWNER

BLOOMFIELD HOMES

MOORE MARION J ETUX JO ANNE REV LIV
TRUST

1050 E STATE HWY 114
SOUTHLAKE TX 76092

% SHELLY A CULBERTSON & KEVIN J MOORE CO
TRUSTEES

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	2,295	IMPROVEMENT :	0
AG LAND VALUE:	70,425	DEF HOMESTEAD:	0
APPRAISED VALUE:	72,720	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022 :

\$ 0.00

ISSUED TO :

BLOOMFIELD HOMES

ACCOUNTNUMBER:

126-0044-00620

CERTIFIED BY:

Virginia Hubbard

JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



TAX CERTIFICATE FOR ACCOUNT: 126-0044-00240

PAGE 1 OF 1

ADNUMBER: R000002451

DATE: 6/1/2022

GF NUMBER:

FEE: \$10.00

CERTIFICATE NO: 13429843

PROPERTY DESCRIPTIONCOLLECTING AGENCYABST 44|TR 21,22|R BELL|126.00
44.00190Johnson County
P O BOX 75
CLEBURNE TX 76033-00750000703 SANTA FE ST
24.511 ACRESREQUESTED BYPROPERTY OWNER

BLOOMFIELD HOMES

BLOOMFIELD HOMES LP

1050 E STATE HWY 114
SOUTHLAKE TX 760921050 E HWY 114 STE 210
SOUTHLAKE TX 760920000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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CURRENT VALUES			
LAND MKT VALUE:	3,481	IMPROVEMENT:	0
AG LAND VALUE:	155,841	DEF HOMESTEAD:	0
APPRAISED VALUE:	159,322	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022:

\$ 0.00

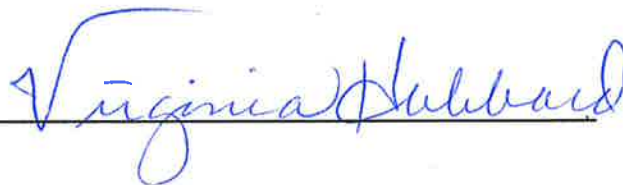
ISSUED TO:

BLOOMFIELD HOMES

ACCOUNT NUMBER:

126-0044-00240

CERTIFIED BY:



JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office

TAX CERTIFICATE FOR ACCOUNT: 126-0770-00260

AD NUMBER: R000018849

GF NUMBER:

CERTIFICATE NO: 13429841

COLLECTING AGENCYJohnson County
P O BOX 75
CLEBURNE TX 76033-0075

DATE: 6/1/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 770|TR 36|A SPIVA

PAGE 1 OF 1

REQUESTED BY

BLOOMFIELD HOMES

1050 E STATE HWY 114
SOUTHLAKE TX 76092**PROPERTY OWNER**

BLOOMFIELD HOMES LP

1050 E HWY 114 STE 210
SOUTHLAKE TX 760920000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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CURRENT VALUESLAND MKT VALUE: 3,063
AG LAND VALUE: 137,142
APPRAISED VALUE: 140,205
EXEMPTIONS: Ag 1D1
LAWSUITS:IMPROVEMENT: 0
DEF HOMESTEAD: 0
LIMITED VALUE: 0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022:

\$ 0.00

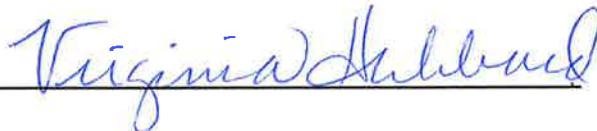
ISSUED TO:

BLOOMFIELD HOMES

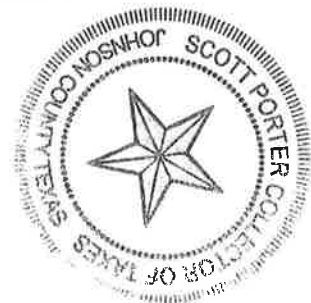
ACCOUNT NUMBER:

126-0770-00260

CERTIFIED BY:



JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office

TAX CERTIFICATE FOR ACCOUNT : 126-2333-00200

ADNUMBER: R000023758

GF NUMBER:

CERTIFICATE NO: 13429839

COLLECTING AGENCY

Johnson County
P O BOX 75
CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 6/1/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ALL|BLOCKS 3, 4|BROWN SECTION
2

0000703 SANTA FE ST

2.094 ACRES

REQUESTED BY

BLOOMFIELD HOMES

1050 E STATE HWY 114
SOUTHLAKE TX 76092

PROPERTY OWNER

BLOOMFIELD HOMES LP

1050 E HWY 114 STE 210
SOUTHLAKE TX 760920000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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CURRENT VALUES

LAND MKT VALUE:	297	IMPROVEMENT :	0
AG LAND VALUE:	87,651	DEF HOMESTEAD:	0
APPRAISED VALUE:	87,948	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022 : \$ 0.00

ISSUED TO : BLOOMFIELD HOMES
ACCOUNTNUMBER: 126-2333-00200

CERTIFIED BY :

Virginia Hubbard

JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



TAX CERTIFICATE FOR ACCOUNT : 126-0044-00750

PAGE 1 OF 1

AD NUMBER: R000002459

DATE : 6/1/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13429835

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 44|TR 27|R BELL

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000713 RUSK AVE

1.449 ACRES

REQUESTED BY

PROPERTY OWNER

CARDENAS FRANCISCO

1005 WILDWOOD DR

ALVARADO TX 760090000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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CURRENT VALUES			
LAND MKT VALUE:	206	IMPROVEMENT :	0
AG LAND VALUE:	6,315	DEF HOMESTEAD:	0
APPRAISED VALUE:	6,521	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0044-00750

CERTIFIED BY :

Virginia Hubbard

JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



TAX CERTIFICATE FOR ACCOUNT : 126-0044-00190

AD NUMBER: R000002450

GF NUMBER:

CERTIFICATE NO : 13429849

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

REQUESTED BY

BLOOMFIELD HOMES

1050 E STATE HWY 114

SOUTHLAKE TX 76092

DATE : 6/1/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 44|TR 21,22|R BELL|126.00

44.00240

0000703 SANTA FE ST

4.789 ACRES

PROPERTY OWNER

BLOOMFIELD HOMES LP

1050 E HWY 114 STE 210

SOUTHLAKE TX 760920000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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CURRENT VALUES			
LAND MKT VALUE:	680	IMPROVEMENT :	0
AG LAND VALUE:	30,449	DEF HOMESTEAD:	0
APPRAISED VALUE:	31,129	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2022 :

\$ 0.00

ISSUED TO :

BLOOMFIELD HOMES

ACCOUNT NUMBER:

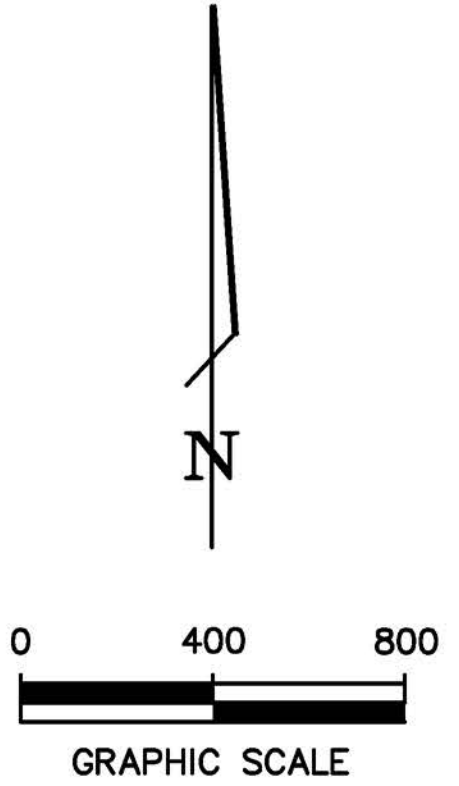
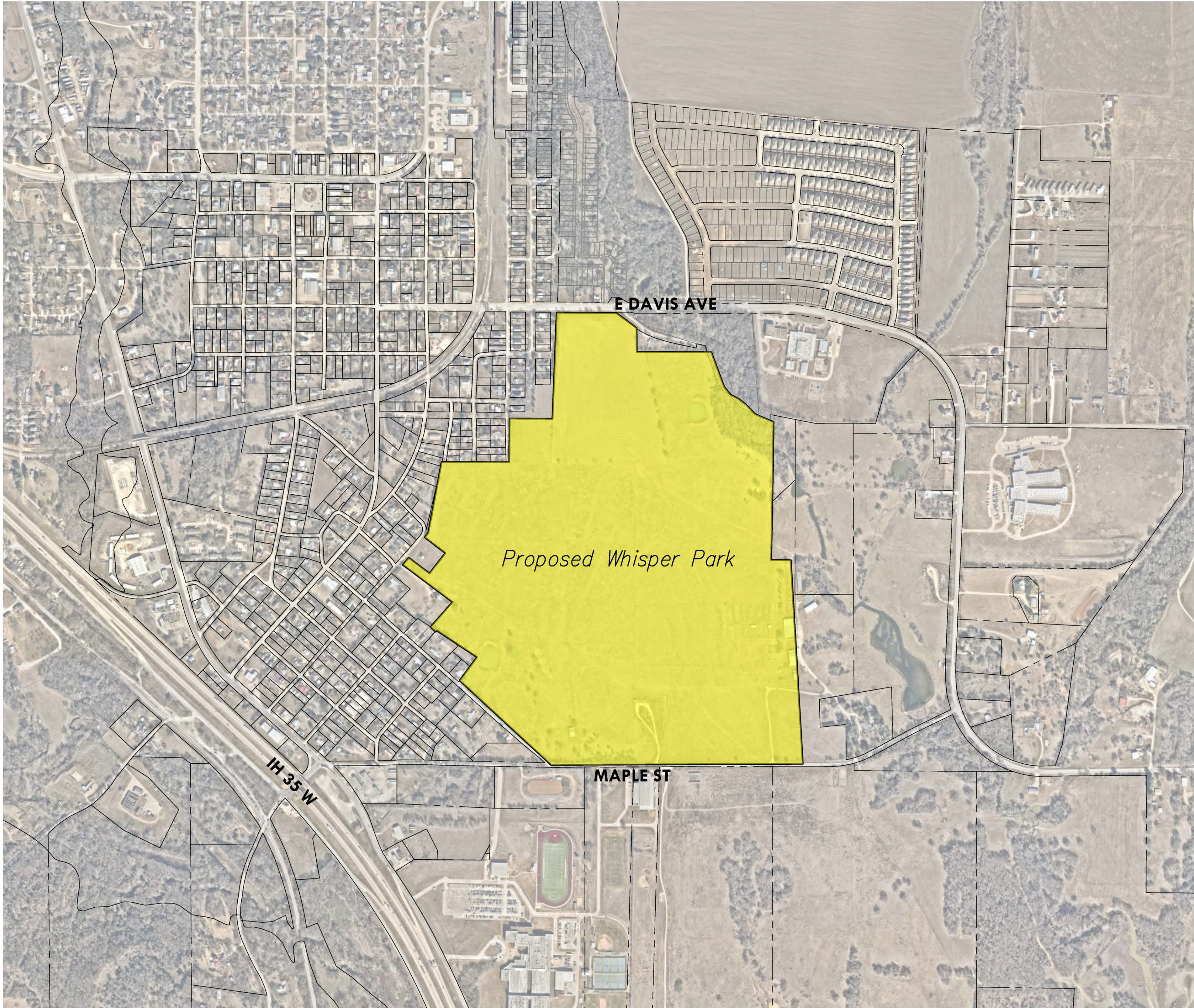
126-0044-00190

CERTIFIED BY :

Virginia Hahland

JOHNSON COUNTY

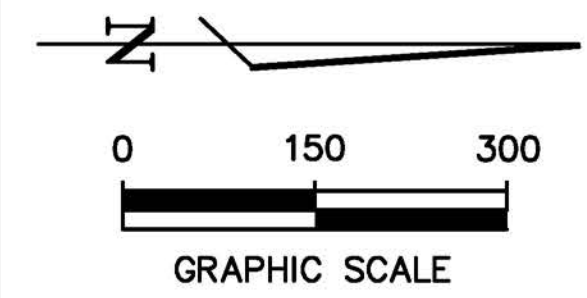





teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Whisper Park

Location Map



CLASSIC LOTS SIZE CHART	
SIZE	NO
50'x120'	82
55'x120'	91
60'x120'	81
65'x120'	69
TOTAL	323

ELEMENTS LOT SIZE CHART	
SIZE	NO
50'x120'	381
TOTAL	381

LOT YIELDS	
PHASE 1 ELEMENTS	108 LOTS
PHASE 1 CLASSIC	62 LOTS
PHASE 2 ELEMENTS	98 LOTS
PHASE 2 CLASSIC	63 LOTS
PHASE 3 ELEMENTS	56 LOTS
PHASE 3 CLASSIC	142 LOTS
PHASE 4 ELEMENTS	121 LOTS
PHASE 4 CLASSIC	56 LOTS
TOTAL LOTS	704

LEGEND	
	STREET R.O.W.
	OPEN SPACE
	5' PEDESTRIAN TRAIL
	8' PEDESTRIAN TRAIL



teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnppinc.com

Whisper Park

Conceptual Plan
May 2022

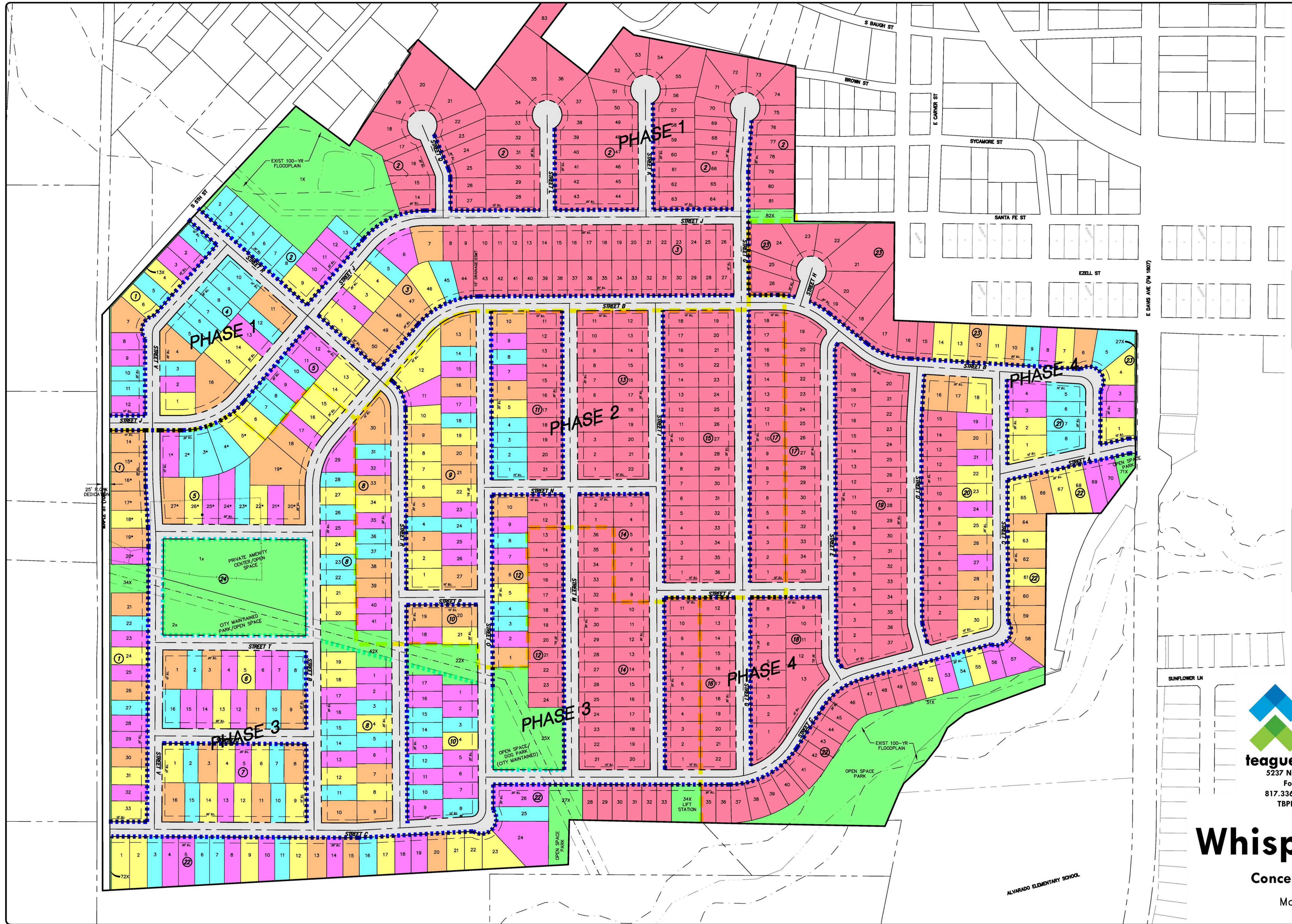


Exhibit A-1
Description of Property

TRACT 1: 117.994 acre tract

BEING a tract of land situated in the Robert Bell Survey, Abstract No. 44, and being all of a tract of land described by deed to M.J. Moore and wife, Joanne Moore recorded in Volume 594, Page 821 of the Deed Records of Johnson County, Texas, a portion of a tract of land described by deed to Marion J. Moore and wife, Dawn Jo Anne Moore recorded in Volume 515, Page 327 of the Deed Records of Johnson County, Texas, and a portion of a tract of land described by deed to The Marion J. Moore and Jo Anne Moore Revocable Living Trust recorded in Volume 4525, Page 851 of the Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the west corner of a tract of land described by deed to The City of Alvarado recorded in Volume 1076, Page 413 of the Deed Records of Johnson County, Texas;

THENCE South 53 degrees 07 minutes 02 seconds East, along the southwest line of said City of Alvarado tract, a distance of 200.00 feet to a chain link fence post found for the south corner of same;

THENCE North 38 degrees 01 minutes 58 seconds East, along the southeast line of said City of Alvarado tract, a distance of 200.00 feet to a chain link fence post found for corner;

THENCE North 52 degrees 42 minutes 33 seconds West, along the northwest line of said City of Alvarado tract a distance of 200.00 feet to a 3/8 inch iron rod found for the north corner of same, also lying on the west occupied line of said Moore tract recorded in Volume 594, Page 821;

THENCE North 37 degrees 02 minutes 48 seconds East, along the occupied west line of said Moore tract generally along a barbed wire fence, a distance of 44.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 10 degrees 42 minutes 11 seconds East, continuing along the occupied west line of said Moore tract generally along a barbed wire fence a distance of 556.08 feet to a wood fence post found for corner said fence post also lying on the south line of Brown's Addition, an addition to the City of Alvarado recorded in Volume 431, Page 645 of the Plat Records of Johnson County, Texas;

THENCE South 89 degrees 42 minutes 25 seconds East, along the south line of said Brown's Addition generally along a barbed wire fence, passing a 3/4 inch iron pipe at 123.07 feet, a 1/2 inch iron rod at 373.47 feet, a 3/4 inch iron pipe at 522.88 feet for the southwest corner of Brown's Addition Section No. 2, an addition to the City of Alvarado recorded in Volume 431, Page 641 of the Plat Records of Johnson County, continuing along the south line of said Browns Addition Section No. 2, passing a 5/8 inch iron rod at 842.66 feet being the southeast corner of said addition, and continuing for a total distance of 1485.60 feet to a T-Post found for the northeast corner of said Moore tract, and an ell corner of a tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas;

THENCE South 00 degrees 12 minutes 57 seconds West, along the west line of said Fulbright tract and generally along a barbed wire fence, a distance of 739.84 feet to 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of same;

THENCE South 89 degrees 33 minutes 11 seconds East, along the south line of said Fulbright tract and generally along a barbed wire fence a distance of 1062.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of same;

THENCE South 88 degrees 49 minutes 14 seconds East, a distance of 151.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the north line of a tract of land described by deed to The Marion J. Moore

& Jo Anne Moore Revocable Living Trust recorded in Volume 4525, Page 851 of the Deed Records of Johnson County, Texas;

THENCE South 03 degrees 23 minutes 03 seconds East, through the interior of said Marion J. Moore & Jo Anne Moore Revocable Living Trust and the interior of the aforementioned Marion J. Moore and wife, Dawn Jo Anne Moore tract, a distance of 1573.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the near center of Maple Street;

THENCE South 89 degrees 45 minutes 42 seconds West, along the near center of said Maple Street, a distance of 1943.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set in said Maple Street with the intersection with the projected northeast right-of-way of N. Fifth Street (Called 80' R.O.W.);

THENCE North 47 degrees 17 minutes 29 seconds West, along the northeast right-of-way of said N. Fifth Street, a distance of 960.48 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the south corner of a tract of land described by deed to Cecil Taylor recorded in Volume 2482, Page 677 of the Deed Records of Johnson County, Texas;

THENCE North 36 degrees 26 minutes 21 seconds East, departing said N. Fifth Street, along the southeast line of said Taylor tract and generally along a barbed wire fence, a distance of 224.91 feet to a 3 inch pipe fence post found for corner;

THENCE North 56 degrees 37 minutes 01 seconds West, generally along a barbed wire fence, a distance of 373.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 41 degrees 16 minutes 53 seconds West, a distance of 13.08 feet to a 1/2 inch iron rod found for corner;

THENCE North 47 degrees 17 minutes 29 seconds West, a distance of 52.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 41 degrees 16 minutes 53 seconds East, a distance of 256.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 53 degrees 07 minutes 02 seconds West, a distance of 479.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 40 degrees 30 minutes 27 seconds East, a distance of 70.14 feet to the POINT OF BEGINNING containing 5,139,828 square feet, or 117.994 acres of land.

TRACT 2: 54.328 Acre tract

BEING a tract of land situated in the Robert Bell Survey, Abstract No. 44, the Andrew Spiva Survey, Abstract No. 770, and the Andrew J. Patton Survey, Abstract No. 684, and being all of a called 50.87 acre tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas, and being all of Blocks 3 and 4, Browns Addition Section 2, an addition to the City of Alvarado as recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 50.87 acre tract, also lying on the south right-of-way of F.M. Highway No. 1807 (E. Davis Road) (Variable R.O.W.);

THENCE South 89 degrees 39 minutes 42 seconds East, along the north line of said 50.87 acre tract and the south line of said F.M. Highway No. 1807, a distance of 461.60 feet to a 5/8 inch iron rod found for the

occupied northwest corner of a tract of land described by deed to Nina Lenard and Jesse Charles Lenard recorded in Volume 3044, Page 393 of the Deed Records of Johnson County, Texas;

THENCE South 53 degrees 12 minutes 42 seconds East, along the occupied common line of said 50.87 acre tract and said Lenard tract, a distance of 193.30 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 35 minutes 42 seconds East, continuing along said occupied common line, a distance of 183.80 feet to a 3 inch pipe fence post found for corner;

THENCE South 89 degrees 39 minutes 57 seconds East, continuing along said occupied common line and generally along a barbed wire fence, a distance of 575.85 feet to a 5/8 inch iron rod found for an easterly northeast corner of said 50.87 acre tract;

THENCE along the easterly occupied line of said 50.87 acre tract the following courses and distances:

South 20 degrees 20 minutes 53 seconds East, a distance of 284.80 feet to a 5/8 inch iron rod found for corner;

South 38 degrees 22 minutes 53 seconds East, a distance of 77.71 feet to a 5/8 inch iron rod found for corner;

South 63 degrees 34 minutes 46 seconds East, a distance of 68.32 feet to a Cross Tie Fence post with a 60 D nail found for corner;

South 52 degrees 23 minutes 03 seconds East, a distance of 76.83 feet to a wood fence post found for corner;

South 43 degrees 36 minutes 29 seconds East, a distance of 96.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 63 degrees 26 minutes 29 seconds East, a distance of 36.10 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to 275 Alvarado, LLC. (Tract 2) recorded in Volume 3566, Page 534 of the Deed Records of Johnson County, Texas;

THENCE South 67 degrees 23 minutes 29 seconds East, a distance of 121.78 feet to a 5/8 inch iron rod found for the most easterly northeast corner of said 50.87 acre tract, also lying on the west line of land described by deed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust recorded in Volume 4525, Page 897 of the Deed Records of Johnson County, Texas;

THENCE South 00 degrees 51 minutes 39 seconds West, along the east line of said 50.87 acre tract and west line of said Moore tract generally along a barbed wire fence, a distance of 503.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of said Moore tract, same being the northwest corner of a tract of land described by deed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust recorded in Volume 4525, Page 846 of the Deed Records of Johnson County, Texas;

THENCE South 01 degrees 03 minutes 35 seconds West, along the east line of said 50.87 acre tract and the west line of last mentioned Moore tract generally along a barbed wire fence, a distance of 561.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said 50.87 acre tract, also lying on the north line of a tract of land described by deed to Marion J. Moore and wife, Dawn Jo Anne Moore recorded in Volume 515, Page 327 of the Deed Records of Johnson County, Texas;

THENCE North 89 degrees 33 minutes 11 seconds West, along the south line of said 50.87 acre tract and the north line of last mentioned Moore tract generally along a barbed wire fence, a distance of 1062.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Moore tract, also lying on the east line of a tract of land described by deed to M.J. Moore and wife, Joanne

Moore (Tract 8 1st/ tract and Tract 9) recorded in Volume 594, Page 821 of the Deed Records of Johnson County, Texas;

THENCE North 00 degrees 12 minutes 57 seconds East, along the east line of last mentioned Moore tract generally along a barbed wire fence, a distance of 739.84 feet to a T-Post found for the northeast corner of said Moore tract;

THENCE North 89 degrees 42 minutes 25 seconds West, along the north line of last mentioned Moore tract generally along a barbed wire fence, a distance of 962.72 feet to a 1 inch iron pipe found for the southwest corner of Block 3 of the aforementioned Browns Addition, also lying on the east right-of-way of Santa Fe Street (Called 50' R.O.W.)

THENCE North 00 degrees 17 minutes 35 seconds East, along the west line of said Block 3 and the east right-of-way of said Santa Fe Street, a distance of 338.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Block 3;

THENCE South 89 degrees 42 minutes 25 seconds East, along the north line of said Browns Addition, a distance of 331.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 02 degrees 16 minutes 18 seconds East, a distance of 820.20 feet to the POINT OF BEGINNING, containing 2,366,530 square feet, or 54.328 acres of land.

Exhibit A-2
Description of ETJ Property

BEING a 56.422 acre tract of land located in the Robert Bell Survey, Abstract Number 44, Johnson County, Texas and being a part of a tract of land conveyed to Marion J. Moore and Wife, Dawn Jo Anne Moore as recorded in Volume 515, Page 327, Deed Records, Johnson County, Texas, (D.R.J.C.T.), part of a tract of land conveyed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust as recorded in Volume 4525, Page 851, D.R.J.C.T., part of the 1st tract and Tracts 1, 4, 5, 7, 8 and 9 of land conveyed to M.J. Moore et ux Joanne Moore as recorded in Volume 594, Page 821, D.R.J.C.T. and being part of a tract of land conveyed to Donald C. Fulbright and Wife, Nan E. Fulbright as recorded in Volume 505, Page 724, D.R.J.C.T. and a tract of land conveyed to Donald C. Fulbright JR, Arthur Keith Fulbright & Donna Fulbright Wilkins as recorded in Instrument Numbers 2010-33836, 2010-33837, 2010-33838, Official Public Records, Johnson County, Texas, said 56.422 acre tract being more particularly described as follows:

BEGINNING at a southwest corner of said Tract 7 and near the north intersection of the north right-of-way line of Maple Street and the northeast right-of-way line of N. Fifth Street;

THENCE North 47 degrees 17 minutes 29 seconds West along the northeast right-of-way line of said N. Fifth Street, a distance of 325.62 feet to a point for corner, said corner being on the northeast right-of-way line of said N. Fifth Street and on the southwest line of said Tract 4;

THENCE North 47 degrees 03 minutes 24 seconds East departing the northeast right-of-way line of said N. Fifth Street and the southwest line of said Tract 4, over and across said 1st Tract, Tracts 4, 5, 8 and 9, the Moore tract as recorded in Volume 515, Page 327 and the Fulbright tracts, a distance of 2,660.04 feet to a point for corner, said point being on an east line of said Fulbright tracts;

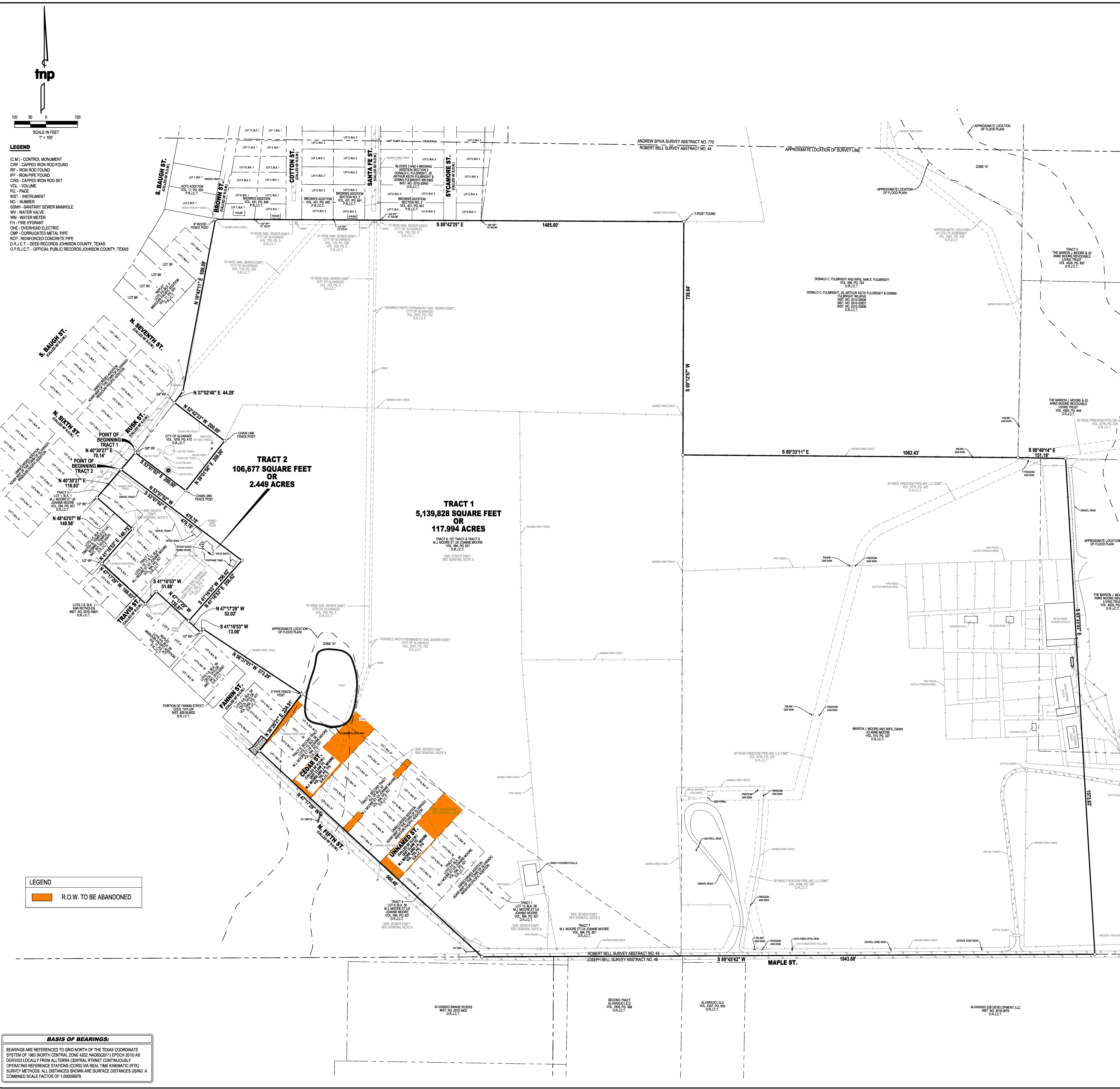
THENCE South 01 degrees 03 minutes 35 seconds West along an east line of said Fulbright tracts, a distance of 451.07 feet to a point for corner, said corner being the southeast corner of said Fulbright tract and on the north line of said Moore tract recorded in Volume 515, Page 327;

THENCE South 88 degrees 49 minutes 14 seconds East along the north line of said Moore tract recorded in Volume 515, Page 327, a distance of 151.19 feet to a point for corner, said corner being on the north line of said Revocable Living Trust tract;

THENCE South 03 degrees 23 minutes 03 seconds East departing the north line of said Revocable Living Trust tract, over and across said Revocable Living Trust tract and said Moore tract recorded in Volume 515, Page 327, a distance of 1573.63 feet to a point for corner on the north right-of-way line of said Maple Street and on the south line of said Moore tract recorded in Volume 515, Page 327;

THENCE South 89 degrees 45 minutes 42 seconds West along the north right-of-way line of said Maple Street and the south line of said Moore tract recorded in Volume 515, Page 327, a distance of 1,943.68 feet to the **POINT-OF-BEGINNING** containing **2,457,729 square feet** or **56.422 acres** of land.

[illegible]



GENERAL NOTES:

- To the best of my knowledge and belief based on record documents, past evidence and occupation as of June 03, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- By graphic scale only and per the National Flood Insurance Program Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Map No. 48251C0215L, Effective Date: December 4, 2015, the subject property is shown to be located in Zone "M" and Zone "X". The location of the said flood zones is based on said map and is approximate and is not located on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:
Zone "M" - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The word "certify" or "certificates" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract easements: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements, Lease Agreements; and ownership title evidence.
- Only visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- The survey abstract lines shown herein are approximate and are not located on the ground.
- All corners are a 5/8" iron rod with cap stamped "TNP" unless otherwise noted.
- The survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor does not abstract the subject property. The property shown herein matches the Title Commitment Policy as provided by Alamo Title Insurance Company (GT, NO. 413-444-8000/010350) bearing an effective date of May 7, 2021. Said property is contiguous and metes and bounds close.
- The sanitary sewer easement recorded in Volume 753, Page 5, D.R.J.C.T. covers the entire tracts as noted on survey as a blanket easement.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

(10f) Easement to Johnson County Rural Water Supply Corp. recorded in Volume 721, Page 804, D.R.J.C.T. APPEARS TO BE SUBJECT TO A 20 FEET WIDE EASEMENT WHERE PIPE IS INSTALLED.

(10g) Affidavit to the Public (OSFS) recorded in Volume 2080, Page 845, D.R.J.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

(10h) 15 feet wide Sanitary Sewer Easement to the City of Alvarado, recorded in Volume 716, Page 329, D.R.J.C.T. AFFECTS THE SUBJECT TRACT AS SHOWN.

(10i) Easement to Johnson County Rural Water Supply Corp. recorded in Volume 721, Page 606, D.R.J.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

(10j) 15 feet wide Sanitary Sewer Easement to the City of Alvarado, recorded in Volume 753, Page 5, D.R.J.C.T. AFFECTS THE SUBJECT TRACT AS SHOWN.

(10k) Easement to Johnson County Rural Water Supply Corp. recorded in Volume 2385, Page 217, D.R.J.C.T. APPEARS TO BE SUBJECT TO A 15 FEET WIDE EASEMENT WHERE PIPE IS INSTALLED.

(10l) Variable width Sanitary Sewer Easement to the City of Alvarado, recorded in Volume 2537, Page 702, D.R.J.C.T. AFFECTS THE SUBJECT TRACT AS SHOWN.

(10m) Easement to Johnson County Rural Water Supply Corp. recorded in Volume 1338, Page 686, D.R.J.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

(10n) Easement to Johnson County Rural Water Supply Corp. recorded in Volume 3810, Page 696, D.R.J.C.T. APPEARS TO BE SUBJECT TO THE TRACT, NO DESCRIPTION OF OF EXACT LOCATION GIVEN.

(10o) 30 feet wide Freedom Pipeline, LLC Easement, recorded in Volume 3778, Page 325, D.R.J.C.T. AFFECTS THE SUBJECT TRACT AS SHOWN.

(10p) 30 feet wide Freedom Pipeline, LLC Easement, recorded in Volume 4068, Page 627, D.R.J.C.T. AFFECTS THE SUBJECT TRACT AS SHOWN.

(10q) 30 feet wide Southwest Gas Pipeline, Inc. Easement, recorded in Volume 3510, Page 696, D.R.J.C.T. APPEARS TO BE SUBJECT TO THE TRACT, NO DESCRIPTION OF OF EXACT LOCATION GIVEN.

(10r) Flood water easement to Ellis-Prairie Soil Conservation District, recorded in Volume 521, Page 559, D.R.J.C.T. DOES NOT AFFECT THE SUBJECT TRACT.

DESCRIPTION OF PROPERTY SURVEYED

TRACT 1

BEING a tract of land situated in the Robert Bell Survey, Abstract No. 44, and being all of a tract of land described by deed to M.J. Moore and wife, Joanne Moore recorded in Volume 594, Page 821 of the Deed Records of Johnson County, Texas, and a portion of a tract of land described by deed to Marion J. Moore and wife, Dawn Jo Anne Moore recorded in Volume 515, Page 327 of the Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the west corner of a tract of land described by deed to The City of Alvarado recorded in Volume 1076, Page 413 of the Deed Records of Johnson County, Texas;

THENCE South 53 degrees 07 minutes 02 seconds East, along the southwest line of said City of Alvarado tract, a distance of 200.00 feet to a chain link fence post found for the south corner of same;

THENCE North 38 degrees 01 minutes 58 seconds East, along the southeast line of said City of Alvarado tract, a distance of 200.00 feet to a chain link fence post found for corner;

THENCE North 52 degrees 42 minutes 33 seconds West, along the northwest line of said City of Alvarado tract a distance of 200.00 feet to a 3/8 inch iron rod found for the north corner of same, also lying on the west occupied line of said Moore tract recorded in Volume 594, Page 821;

THENCE North 37 degrees 02 minutes 48 seconds East, along the occupied west line of said Moore tract generally along a barbed wire fence, a distance of 44.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 10 degrees 42 minutes 11 seconds East, continuing along the occupied west line of said Moore tract generally along a barbed wire fence a distance of 556.08 feet to a wood fence post found for corner said fence post also lying on the south line of Brown's Addition, an addition to the City of Alvarado recorded in Volume 431, Page 645 of the Plat Records of Johnson County, Texas;

THENCE South 89 degrees 42 minutes 25 seconds East, along the south line of said Brown's Addition generally along a barbed wire fence, passing a 3/4 inch iron pipe at 123.07 feet, a 1/2 inch iron rod at 374.47 feet to a 3/4 inch iron rod found for the southeast corner of Brown's Addition Section No. 2, an addition to the City of Alvarado recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, continuing along the south line of said Brown's Addition Section No. 2, passing a 5/8 inch iron rod at 942.88 feet being the southeast corner of said addition, and continuing for a total distance of 1485.60 feet to a T-Post found for the northeast corner of said Moore tract, and an corner of a tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas;

THENCE South 00 degrees 12 minutes 57 seconds West, along the west line of said Fulbright tract and generally along a barbed wire fence, a distance of 739.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of same;

THENCE South 89 degrees 33 minutes 11 seconds East, along the south line of said Fulbright tract and generally along a barbed wire fence a distance of 1062.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of same;

THENCE South 88 degrees 40 minutes 14 seconds East, a distance of 151.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the north line of a tract of land described by deed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust recorded in Volume 4525, Page 851 of the Deed Records of Johnson County, Texas;

THENCE South 03 degrees 23 minutes 03 seconds East, through the interior of said Marion J. Moore & Jo Anne Moore Revocable Living Trust and the interior of the aforementioned Marion J. Moore and wife, Dawn Jo Anne Moore tract, a distance of 1574.51 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the near center of Maple Street;

THENCE South 89 degrees 45 minutes 42 seconds West, along the near center of said Maple Street, a distance of 1943.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set in said Maple Street with the intersection with the proposed northeast right-of-way of N. Fifth Street (Called 80' R.O.W.);

THENCE North 47 degrees 17 minutes 29 seconds West, along the northeast right-of-way of said N. Fifth Street, a distance of 661.48 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the south corner of a tract of land described by deed to Goad Taylor recorded in Volume 3482, Page 677 of the Deed Records of Johnson County, Texas;

THENCE North 36 degrees 36 minutes 21 seconds East, departing said N. Fifth Street, along the southeast line of said Taylor tract and generally along a barbed wire fence, a distance of 224.91 feet to a 3 inch pipe fence post found for corner;

THENCE North 56 degrees 37 minutes 01 seconds West, generally along a barbed wire fence, a distance of 373.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 41 degrees 16 minutes 53 seconds West, a distance of 13.08 feet to a 1/2 inch iron rod found for corner;

THENCE North 47 degrees 17 minutes 29 seconds West, a distance of 52.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 41 degrees 16 minutes 53 seconds East, a distance of 256.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 53 degrees 07 minutes 02 seconds West, a distance of 479.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 40 degrees 30 minutes 27 seconds East, a distance of 70.14 feet to the POINT OF BEGINNING containing 5,139,828 square feet, or 117.994 acres of land.

TRACT 2

BEING a tract of land situated in the Robert Bell Survey, Abstract No. 44, and being a portion of a tract of land described by deed to M.J. Moore and wife, Joanne Moore recorded in Volume 594, Page 821 of the Deed Records of Johnson County, Texas, also being Lot 1, and Lot 5-12, Block 1 of Missouri Pacific Addition, an unrecorded addition according to the Astar Map of the Town of Alvarado, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the southeast line of Rusk Street (Called 80' R.O.W.), from which a 3/8 inch iron rod not found for the west corner of a tract of land described by deed to The City of Alvarado recorded in Volume 1076, Page 413 of the Deed Records of Johnson County, Texas bears North 40 degrees 30 minutes 27 seconds East, a distance of 70.14 feet;

THENCE South 53 degrees 07 minutes 02 seconds East, through the interior of said Moore tract, a distance of 479.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 41 degrees 16 minutes 53 seconds West, continuing through the interior of said Moore tract, a distance of 256.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the occupied southwest line of same;

THENCE North 47 degrees 17 minutes 29 seconds West, along the occupied southwest line of said Moore tract, a distance of 138.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 41 degrees 16 minutes 53 seconds West, continuing along the occupied southwest line of said Moore tract, a distance of 51.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 47 degrees 17 minutes 29 seconds West, continuing along the occupied southwest line of said Moore tract generally along a barbed wire fence, a distance of 188.03 feet to a 1/2 inch iron rod not found for corner lying on the southeast line of a tract of land described by deed to Bobbie J. Temple recorded in Instrument Number 2018-33475 of the Deed Records of Johnson County, Texas;

THENCE North 41 degrees 16 minutes 53 seconds East, along the southeast line of said Temple tract generally along a barbed wire fence, a distance of 146.75 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the east corner of same;

THENCE North 48 degrees 43 minutes 07 seconds East, along the northeast line of said Temple tract generally along a barbed wire fence a distance of 149.98 feet to a 1/2 inch iron rod not found for the north corner of same, also lying on the southeast right-of-way of said Rusk Street;

THENCE North 40 degrees 30 minutes 27 seconds East, along the southeast right-of-way of Rusk Street, a distance of 116.83 feet to the POINT OF BEGINNING containing 106,677 square feet, or 2.449 acres of land.

SURVEYOR'S CERTIFICATE

To: Alamo Title Insurance, Bloomfield Homes, LP, and The Marion J. Moore and Jo Anne Moore Revocable Living Trust

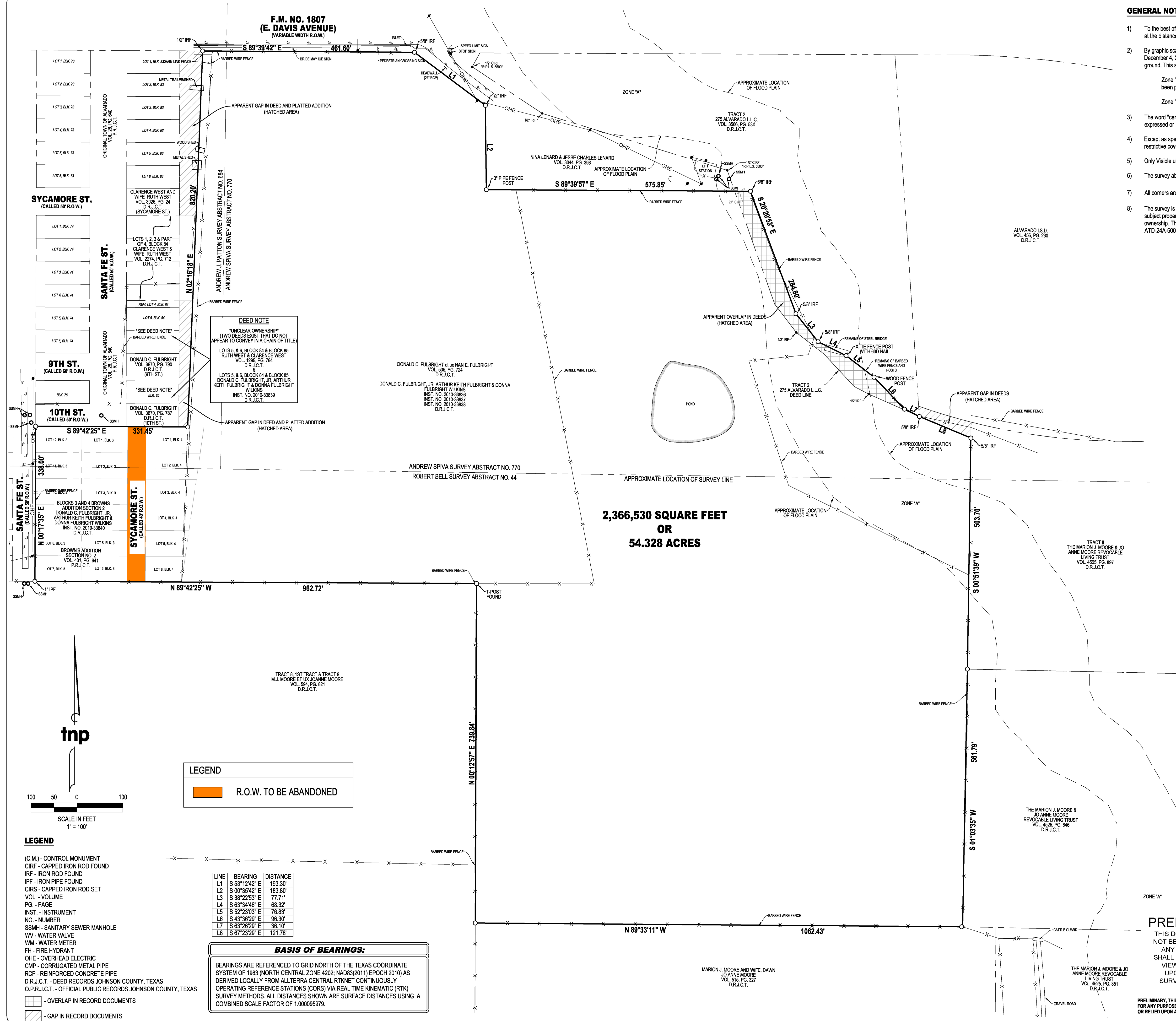
I, Brian J. Maddox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition 1 Land Title Survey.

LAND TITLE SURVEY OF
TRACT 1
5,139,828 SQUARE FEET OR 117.994 ACRES
TRACT 2
106,677 SQUARE FEET OR 2.449 ACRES

Brain J. Maddox
Registered Professional Land Surveyor No. 5430
Surveyed on the ground June 03, 2021
Revised to add Schedule B 100 July 23, 2021
Revised to amend Plats to Tract 2 August 10, 2021

PROJECT INFORMATION
Project No.: BLM 21175
Date: June 03, 2021
Drawn By: JM
Scale: 1"=100'
Sheet: 1 of 1

SURVEILLOR
TEAGUE NALL AND PERKINS, INC.
825 Warren Creek Boulevard, Suite 1000
Allen, Texas 75015
214.461.9867 ph 214.461.9864 fx
TSPS-S Registration No. 1019481
www.tnpinc.com



GENERAL NOTES:

- To the best of my knowledge and belief based on record documents, parole evidence and occupation as of June 03, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- By graphic scale only and per the National Flood Insurance Program Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Map No. 48251C0215J, Effective Date: December 4, 2012, the subject property is shown to be located in Zone "A" and Zone "X". The location of the said flood zones is based on said map and is approximate and is not located on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:

Zone "A" - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- All corners are a 5/8" iron rod with cap stamped "TNP" unless otherwise noted.
- The survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by Alamo Title Insurance Company (GF. NO. ATD-24A-6000252101289 bearing an effective date of: April 29, 2021. Said property is contiguous and mathematically closes.

Whisper Park

PD DEVELOPMENT STANDARDS

- I. Purpose and Intent. The purpose of this Planned Development district is to allow for the development of the Whisper Park residential community.
- II. Permitted Uses.
 - a. Uses are permitted in accordance with Section 42-22 of the Code of Ordinances.
 - b. Model homes associated with the sale of single family residences are permitted on the Property until all single family residences are occupied. Temporary sales offices (ie. Trailers) are allowed only until model homes are built and certificate of occupancy is issued.
- III. Single Family uses.
 - a. Single family uses shall be zoned SF-2.
 - b. This Section III shall apply to all single family uses, as well as temporary model homes except as noted in the PD ordinance.
 - c. Area and height Regulations.
 - i. See Table 1 for area and height regulations.
- IV. Landscaping. See Article 42-839 of the Zoning Ordinance.
- V. Planned Development District Design Standards. All of the standards associated with Section 42-22 (SF-2 Single-Family Residential District) shall apply except as amended herein (Table 1).

TABLE 1
AREA, SETBACK, HEIGHT AND COVERAGE REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width***	Min. Lot Depth***	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
SF-2	6,000	50	110	20	5/10	20	35	50/55	1,500 SF	4.5

* The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

***20% reduction to minimum lot width and lot depths at knuckles and cul-de-sacs as long as minimum lot square footage is met

VI. Architectural Standards. All homes shall include:

- All residential buildings, shall be constructed in such manner to include masonry construction covering at least eighty percent (80%) of the total exterior walls, excluding doors, windows and box outs. Masonry materials consist of brick, brick veneer, stone or stone veneer.
- 6' privacy wood fence with metal posts and gate
- Multi-zone programmable sprinkler system
- Full sod in front yard and back yard
- Structural Weather Barrier on exterior walls
- Polyfoam sealant at all windows, doors, upper and lower plates, mechanicals and plumbing
- Dual-paned, vinyl, Low E windows
- Clay-fired brick
- Personalized address block set in brick
- Architectural shingles

VII. Repetition of Floor Plan and Elevation. A minimum of three (3) platted residential lots must be skipped on the same side and two (2) lots must be skipped on the opposite side of a street before rebuilding the

same single-family residential unit with an identical (or nearly identical) street elevation design and exterior brick and stone selections. The same floor plan and elevation shall not be repeated on neighboring, side by side lots or directly across the street.

Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

- VIII. Development Plan. Development of the Property shall comply with the attached as Exhibit “B” to this Ordinance. Inclusion of the Development Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Development Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.
- IX. Amendments to the Planned Development Ordinance. If the City receives an application to rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
- X. Timing of Certain Improvements.
 - a. Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
 - b. Model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.
- XI. Garage parking: Each single-family unit shall have a minimum two (2) car garage constructed of same materials and attached to the main dwelling unit. Paved driveway shall have a minimum 20 foot length.
- XII. Perimeter screening walls along Maple Street and E Davis Avenue to be maintained by HOA.
- XIII. Developer to construct pedestrian trails in accordance with connectivity plan as depicted on Annex “A”. Such construction shall be deemed to satisfy all pedestrian trails requirements in the Code of Ordinances.