

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
JULY 18, 2022
6:30 PM

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, July 18, 2022 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the 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 action to approve minutes from the June 20, 2022 Regular City Council Meeting.
2. Consideration and action regarding approval of Resolution 2022-018; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Whisper Park Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing; and providing an effective date. (DeBuff)
3. Action approving City Manager to sign contract with FirstCheck Applicant Screening for employment background checks. (Walls)

NEW BUSINESS:

4. Human Resource Presentation (Walls)
5. Presentation on Compensation (Walls)
6. Presentation by Chief May regarding accomplishments and goals. (May)
7. Discussion regarding stop sign at Shirley and Charles. (Dwiggins)

Regular City Council Meeting Agenda

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8. Consideration and action to approve payment to Old Settler's Reunion for Annual Reunion Celebration. (DeBuff)
9. Hold public hearing regarding the creation of Alvarado 215 Public Improvement District. (DeBuff)
10. Hold a public hearing regarding the creation of Eagle Glen North Public Improvement District. (DeBuff)
11. Consideration and action regarding approval of Resolution R2022-16 authorizing and creating the Alvarado 215 Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for related materials; and providing an effective date. (DeBuff)
12. Consideration and action regarding approval of Resolution R2022-017 authorizing and creating the Eagle Glen North Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for related matters; and providing an Effective Date. (DeBuff)
13. Consideration and action regarding Ordinance # 2022-008 proclaiming Alvarado to be a municipality with more than 5,000 inhabitants. (Wheat)
14. 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) (Moline)
15. 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. (Whisper Park) (Moline)

16. Consideration and action regarding approval of Ordinance No. 2022-009 providing for the abandonment and release of the city's interest in a portion of an eighty-foot right-of-way dedicated to the City by plat on July 13, 1883; providing for recording of this ordinance; providing an effective date. (Ezell St. Partial ROW Abandonment) (Moline)
17. Public Hearing, consideration and action regarding a proposed replat for that certain tract or parcel of land lying and being situated in the Andrew J. Patton Survey, Abstract No. 684, and being all of Lots 3-6, Block 70, Alvarado according to the map thereof approved by the Town Council on July 13, 1883, and filed of record in Volume 26, Page 640, Deed Records of Johnson County, Texas, and being that same tract of land conveyed to Trailblazer Homes, LLC, according to the deed filed of record as County Clerk Instrument #2021-12952, Official Public Records of Johnson County, Texas, as requested by TRAILBLAZER HOMES, LLC. (Trailblazer Homes Replat) (Moline)
18. Public Hearing, consideration and action regarding a proposed replat for that certain tract or parcel of land lying and BEING A 0.496 ACRE TRACT OF LAND AND BEING LOTS 4 - 9, BLOCK 69, OF THE ORIGINAL TOWN OF ALVARADO, AN ADDITION IN TO THE CITY OF ALVARADO, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 640, OF THE DEED RECORDS, OF JOHNSON COUNTY, TEXAS ALSO BEING CONVEYED TO CM JACKSON ENTERPRISES LLC, a TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NO. 2020-21013 DEED RECORDS, JOHNSON COUNTY TEXAS, as requested by CM Jackson Enterprises, LLC. (CM Jackson Enterprises Replat) (Moline)
19. Hold public hearing and consideration and action regarding Ordinance 2022-007 of the City of Alvarado, Texas, annexing by voluntary petition approximately 76.93 acres in Johnson County, Texas situated generally east of the N. Cummings Drive and County Road 508 intersection and east of County Road 607, into the Corporate limits of the City of Alvarado, Texas. (Lone Oak Tract B Annexation) (Moline)

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:

COUNCIL COMMENTS:

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

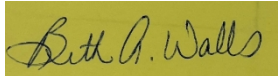
The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

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 on July 15, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Regular City Council Meeting Agenda

July 18, 2022

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A handwritten signature in cursive script, reading "Beth A. Walls", is displayed on a yellow rectangular background.

Beth A Walls, TRMC, IPMA-SCP, CPM
Interim City Secretary/HR Manager

The City Council of the City of Alvarado met in a Regular Session on Monday, June 20, 2022, at Alvarado City Hall, 104 College Avenue at 6:30 p.m. The following were present for roll call:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Cherry Bryant	Councilperson
Kevin Thomas	Councilperson
Beverly Short	Councilperson
Scott Arthur	Councilperson

The following were absent for roll call:

Michael Bennett	Councilperson
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Others Present:

Paul DeBuff	City Manager
Beth A Walls	Interim City Secretary
Ashley Dierker	City Attorney
Michael Dwiggin	Public Works Director
John Rodgers	Fire Chief
Teddy May	Police Chief
Paula Hardison	Finance Director
Reyth Garcia	Court Clerk
Emile Moline	Planning and Zoning Director

Mayor Jacob Wheat call the meeting to order 6:30 p.m. and the invocation was given by Lydia Moon.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Council heard comments regarding the Johnson County Early Settlers Reunion and street lights on Old Settler’s.

CONSENT AGENDA

Motion was made by Councilmember Short and seconded by Councilmember Thomas to approve the consent agenda as presented.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action to award the Wastewater Treatment Plant contract.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Bryant to approve awarding the contract for the Wastewater Treatment Plant to the Archer Western Company.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding the approval of embedded planning services agreement.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Short to approve the agreement with John R. McAdams Company for embedded planning services.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding the approval of Water Impact Fees Project: closing water loop on Highway 67.

Motion was made by Mayor Pro-Tem Moon and seconded by Scott Arthur to approve City of Alvarado preconstruction cost for water from Day Services.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Discuss stop sign placement

No Council Action Required.

Consideration and action regarding the approval of Ordinance No.2022-008: rate increase for solid waste collection.

Motion was made by Councilmember Thomas and seconded by Mayor Pro-Tem Moon to approve Ordinance # 2022-008 increasing the rates for solid waste collection.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding renewal of Medical, Dental, Vision, Hearing and Life Insurance benefits for the period of August 1, 2022 to July 31, 2023.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Thomas to approve the proposed renewal rates of Medical, Dental, Vision, Hearing and Life Insurance benefits for the 2022-2023 benefit year.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding annexation for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 Page 2 deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 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, generally located on the North side of E. US Highway 67 and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas.

Mayor Wheat opened the public hearing at 7:12 PM. Information regarding the annexation was provided by Emile Moline. The hearing was closed at 7:15. Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Short to approve annexation for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 Page 2 deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 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, generally located on the North side of E. US Highway 67 and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas .

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding annexation for 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.

Mayor Wheat opened the public hearing at 7:15 PM and information regarding the annexation was provided by Emile Moline. Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Thomas to approve annexation for 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.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding acceptance of a petition for the creation of the Alvarado 215 Public Improvement District.

Motion was made by Councilmember Bryant and seconded by Scott Arthur to approve the petition for the creation of the Alvarado 215 Public Improvement District.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding acceptance of a petition for the creation of the Eagle Glen North Public Improvement District.

Motion was made by Councilmember Short and seconded by Mayor Pro-Tem Moon to approve the petition for the creation of the Eagle Glen North Public Improvement District.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding approval of Resolution R2022-014; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Alvarado 215 Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing and providing an effective date.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Thomas to approve Resolution R2022-014; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Alvarado 215 Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing and providing an effective date.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Consideration and action regarding approval of Resolution 2022-015; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Eagle Glen North Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing; and providing an effective date.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Short to approve Resolution 2022-014; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Eagle Glen North Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing; and providing an effective date.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Hold public hearing and consideration and action regarding Ordinance 2022-007 of the City of Alvarado, Texas, annexing by voluntary petition approximately 76.93 acres in Johnson County, Texas situated generally east of the N. Cummings Drive and County Road 508 intersection and east of County Road 607, into the Corporate limits of the City of Alvarado, Texas.

Hearing was continued to the next regular council meeting (July 18, 2022) with no action taken.

Consideration and action regarding a final payment securing a contract between the City of Alvarado and Sharptones Productions LLC, Pyro Shows of Texas, SoundVision Audio and Lighting, and M7 Arena for Independence Day 2022 entertainment.

Motion was made by Mayor Pro-Tem Moon and seconded by Councilmember Thomas to approve the final payment to Sharptones Productions LLC, Pyro Shows of Texas, SoundVision Audio and Lighting, and M7 Arena for Independence Day 2022 entertainment.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Mayor Wheat declared Council to be in Executive Session at 7:30 p.m. He returned Council to regular session at 8:12 p.m.

There being no further business, the Mayor adjourned the meeting at 8:15 p.m.

Respectfully Submitted,

Beth A Walls- Interim City Secretary

Passed and approved this the 18th day of July, 2022.

Mayor Jacob Wheat

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
JOHNSON COUNTY
CITY OF ALVARADO

We, the undersigned officers of the City of Alvarado (the "City"), hereby certify as follows:

1. The Council convened in a regular meeting on July 18, 2022, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of said Council, to wit:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Beverly Short	Councilmember
Cherry Bryant	Councilmember
Kevin Thomas	Councilmember
Michael Bennett	Councilmember
Scott Arthur	Councilmember

and all of said persons were present except _____ thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

A RESOLUTION ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE CREATION OF THE WHISPER PARK PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF SUCH PUBLIC IMPROVEMENT DISTRICT

was duly introduced for the consideration of said Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of said Council shown present above voting "Aye," except as noted below:

NAYS: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in said Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from said Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of said Council as indicated therein; that each of the officers and members of said Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The City Council has approved and hereby approves the Resolution; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON JULY 18, 2022.

City Secretary

Mayor

(CITY SEAL)

A RESOLUTION ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE CREATION OF THE WHISPER PARK PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF SUCH PUBLIC IMPROVEMENT DISTRICT

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Alvarado, Texas (the "City") to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, a landowner petition, a copy of which is attached as Exhibit A (the "Petition"), was filed with the City Secretary requesting the creation of the "Whisper Park Public Improvement District" (the "District") in accordance with the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

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

Section 1. The recitals set forth in this Resolution are true and correct and are incorporated as part of this Resolution.

Section 2. City staff has reviewed the Petition and determined that the same complies with the requirements of the Act and the filing of the Petition is accepted.

Section 3. The City Council calls the Public Hearing to consider the adequacy of the Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 6:30 P.M. on August 15, 2022 in the regular meeting place of the City Council at City Hall located at 104 W. College Street, Alvarado, Texas, 76009. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved and the publication and mailing of such notice prior to this meeting is hereby ratified in order to avoid undue delays in the creation of the District. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District. The public hearing may be continued from time to time.

Section 4. The City Secretary and the City's Bond Counsel are hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

Section 5. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the proposed District or may defer the adoption of such a resolution for up to six months. The creation of the proposed District is within the sole discretion of the City Council and, in addition, is contingent upon the City Council approving a development agreement relating to the development of the property within the proposed District.

Section 6. This Resolution shall become effective immediately from and after it is passed and approved.

Exhibit A to Resolution

[Landowner Petition]

**PETITION FOR CREATION OF THE WHISPER PARK PUBLIC
IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO, TEXAS**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF ALVARADO, TEXAS:

COMES NOW Bloomfield Homes, L.P., a Texas limited partnership ("Petitioner"), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), hereby petitions the City of Alvarado, Texas ("City") to establish the Whisper Park Public Improvement District to include property owned by the Petitioner and located within the corporate limits of the City (the "District"). In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit A attached hereto and incorporated by reference herein.

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the property within the District and which shall promote the interests of the City and confer a special benefit upon the property, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the "Authorized Improvements").

III.

The estimated total cost of the proposed Authorized Improvements is \$35,000,000.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in

installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The person or entity (through authorized representatives) signing this Petition concurs with the establishment of the District and has the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The person or entity (through authorized representatives) signing this Petition is also owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owner of real property liable for assessment under the proposal who (a) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition will be filed with the City Secretary, City of Alvarado, Texas, in support of the creation of the District by the City Council of the City as herein provided.

EXECUTED on this July _____, 2022.

PETITIONER

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

By: _____
Donald J. Dykstra, President

EXECUTED on this July 12, 2022.

PETITIONER

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

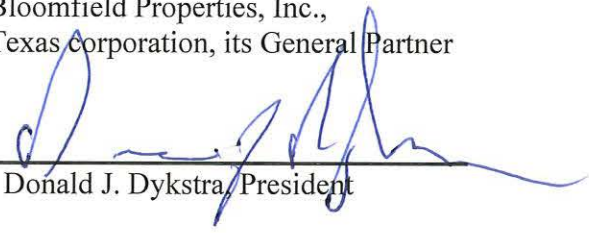
By: 
Donald J. Dykstra, President

EXHIBIT A
Legal Description

Approximately 172.322 acres

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 B to Resolution

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF WHISPER PARK PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Alvarado, Texas (the “City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Bloomfield Homes, L.P. (the “Petitioner”), requesting that the City create the Whisper Park Public Improvement District (the “District”) to include property owned by the Petitioner located entirely within the corporate limits of the City.

Time and Place of Public Hearing. The public hearing will start at or after 6:30 P.M. on August 15, 2022 in the regular meeting place of the City Council in the Council Chamber at the City Hall located at 104 W. College Street, Alvarado, Texas, 76009.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the “Act”) that are necessary for the development of the property within the District, which will include: (a) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (b) drainage improvements and facilities; (c) parks, trails and recreational facilities improvements; (d) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (e) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvements; (f) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (a) through (e) above; (g) payment of costs associated with operating and maintaining the public improvements listed in (a) through (e) above; (h) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (a) through (f) above (the “Authorized Improvements”).

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$35,000,000.

Proposed District Boundaries. The District is proposed to include approximately 172.322 acres of land generally located southeast of downtown Alvarado and north of Maple Street, west of FM 1807, south of Alvarado Elementary School and east of Sparks Street and as described by a metes and bounds description available for review at City Hall.

Proposed Method of Assessment. The City shall levy an assessment on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Proposed Apportionment of Cost between the District and City. The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.



City of Alvarado
BACKGROUND SCREENING REPORTS
CONFIDENTIAL PRICING

Presented to:

Beth Walls
wallsb@cityofalvarado.org

July 5, 2022

Presented by:

Lisa Manning
lisa@firstcheck.com
(888) 588-2525 ext 216

www.firstcheck.com

231 E. Southlake Blvd Ste. 140
Southlake, TX 76092

Licensed by the Department of Public Safety – Private Security Bureau

Standard Background Package

\$ 25.50

Includes:

- ☒ Social Security Verification
- ☒ Past Address History Report
- ☒ Current County Criminal Search
- ☒ Statewide Database Search
- ☒ Sex Offender Registry Check

Standard Background Package w/ MVR

\$ 32.50

Includes:

- ☒ Social Security Verification
- ☒ Past Address History Report
- ☒ Current County Criminal Search
- ☒ Statewide Database Search
- ☒ Sex Offender Registry Check
- ☒ MVR report

Solicitor/Vendor Background Package Basic

\$ 17.50

Includes:

- ☒ Social Security Verification
- ☒ Past Address History Report
- ☒ National Criminal Database Search
- ☒ Sex Offender Registry Check

MVR ONLY Report

\$ 5.50 + State Fee

Includes:

- ☒ Driving Record

Custom Executive Package

\$ 60.00

Includes:

- ☒ Social Security Verification
- ☒ Past Address History Report
- ☒ Credit Report
- ☒ Federal Criminal Database Search
- ☒ National Criminal Database Search
- ☒ Sex Offender Registry Check
- ☒ Employment Verification (1)
- ☒ Professional License Verification (1)
- ☒ MVR Driving Record

Other Reports

Education Verification	\$ 9.00*
Employment Verification	\$ 9.00*
Professional License Verification	\$ 9.00*
Reference Check	\$ 10.00
MVR Report (NOT including State of TX Fee)	\$ 5.50
Bulk/ Batch Driving Records / MVR	\$ Quote
Social Security Verification / Address History Report	\$ 2.00
Global Report (Terrorist Databases)	\$ 5.00
Credit Report	\$ 11.00
Drug Screening (5 or 10 panel)	\$ 36.00

* Note – all pricing excludes fees that may be incurred such as Talx – The Work Number, school transcript fees, state fees, county fees, or any applicable taxes. Our staff will notify you of any additional fees related to your order.

OUR STORY

In business since 1999, First Check Applicant Screening is a licensed private investigations company that specializes in applicant screening.

First Check clients rely on us to provide them with reports for employment screening, volunteer screening, tenant screening, drug screening and personal background check reports.

Our extensive court researcher network enables us to provide accurate background investigations in all parts of the country. We provide customized background screening solutions based on the needs of your organization. We offer instant database background checks for our clients who insist on it; however, we encourage all of our clients to conduct a deeper, more thorough search by verifying the background of their applicant at the county level.

We also provide other direct verifications of employment, education, professional license, credit, and references often essential to the screening process.

It is our belief that direct, criminal county level verifications are the most effective at discovering criminal records. However, multi-jurisdictional searches, federal, statewide, and local warrants searches are good supplemental searches that when combined are a thorough search of an applicant's criminal history.

We are members of our profession's industry trade group, NAPBS. The National Association of Professional Background Screeners exists to promote ethical business practices, promote compliance with the Fair Credit Reporting Act and foster awareness of issues related to consumer protection and privacy rights within the background screening industry.

We are also members of an organization called Concerned CRA's. Concerned CRA's is a group of like-minded CRA's (Consumer Reporting Agencies) who are concerned about the future of the employment background screening industry. We believe that certain data practices employed by some CRA's place our profession at risk.

Some employment background screening firms send the sensitive personal information (i.e. social security numbers and financial account information) off-shore to be processed. We believe that sending such information off-shore places both applicants and employers at risk and should be avoided whenever possible. Alternatively, when personal information is sent to other countries, applicants and employers should be made aware of this practice.

In addition, some screening firms sell "national criminal records databases" without appropriate safeguards to ensure that the information they are delivering is accurate and up to date. We believe that criminal records databases are valuable sources of information if they are used in a responsible manner.

We are concerned that these practices do not appropriately protect applicants from avoidable harm. Likewise, companies are placed at increased risk of litigation and public relations problems when their employment background screening partners employ these practices. Ultimately, we're concerned that ongoing media coverage related to errors in background checks and the potential for litigation and overreaching legislative solutions place our profession at risk.

We fully comply with the Fair Credit Reporting Act and have an excellent dispute resolution / consumer relations department to assist applicants who have disputes with the information reported on their screening report.

At First Check we also take seriously your obligation to also comply with the Fair Credit Reporting Act regarding ordering consumer reports. We strongly emphasize the requirement placed on you regarding making a clear and conspicuous disclosure in writing to your applicant before ordering a screening report. We also emphasize the role you must play regarding pre-adverse and adverse action if you rely on one of our reports to make an adverse decision on your applicant

ALTERNATE REPORT ORDER METHODS

Rather than you manually entering the information for the background checks, we have a couple of alternate methods or ordering the report.

Applicant Order Entry Interface

This feature allows you to send an email to your applicant with a link to your online application complete with disclosure, authorization and release forms, and an electronic signature. This also helps with compliance issues by helping to remove the collection of sensitive personal identifiers, including DOB. Once entered, the application is seamlessly uploaded in ready for processing and can be seen in your system and in our inbox.



Online Application Option

We can also provide you with an online application where employment and volunteer applicants can be directed to enter their information for the background check.

We can show you a demo of these types of ordering, if interested.

BULK / BATCH DRIVING RECORDS

Many of our municipal clients utilize this service to run annual driving record checks on their employees. Just send us a spreadsheet with your drivers' information and we run those files all at once. This can be a huge labor savings compared to your staff entering each search individually.

ATS INTEGRATIONS

We provide interfaces to the Applicant Tracking Systems listed below.

ADP/ Virtual Edge
Applicant Pro
DToolbox.com
Fastrecruiting.com
Hirebridge.com
HRSmart Enterprise
MyHRDesk
Nowhire
Peoplesoft
Tenstreet
Vikus

Ascentis
Corporate.hotlinkhr.com
ERC
Fastworkforce.com
Hirelist
Icims.com
MyStaffingPro
Peoplepath
Taleo
Ultimatesoftware.com
NEOGOV

FIRST CHECK DIFFERENCE

Our clients understand that they can be legally liable for the actions of their employees, volunteers, and tenants. This legal doctrine is called Respondeat Superior.

Courts have ruled that you can mitigate that liability by making a "good faith effort to obtain information that was reasonably available about your applicant".

As a licensed private investigations company, we provide our clients with solutions to properly screen your applicant.

Many companies solely rely on a cheap instant database search for their background checks. However, many of these databases are dangerously incomplete. What the database companies are really selling are limited records purchased from a patchwork of jurisdictions over time. Often, the database company does not update the records. For example, the database search may show that an applicant had an offense that resulted in deferred adjudication. However, that applicant may have recently done something to violate their probation, which resulted in an arrest or a conviction, and the outdated database may not show you the new information. Instant database searches can be used as a "pointer" devices to alert you to potential issues, but we don't recommend they ever be your sole source of information.

County criminal searches are a core element of our recommended background searches. We use our nationwide network of 2500 court researchers to actually check the court records at the county level. This lets you get the most current snapshot of your applicant's background.

Organizations that rely on cheap instant background checks believe in the myth that a piece of paper in the file will demonstrate due diligence if they are ever sued.

2022 Event Funds/City of Alvarado

ESTIMATES

Parking lot lights	\$5,000.00
Ribbons	\$407.07
Brochures	\$350.00
Bands	\$1,600.00
Sound System	\$2,000.00
Banner/Flags/Advertising	\$4,000.00
Prize \$ - Fiddle	\$1,690.00
Prize \$ - Queen	\$250.00
Prize \$ - Baby	\$100.00
Prize \$ - Parade	\$1,725.00
Trophies	\$215.00
Awards-1st responder	\$700.00
Port-a-Potties	\$1,240.00
Insurance Rider for Sat	\$200.00
Extra Electricity	\$2,000.00
Janitorial	\$1,200.00
Parking Helpers	\$500.00
Queen Crown & Sash	\$75.00
Security	\$200.00
Stage Decorations	\$200.00
Waste Hauling	\$1,000.00
Parking lot mowing	\$1,000.00
Misc (gator, ice, water, etc)	\$500.00
 TOTAL	 \$23,652.07

CERTIFICATION FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

I, the undersigned City Secretary of the City of Alvarado, Texas (the "City"), do hereby certify as follows:

1. The City Council for the City convened in regular meeting on the 18th day of July, 2022 in the regular meeting place of the City Council at 104 W. College Street, Alvarado, Texas 76009, and the roll was called of the duly constituted officials and members of said Council, to wit:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Beverly Short	Councilmember
Cherry Bryant	Councilmember
Kevin Thomas	Councilmember
Michael Bennett	Councilmember
Scott Arthur	Councilmember

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, AUTHORIZING AND CREATING THE ALVARADO 215 PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

AYES: _____
NOES: _____
ABSTENTIONS: _____

2. That a true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting; and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 18th day of July, 2022.

(Seal)

Beth A Walls, Interim City Secretary
Alvarado, Texas

CITY OF ALVARADO, TEXAS

RESOLUTION NO. R2022-016

**A RESOLUTION OF THE CITY OF ALVARADO, TEXAS,
AUTHORIZING AND CREATING THE ALVARADO 215 PUBLIC
IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE
TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS;
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Alvarado, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits or extraterritorial jurisdiction; and

WHEREAS, on June 15, 2022, 215/67/ALVARADO, LLC, a Wyoming limited liability company (the "Owner") submitted and filed with the City Secretary of Alvarado a petition (the "Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of Alvarado 215 Public Improvement District (the "District"), which District is located within the corporate limits of the City and more particularly described by metes and bounds in Exhibit "A" (the "Property"), attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Cleburne Times-Review*, a newspaper of general circulation in the City, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council conducted a public hearing on the advisability of the improvements and services on July 18, 2022; and

WHEREAS, the City Council adjourned and closed the public hearing.

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

Section 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

Section 2. The Petition submitted to the City by the Owner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006 and 372.009, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on July 18, 2022 hereby finds and declares:

(a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (hereinafter defined). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by the Act including, without limitation, any or all of the following to the extent permitted by the Act: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monumentation, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, artwork, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to water, wastewater and drainage (including detention); (v) acquisition, by purchase or otherwise, of real property in connection with any Authorized Improvement; (vi) design, construction and other allowed costs related to projects similar to those listed in subsections (a) - (v) above authorized by the Act, including off-site projects that provide a benefit to the Property; (vii) special supplemental services for improvement and promotion of the District that are allowed or permitted under the Act, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (viii) payment of costs associated with establishment, administration, and operation of the District and those related to operating and maintaining the Authorized Improvements; and (ix) payment of costs associated with developing the Authorized Improvements, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Cost of the Authorized Improvements. The estimated cost of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$33,925,287.00, which costs shall be paid by assessment of the property owners within the proposed District.

(d) Boundaries of Proposed District. The District is proposed to include approximately 215 acres of land, as described by metes and bounds in Exhibit "A" attached hereto.

(e) Proposed Method of Assessments. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

(f) Management of the District. The management of the District will be by the City, with the assistance of one or more consultants selected by the City, who shall, from time to time, advise

the City regarding certain operations of the District.

(g) Advisory Board. The District shall be established managed without the creation of an advisory body.

Section 4. The Alvarado 215 Public Improvement District is hereby authorized and created as a public improvement district under the Act and in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. No later than seven (7) days after the date hereof, notice of creation of the District shall be given by recording this Resolution in the Official Records of Johnson County, Texas.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

[Remainder of page left blank intentionally.]

PASSED, APPROVED AND ADOPTED on this 18th day of July, 2022.

Jacob Wheat, Mayor
City of Alvarado, Texas

ATTEST:

Beth A Walls, Interim City Secretary
City of Alvarado, Texas

Exhibit "A"
Metes and Bounds Description

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 1/2-inch 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 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.

CERTIFICATION FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

I, the undersigned City Secretary of the City of Alvarado, Texas (the "City"), do hereby certify as follows:

1. The City Council for the City convened in regular meeting on the 18th day of July, 2022 in the regular meeting place of the City Council at 104 W. College Street, Alvarado, Texas 76009, and the roll was called of the duly constituted officials and members of said Council, to wit:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Beverly Short	Councilmember
Cherry Bryant	Councilmember
Kevin Thomas	Councilmember
Michael Bennett	Councilmember
Scott Arthur	Councilmember

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

RESOLUTION R2022-017 OF THE CITY OF ALVARADO, TEXAS, AUTHORIZING AND CREATING THE EAGLE GLEN NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

AYES: _____
NOES: _____
ABSTENTIONS: _____

2. That a true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting; and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 18th day of July, 2022.

Beth A Walls
City Secretary

(Seal)

Alvarado, Texas

CITY OF ALVARADO, TEXAS

RESOLUTION NO. R2022-017

**A RESOLUTION OF THE CITY OF ALVARADO, TEXAS,
AUTHORIZING AND CREATING THE EAGLE GLEN NORTH PUBLIC
IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE
TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS;
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Alvarado, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits or extraterritorial jurisdiction; and

WHEREAS, on June 15, 2022, HMM Eagle Glen Land, LLC, a Texas limited liability company (the "Owner") submitted and filed with the City Secretary of Alvarado a petition (the "Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of Eagle Glen North Public Improvement District (the "District"), which District is located within the corporate limits of the City and more particularly described by metes and bounds in Exhibit "A" (the "Property"), attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Cleburne Times-Review*, a newspaper of general circulation in the City, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council conducted a public hearing on the advisability of the improvements and services on July 18, 2022; and

WHEREAS, the City Council adjourned and closed the public hearing.

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

Section 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

Section 2. The Petition submitted to the City by the Owner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006 and 372.009, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on July 18, 2022 hereby finds and declares:

(a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (hereinafter defined). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by the Act including, without limitation, any or all of the following to the extent permitted by the Act: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monumentation, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, artwork, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to water, wastewater and drainage (including detention); (v) acquisition, by purchase or otherwise, of real property in connection with any Authorized Improvement; (vi) design, construction and other allowed costs related to projects similar to those listed in subsections (a) - (v) above authorized by the Act, including off-site projects that provide a benefit to the Property; (vii) special supplemental services for improvement and promotion of the District that are allowed or permitted under the Act, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (viii) payment of costs associated with establishment, administration, and operation of the District and those related to operating and maintaining the Authorized Improvements; and (ix) payment of costs associated with developing the Authorized Improvements, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Cost of the Authorized Improvements. The estimated cost of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$17,129,292.88, which costs shall be paid by assessment of the property owners within the proposed District.

(d) Boundaries of Proposed District. The District is proposed to include approximately 215 acres of land, as described by metes and bounds in Exhibit "A" attached hereto.

(e) Proposed Method of Assessments. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

(f) Management of the District. The management of the District will be by the City, with the assistance of one or more consultants selected by the City, who shall, from time to time, advise the City regarding certain operations of the District.

(g) Advisory Board. The District shall be established managed without the creation of an advisory body.

Section 4. The Eagle Glen North Public Improvement District is hereby authorized and created as a public improvement district under the Act and in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. No later than seven (7) days after the date hereof, notice of creation of the District shall be given by recording this Resolution in the Official Records of Johnson County, Texas.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

[Remainder of page left blank intentionally.]

PASSED, APPROVED AND ADOPTED on this 18th day of July, 2022.

Name: _____, Mayor
City of Alvarado, Texas

ATTEST:

Name: _____, City Secretary
City of Alvarado, Texas

Exhibit "A"
Metes and Bounds Description

BEING a tract of land situated in the Andrew Spiva Survey, Abstract No. 770 and being a portion of a tract of land described by deed to 275 Alvarado, LLC. As recorded in Volume 3566, Page 534 (Tract 1) of the Official Public Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the most easterly southeast corner of said 275 Alvarado tract same being the northeast corner of a tract of land described by deed to C.T. Cummings, Jr. and wife, Judy C. Cummings recorded in Document Number 2015-25497 of the Official Public Records of Johnson County, Texas said point also lying at the beginning of a Boundary Line Agreement between 275 Alvarado, LLC and C.T. Cummings, Jr. and wife, Judy C. Cummings as recorded in Document Number 2018-9322 of the Official Public Records of Johnson County, Texas;

THENCE North 84 degrees 16 minutes 08 seconds West, along said Boundary Line Agreement, a distance of 728.14 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 01 degrees 20 minutes 53 seconds West continuing along said Boundary Line Agreement, a distance of 12.04 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of Eagle Glen Phase 1, an addition to the city of Alvarado as recorded in Volume 11, Page 780 of the Plat Records of Johnson County, Texas, same being the northeast corner of a tract of land described by deed to Bloomfield Homes, L.P. as recorded in Document Number 2018-11027 of the Official Public Records of Johnson County, Texas;

THENCE along the north line of said Eagle Glen Phase 1 and the north line of said Bloomfield Homes tract, passing the northwest corner of said Eagle Glen Phase 1 at a distance of 1227.61 feet, and continuing along the north line of said Bloomfield Homes tract, a total distance of 2236.08 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of same;

THENCE departing the north line of said Bloomfield Homes tract, through the interior of the aforementioned 275 Alvarado tract the following courses and distances:
North 04 degrees 57 minutes 43 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 16 degrees 55 minutes 30 seconds West, a distance of 1048.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

NORTH, a distance of 288.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

EAST, a distance of 248.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

NORTH, a distance of 670.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the north line of said 275 Alvarado tract, also lying on the south line of A.T. & S.F. Railroad (100' R.O.W.), also lying on a curve to the right;

THENCE along the north line of said 275 Alvarado tract and south line of said railroad, with said curve to the right having a radius of 1433.21 feet, a central angle of 22 degrees 28 minutes 36 seconds, an arc length of 562.24 feet, a chord bearing of North 84 degrees 19 minutes 42 seconds East, a distance of 558.64 feet to a 1/2 inch iron rod found for corner;

THENCE South 84 degrees 26 minutes 00 seconds East, continuing along the north line of said 275 Alvarado tract and south line of said railroad, a distance of 2481.48 feet to a concrete monument found for the northeast corner of said 275 Alvarado tract and the northwest corner of a tract of land described by deed to Alvarado By Morning, LLC. As recorded in Document Number 2020-15954 of the Official Public Records of Johnson County, Texas;

THENCE South 00 degrees 25 minutes 14 seconds West, along the east line of said 275 Alvarado tract, a distance of 2110.52 feet to the POINT OF BEGINNING, containing 6,534,000 square feet, or 150.000 acres of land.

Ordinance No. 2022-0008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, DECLARING THE CITY IS A MUNICIPALITY WITH MORE THAN 5,000 INHABITANTS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code provides that the extraterritorial jurisdiction for municipalities with 5,000 to 24,999 inhabitants is located within one mile of the municipality's corporate boundaries; and

WHEREAS, the City of Alvarado, Texas has increased in number of inhabitants in recent years; and

WHEREAS, the development of an accurate estimate of the number of inhabitants of the City is essential to assist in the economic forecasts and in planning for the development and installation of public works infrastructure to meet the needs of the Town; and

WHEREAS, various governmental entities need accurate population information in order to correctly allocate services and resources to the Alvarado area; and

WHEREAS, the City Council of the City of Alvarado ("City Council") after due and careful consideration has determined that it is necessary and appropriate to develop an accurate current population figure for the City as of July 18, 2022; and

WHEREAS, the North Central Texas Council of Governments (hereinafter referred to as "NCTCOG") is a voluntary association of local governments which provides information and analysis in the region for local planning activities; and

WHEREAS, NCTCOG estimated the City of Alvarado's population on January 1, 2021 was 4,930 inhabitants; and

WHEREAS, The United States Census Bureau estimated the City of Alvarado's population on July 1, 2021 was 5,111 inhabitants; and

WHEREAS, NCTCOG estimated the City of Alvarado's population on January 1, 2022 was 5,330 inhabitants; and

WHEREAS, both the United States Census Bureau and NCTCOG estimated that the number of inhabitants in the City of Alvarado has increased by approximately 8% each year beginning with 2020 through 2022; and

WHEREAS, pursuant to the estimates from the Census Bureau and NCTCOG and using a growth rate estimate of 8% per year, the City of Alvarado has determined that its number of inhabitants is approximately 5,544, and thus that the City of Alvarado now has a population of more than 5,000 inhabitants; and

WHEREAS, based upon a careful and detailed analysis of all of the information identified above, the best available information indicates that the current number of inhabitants of the City of Alvarado as of July 18, 2022 exceeds 5,000; and

WHEREAS, the City Council believes that it is necessary and appropriate for the City Council as a legislative body, to make a determination of the current number of the inhabitants of the City based upon its assessment of the above data.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

Section 1. That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Alvarado, Texas, and are fully incorporated into the body of this ordinance.

Section 2. That the City Council finds, determines and declares that the City of Alvarado, Texas is a municipality of more than 5,000 inhabitants, subject to all the general laws of this State prescribing municipal powers, functions, rights and privileges for cities and towns of more than 5000 inhabitants.

Section 3. This ordinance shall become effective immediately from and after its passage.

DULY APPROVED by the City Council on this the 18th day of July, 2022.

City of Alvarado, Texas

Jacob Wheat, Mayor

Attest:

Beth A. Walls, Interim City Secretary

ALVARADO 215 - ZONING REQUEST FORM

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Development Standard.....	Pg. 10 - 13

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

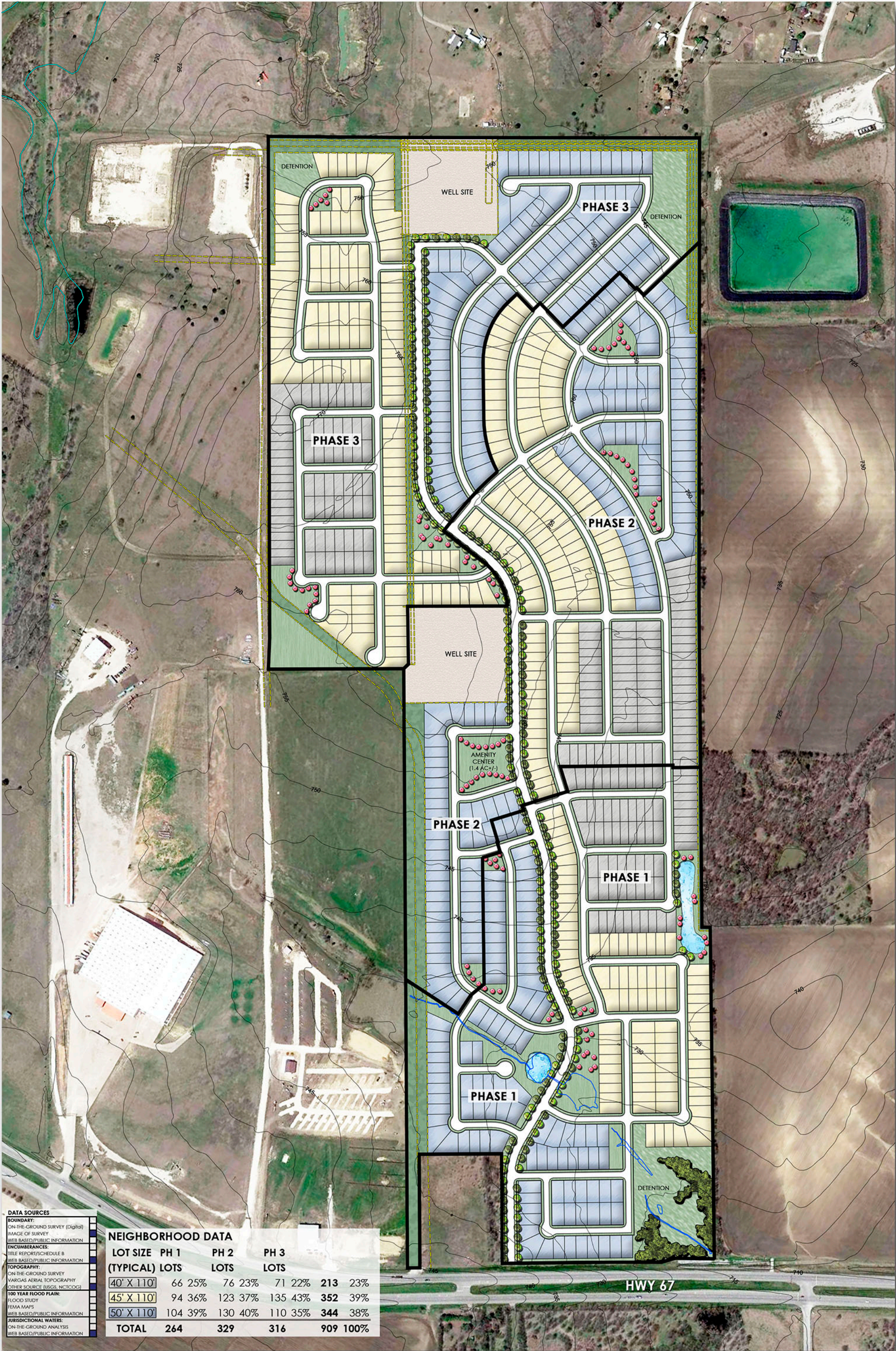
Remitted By: 215/67 Alvarado LLC
11701 South Freeway
Burleson TX 76028

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:	FLOOD STUDY
	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:

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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.

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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:

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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;

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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.

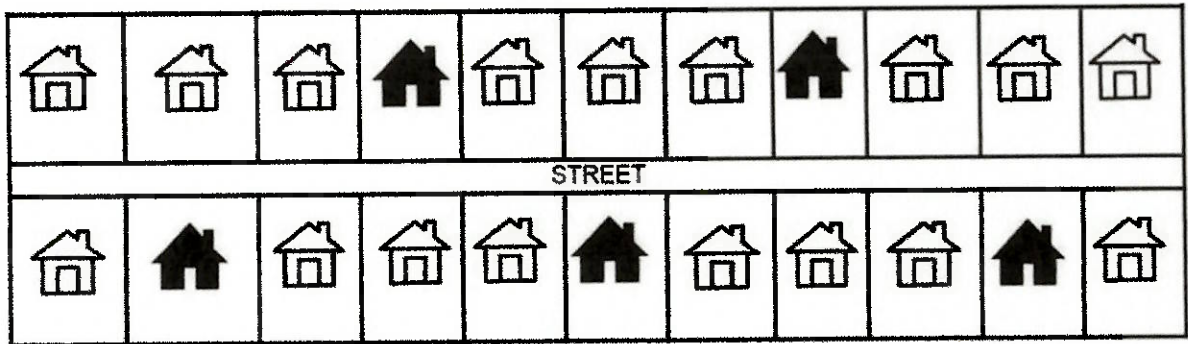
5.0 Building Regulations

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.
 - 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.

Wash

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.

Legal description of land:

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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;

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EXHIBIT D
Development Standards

Exhibit D

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- 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.
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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.

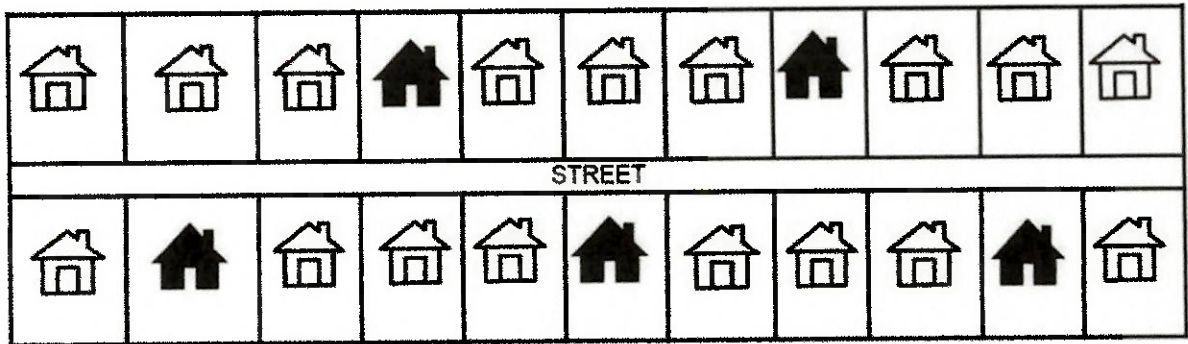
5.0 Building Regulations

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.
- 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

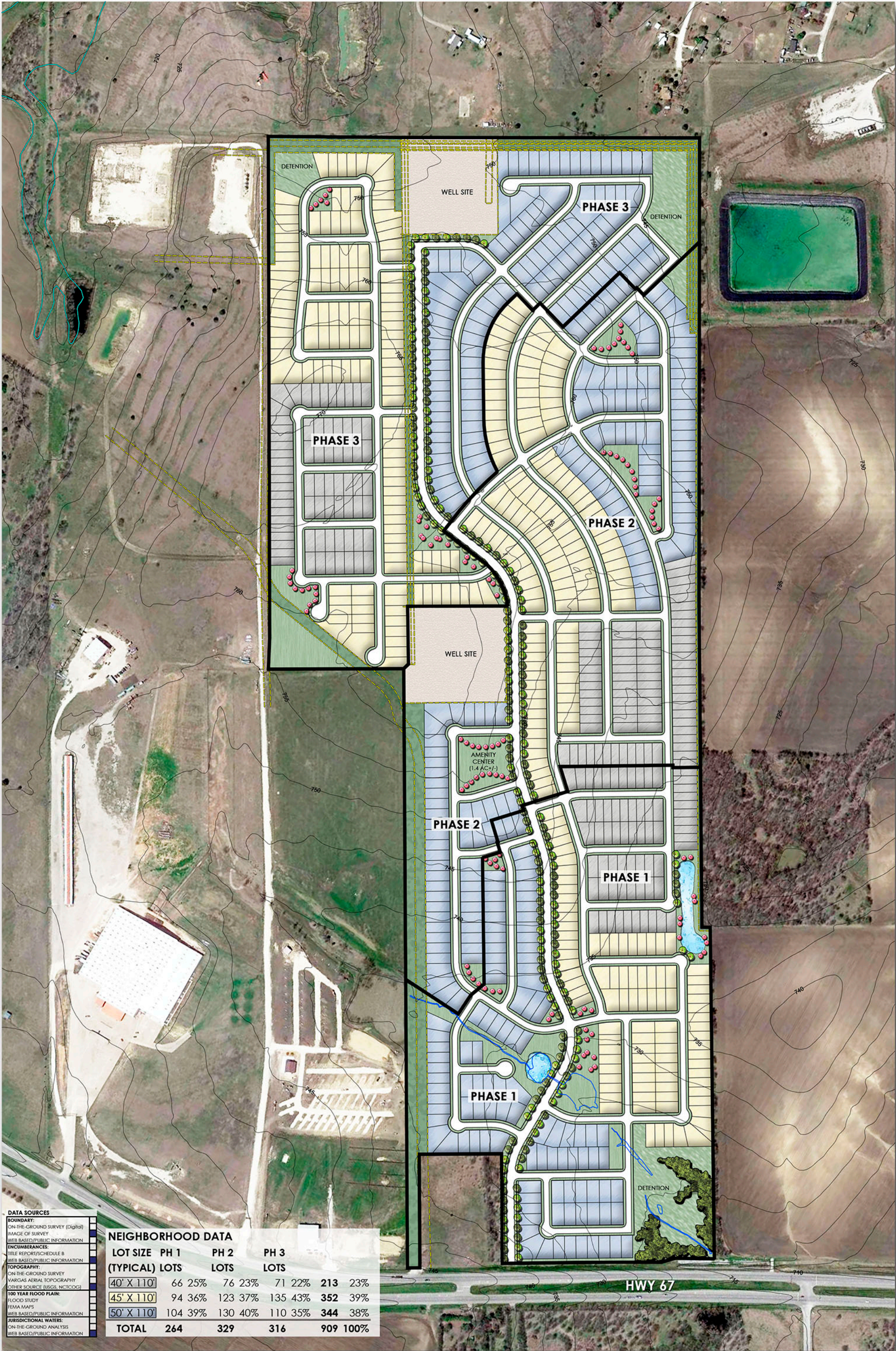
7.1 The builder of the house on each lot within this planned development shall provide at a minimum the following landscape material:

- 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.



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

NEIGHBORHOOD DATA							
LOT SIZE	PH 1	PH 2	PH 3				
(TYPICAL) LOTS	LOTS	LOTS	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%		



CITY OF ALVARADO ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 42 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ALVARADO, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY, AN APPROXIMATELY 38.217 ACRES 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 NO. 327, IN ALVARADO, JOHNSON COUNTY, TEXAS TO PD PLANNED DEVELOPMENT, PROVIDING FOR SPECIFIC REGULATIONS FOR SUCH ZONING DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Type A General Law Municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the use of property within the City, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with Chapter 42 of the City's Code of Ordinances, the owners of the property described as approximately 38.217 acres of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 and for and approximately 176.983 acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327, in Alvarado, Johnson County, Texas, have filed an application to change the zoning from Agricultural (A) to Planned Development (PD) with Single-Family District-2 (SF-2) uses; and,; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on July 18, 2022, and by the City Council of the City on July 18, 2022, with respect to the proposed use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 42 of the City Code, as amended, to create a Planned Development District as permitted in Division 15 of Chapter 42 of the City Code, as described herein; and

WHEREAS, this proposed change is consistent with the City's comprehensive land use plan;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

**SECTION 1.
PROPERTY RE-ZONED**

Chapter 42, as amended, is hereby amended so that the zoning of the property described below, referred to herein as "the Property" shall be changed and amended as shown and described below:

Legal Description of the Property:

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 beats 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 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.

Zoning Change applicable to the Property:

From A Agricultural to PD Planned Development, which Planned Development shall be subject to the regulations established in this ordinance and as attached as Exhibit "B" hereto and subject to the concept plan attached as Exhibit "C" hereto.

SECTION 2.

ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING

The City Council finds that the changes to the zoning districts, boundaries, regulations, and uses as herein established have been made in accordance with the City's zoning code and comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to efficiently plan, control and organize development, lessen congestion in the streets, secure safety from fire, panic, flood and other dangers, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.
DIRECTION TO AMEND OFFICIAL ZONING MAP

The official zoning map of the City is hereby amended to reflect the changes in uses approved herein, and City staff is directed to modify such map accordingly.

SECTION 4.
STATEMENT OF PURPOSE AND INTENT

The purpose and intent of creating the Planned Development is to facilitate the orderly development and use of the Property.

SECTION 5.
PROPERTY SUBJECT TO ZONING ORDINANCE

The Development Standards and Concept Plan of the proposed Planned Development, attached hereto as Exhibits “B” and “C” each incorporated herein for all purposes allowed by law, are hereby approved as the Development Standards and Concept Plan for this Planned Development. The use of the Property shall be subject to all the applicable general regulations contained in the Comprehensive Zoning Ordinance, Exhibits “B” and “C” and all other applicable and pertinent ordinances of the City.

SECTION 6.
ORDINANCE CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7.
PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may also be subjected to such civil penalties and such civil remedies as authorized by law.

SECTION 8.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter

42, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 10. PUBLICATION IN PHAMPLET FORM

The City Secretary of the City of Alvarado is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

SECTION 11. PUBLICATION IN OFFICIAL NEWSPAPER

The City Secretary is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this ordinance twice as authorized by Section 52.013 of the Local Government Code.

SECTION 12. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

Passed on the 18th day of July, 2022.

CITY OF ALVARADO

By:

Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary

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 Subdication

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: _____

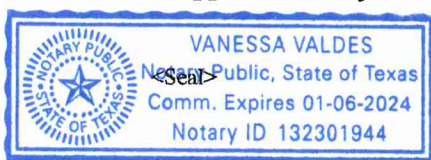
Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

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

ADNUMBER: R000002458

GFNUMBER:

CERTIFICATE NO: 13429846

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 6/1/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 44|TR 25, 26|R BELL

PAGE 1 OF 1

0007939 RUSK AVE

16.16 ACRES

REQUESTED BY

BLOOMFIELD HOMES

1050 E STATE HWY 114

SOUTHLAKE TX 76092

PROPERTY OWNER

MOORE MARION J ETUX JO ANNE REV LIV
TRUST

% SHELLEY 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

ACCOUNT NUMBER:

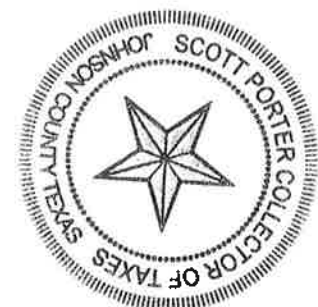
126-0044-00620

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

AD NUMBER: 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.

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:	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

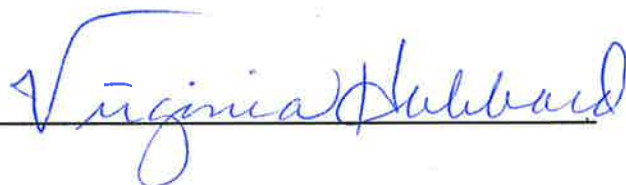
ISSUED TO:

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 AGENCY

Johnson 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

0000703 SANTA FE ST

21.57 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: 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:

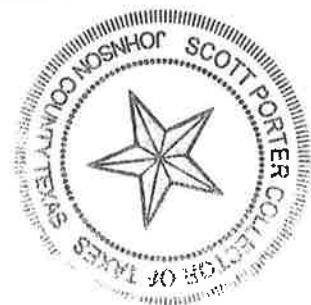
126-0770-00260

CERTIFIED BY:

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: 126-2333-00200

ADNUMBER: R000023758

GFNUMBER:

CERTIFICATE NO: 13429839

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

PAGE 1 OF 1

DATE: 6/1/2022

FEE: \$10.00

PROPERTY DESCRIPTIONALL[BLOCKS 3, 4]BROWN SECTION
20000703 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.

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:	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

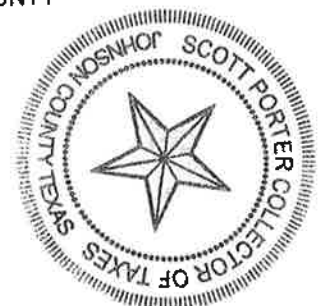
TOTAL CERTIFIED TAX DUE 6/2022: \$ 0.00

ISSUED TO: BLOOMFIELD HOMES
ACCOUNT NUMBER: 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 DESCRIPTIONCOLLECTING AGENCY

ABST 44|TR 27|R BELL

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000713 RUSK AVE

1.449 ACRES

REQUESTED BYPROPERTY 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.

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:	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:



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

PAGE 1 OF 1

AD NUMBER: R000002450

DATE: 6/1/2022

GF NUMBER:

FEE: \$10.00

CERTIFICATE NO: 13429849

PROPERTY DESCRIPTIONCOLLECTING AGENCYABST 44|TR 21,22|R BELL|126.00
44.00240

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000703 SANTA FE ST

4.789 ACRES

REQUESTED BYPROPERTY OWNER

BLOOMFIELD HOMES

BLOOMFIELD HOMES LP

1050 E STATE HWY 114

1050 E HWY 114 STE 210

SOUTHLAKE TX 76092

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:

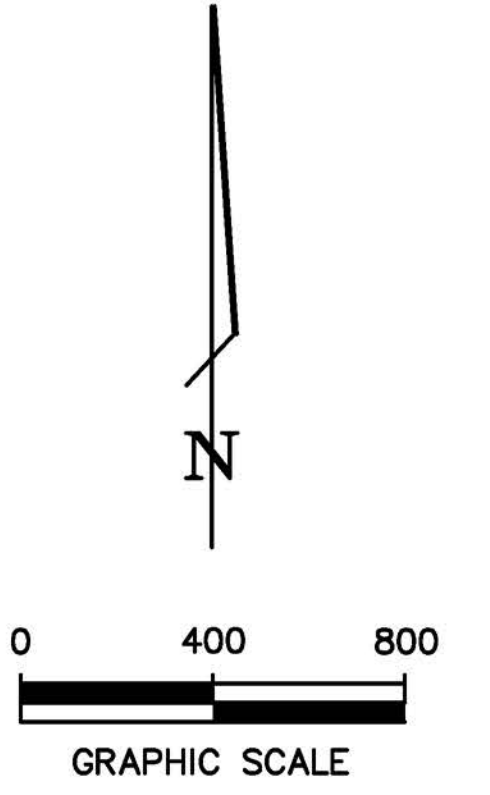
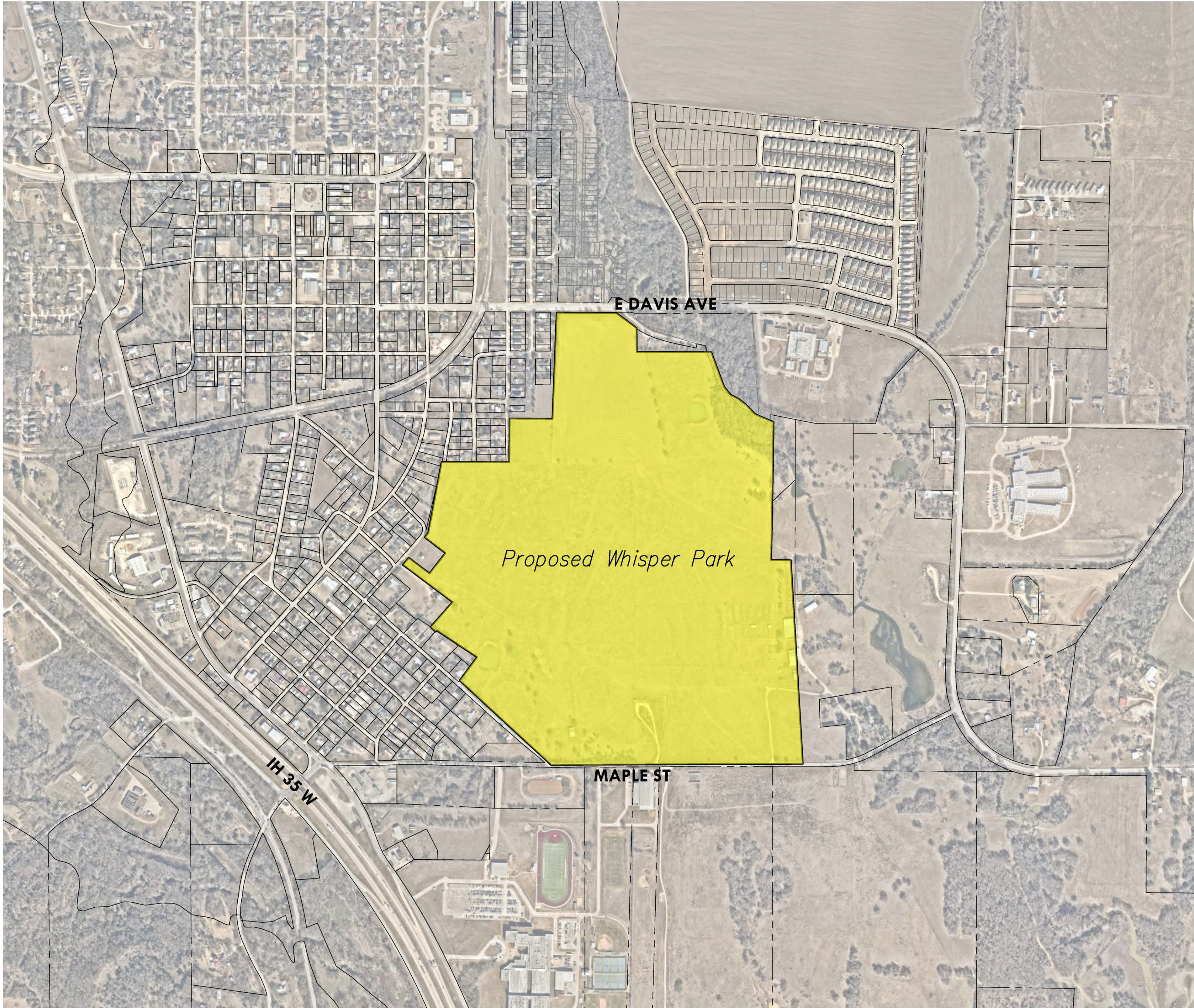
126-0044-00190

CERTIFIED BY:



JOHNSON COUNTY

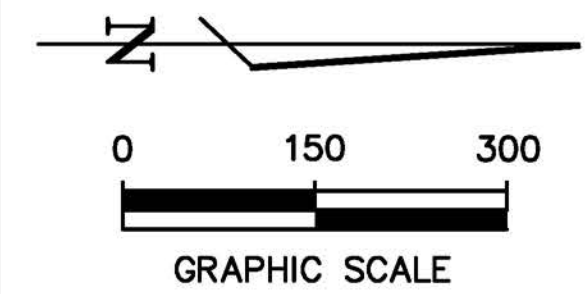





teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

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


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Whisper Park

Conceptual Plan

May 2022

BLM21175

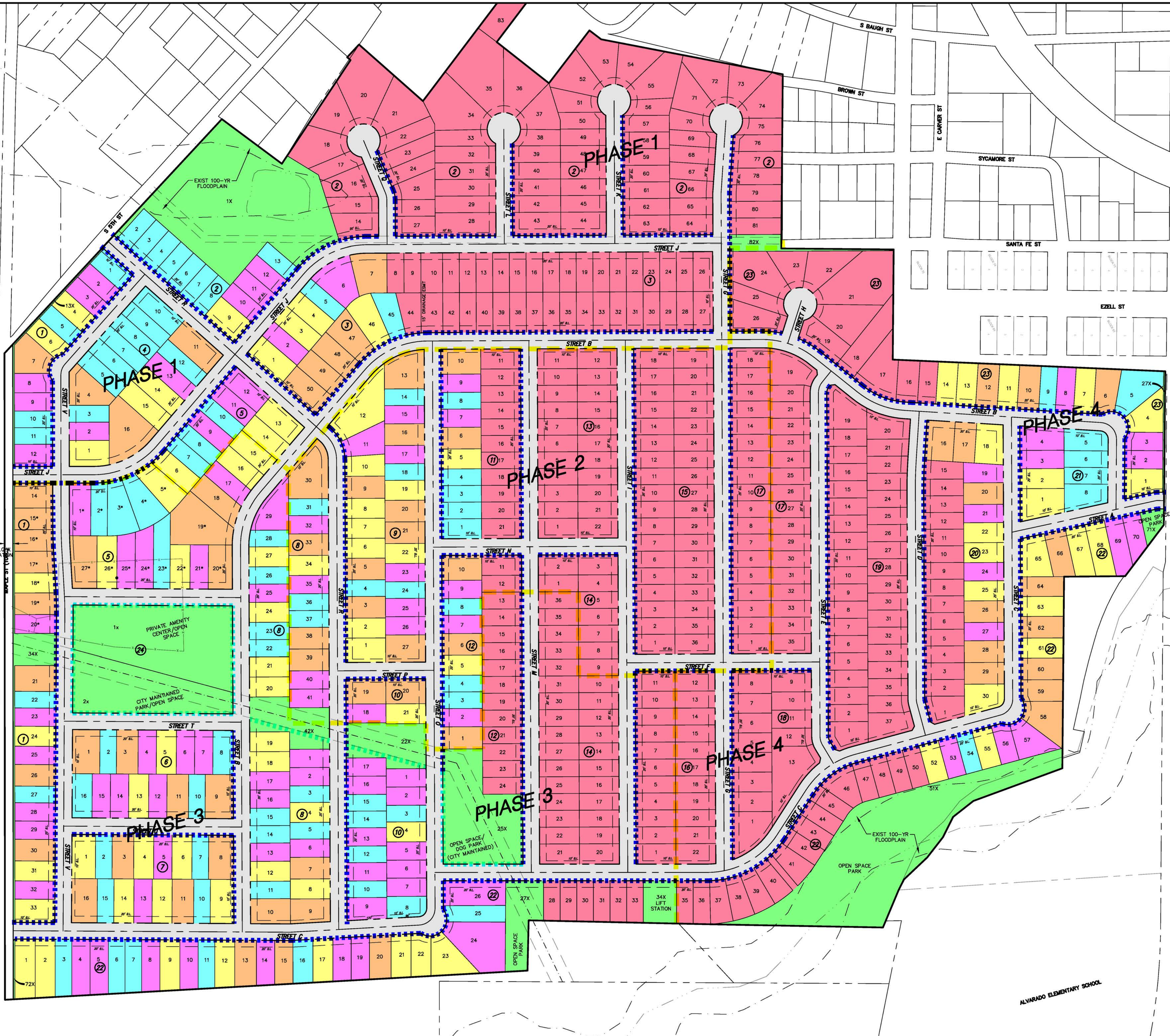


Exhibit A-1
Description of Property

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;

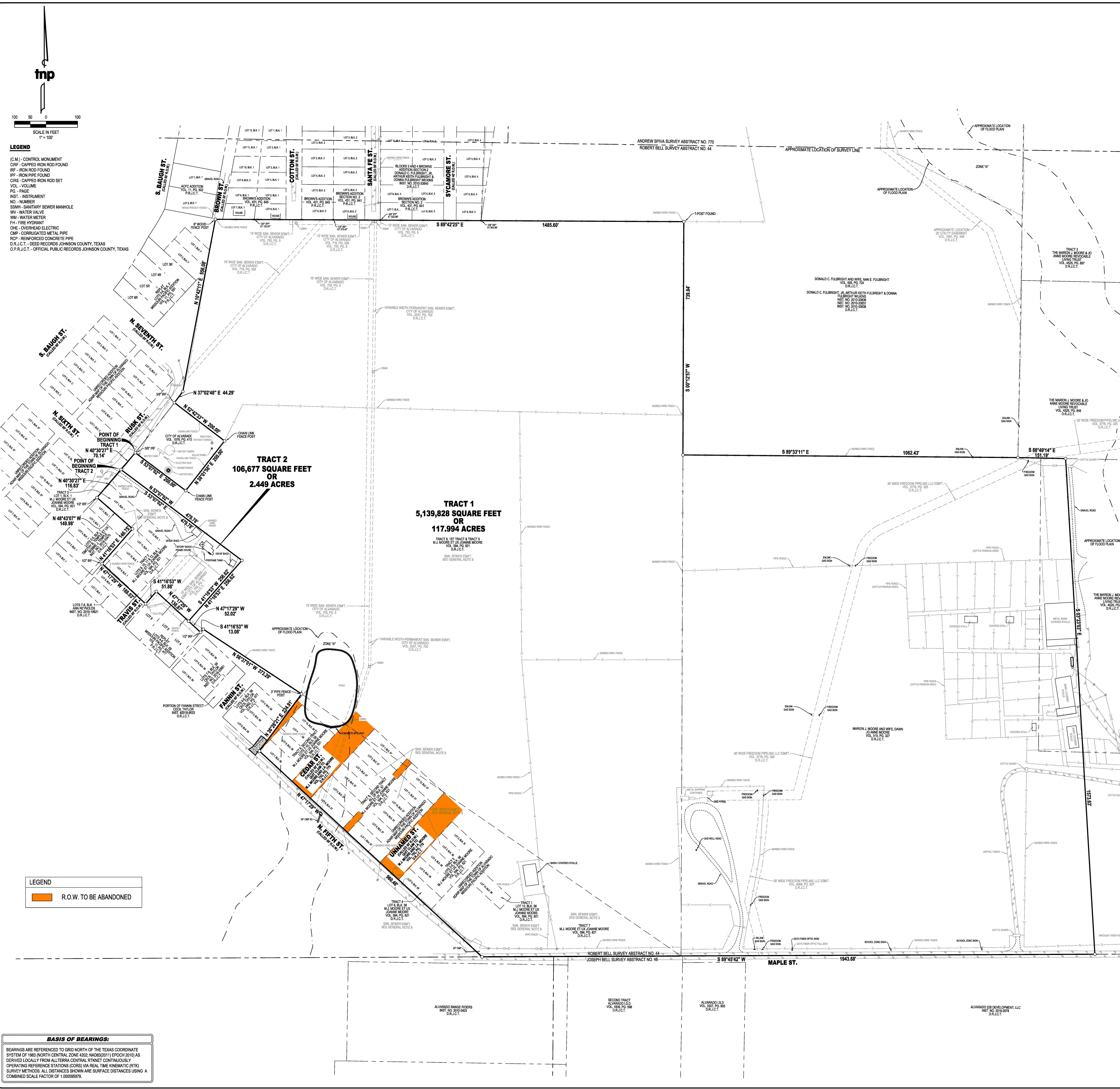
THENCE South 01 degrees 03 minutes 35 seconds West along an east line of said Fulbright tracts, a distance of 451.07 feet to a point for corner, said corner being the southeast corner of said Fulbright tract and on the north line of said Moore tract recorded in Volume 515, Page 327;

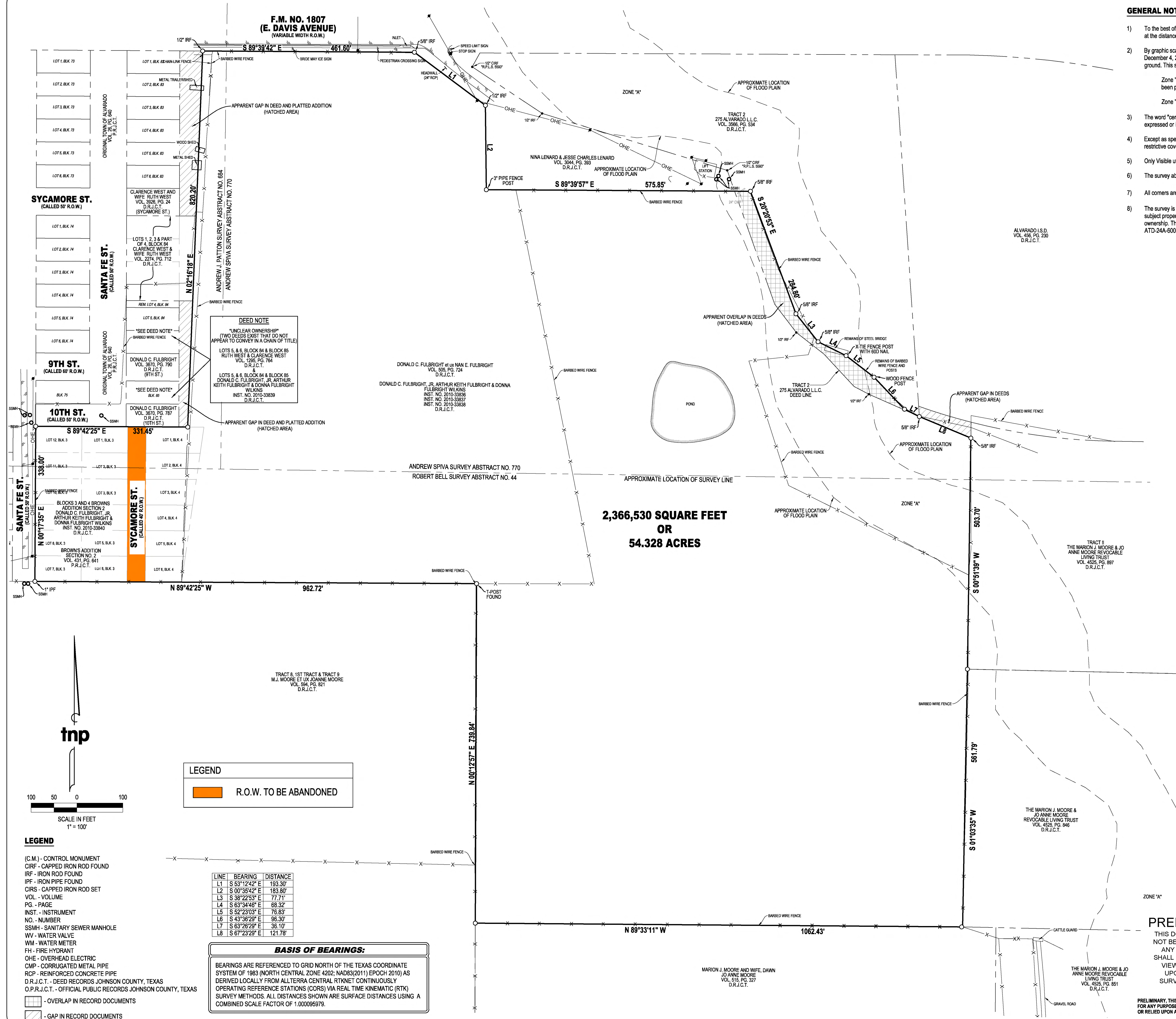
THENCE South 88 degrees 49 minutes 14 seconds East along the north line of said Moore tract recorded in Volume 515, Page 327, a distance of 151.19 feet to a point for corner, said corner being on the north line of said Revocable Living Trust tract;

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, 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 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.

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]

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:

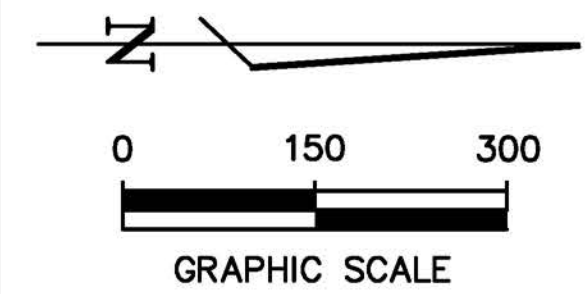
- All residential buildings, shall be constructed in such manner to include masonry construction covering at least eighty percent (80%) of the total exterior walls, excluding doors, windows and box outs. Masonry materials consist of brick, brick veneer, stone or stone veneer.
- 6' privacy wood fence 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.



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

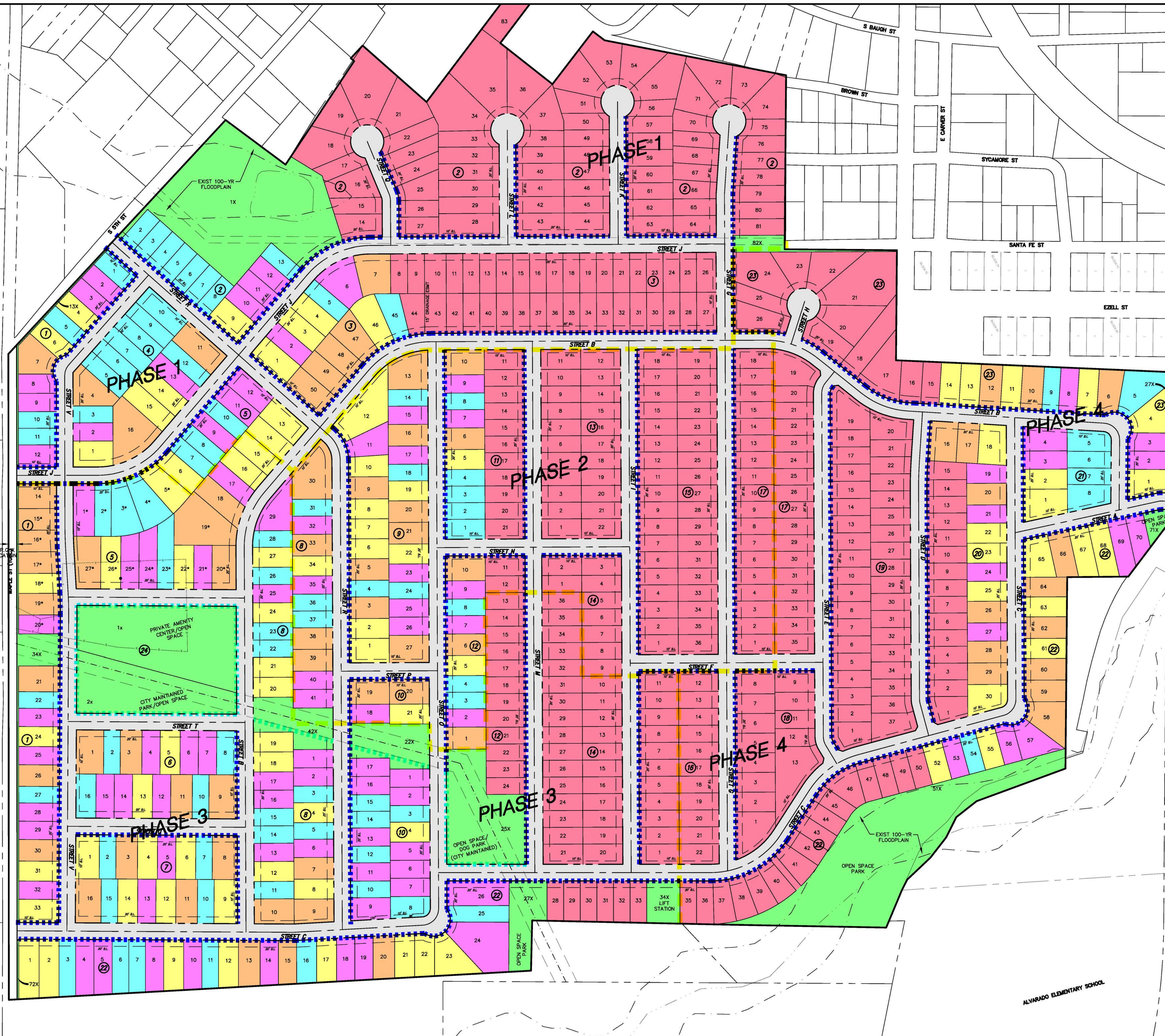

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Whisper Park

Conceptual Plan

May 2022

BLM21175



CITY OF ALVARADO ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 42 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ALVARADO, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY, AN APPROXIMATELY 117.994 ACRE TRACT OF LAND SITUATED IN THE ROBERT BELL SURVEY, ABSTRACT NO. 44, AND 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 AN APPROXIMATELY 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 CURRENTLY ZONED AS A AGRICULTURAL TO PD PLANNED DEVELOPMENT, PROVIDING FOR SPECIFIC REGULATIONS FOR SUCH ZONING DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Type A General Law Municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the use of property within the City, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with Chapter 42 of the City's Code of Ordinances, the owners of the property described as an approximately 117.994 acre 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 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 an approximately 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 in Alvarado, Johnson County, Texas, have filed an application to change the zoning from Agricultural (A) to Planned Development (PD) with Single-Family District-2 (SF-2) uses; and,; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on July 18, 2022, and by the City Council of the City on July 18, 2022, with respect to the proposed use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 42 of the City Code, as amended, to create a Planned Development District as permitted in Division 15 of Chapter 42 of the City Code, as described herein; and

WHEREAS, this proposed change is consistent with the City's comprehensive land use plan;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. PROPERTY RE-ZONED

Chapter 42, as amended, is hereby amended so that the zoning of the property described below, referred to herein as “the Property” shall be changed and amended as shown and described below:

Legal Description of the Property:

An approximately 117.994 acre 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 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 an approximately 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 in Alvarado, Johnson County, Texas, have filed an application to change the zoning from Agricultural (A) to Planned Development (PD) with Single-Family District-2 (SF-2) uses; and,; and more fully described in Exhibit “A” attached hereto.

Zoning Change applicable to the Property:

From A Agricultural to PD Planned Development, which Planned Development shall be subject to the regulations established in this ordinance and as attached as Exhibit “B” hereto and subject to the concept plan attached as Exhibit “C” hereto.

SECTION 2. ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING

The City Council finds that the changes to the zoning districts, boundaries, regulations, and uses as herein established have been made in accordance with the City's zoning code and comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to efficiently plan, control and organize development, lessen congestion in the streets, secure safety from fire, panic, flood and other dangers, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3. DIRECTION TO AMEND OFFICIAL ZONING MAP

The official zoning map of the City is hereby amended to reflect the changes in uses approved herein, and City staff is directed to modify such map accordingly.

SECTION 4. STATEMENT OF PURPOSE AND INTENT

The purpose and intent of creating the Planned Development is to facilitate the orderly development and use of the Property.

SECTION 5. PROPERTY SUBJECT TO ZONING ORDINANCE

The Development Standards and Concept Plan of the proposed Planned Development, attached hereto as Exhibits "B" and "C" each incorporated herein for all purposes allowed by law, are hereby approved as the Development Standards and Concept Plan for this Planned Development. The use of the Property shall be subject to all the applicable general regulations contained in the Comprehensive Zoning Ordinance, Exhibits "B" and "C" and all other applicable and pertinent ordinances of the City.

SECTION 6. ORDINANCE CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to

comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may also be subjected to such civil penalties and such civil remedies as authorized by law.

SECTION 8. RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 42, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 10. PUBLICATION IN PHAMPLET FORM

The City Secretary of the City of Alvarado is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

SECTION 11. PUBLICATION IN OFFICIAL NEWSPAPER

The City Secretary is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this ordinance twice as authorized by Section 52.013 of the Local Government Code.

SECTION 12. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

Passed on the 18th day of July, 2022.

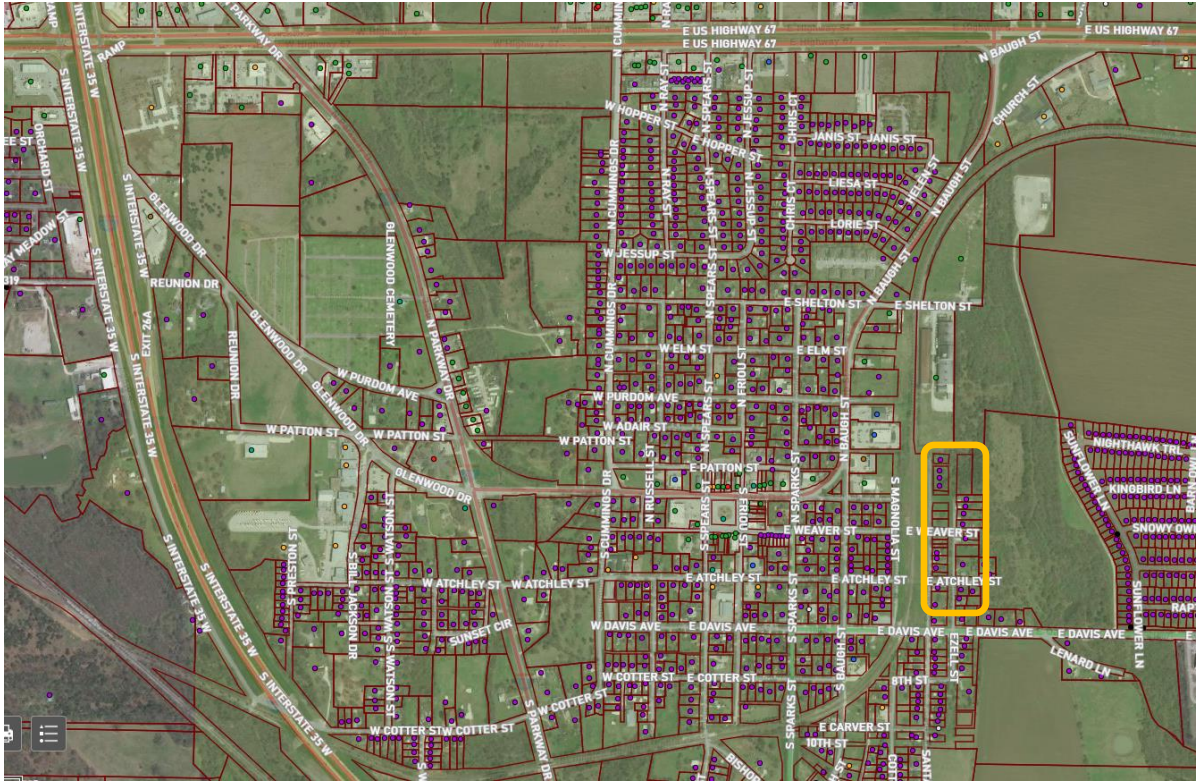
CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

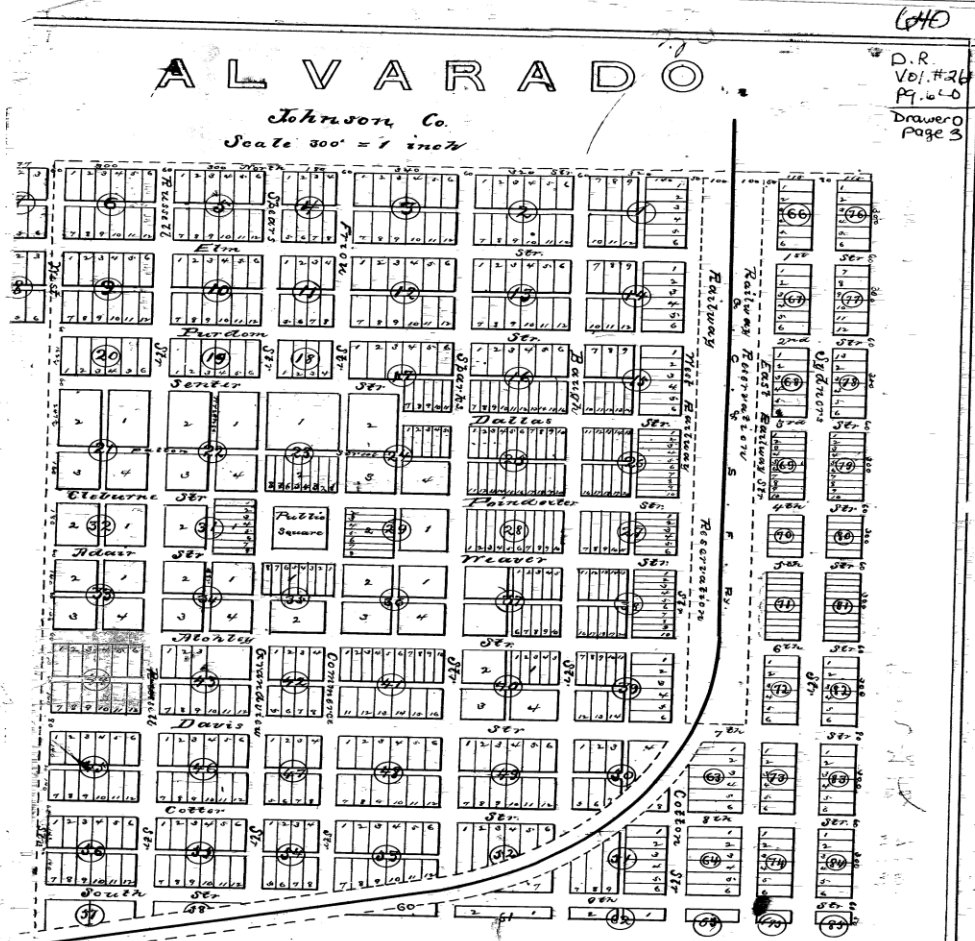
ATTEST:

Beth Walls, City Secretary

Location Reference Map



a true and correct copy of the original of the same
1883, at 9:45 o'clock A.M. J. E. Adams, Co. Clerk Johnson Co. Tex.



640
D.R.
Vol. #26
Pg. 6-0
Drawers
Page 3

A special meeting of the city Council held this day and date the above Map of Alvarado and the Gulf Colorado and Santa Fe Railway Additions thereto and ordered recorded this the 13th day of July A.D. 1883

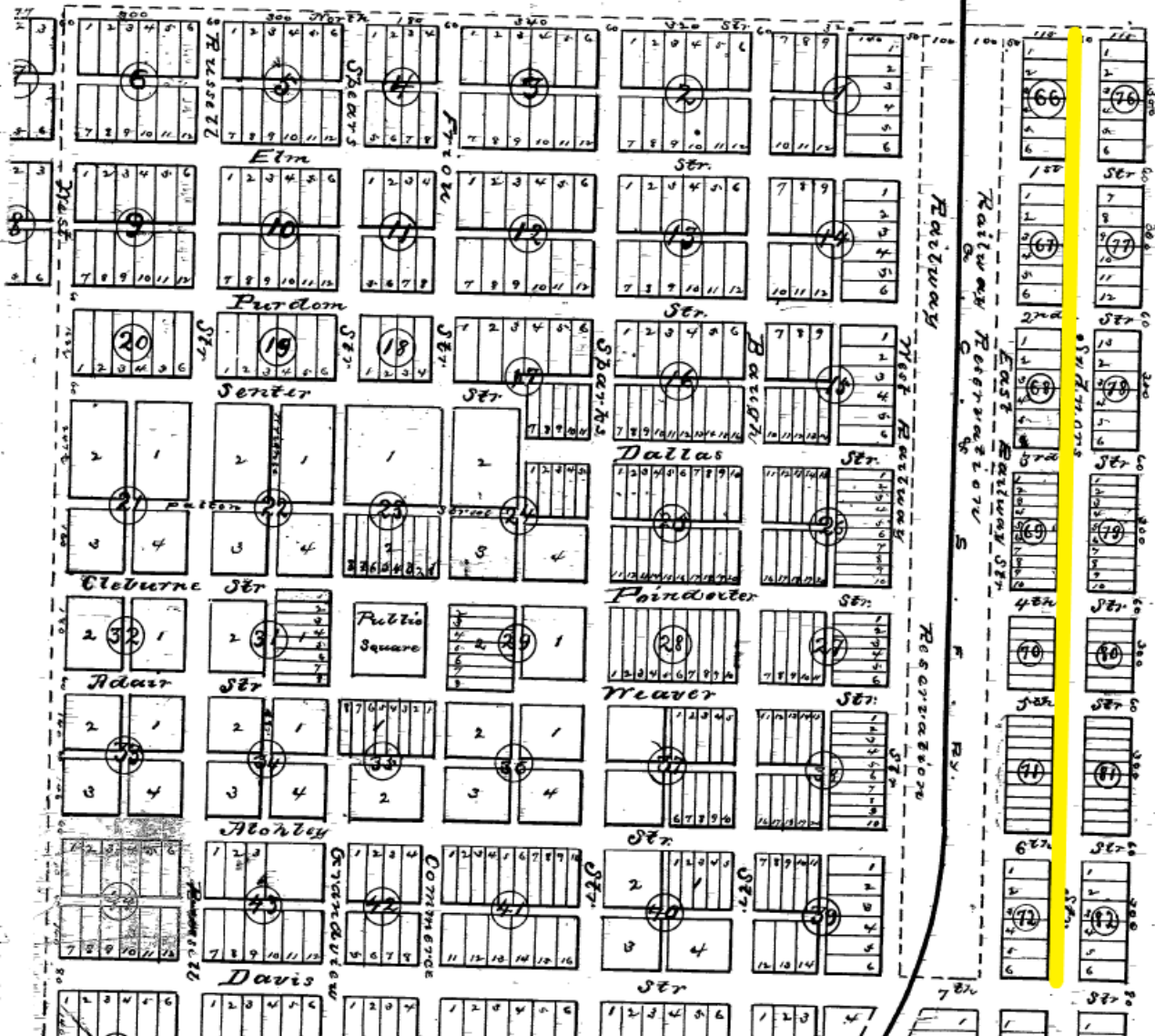
J. E. Brannon Secy
The above Map of the Town of Alvarado embracing the Old Town and the Santa Fe Additions thereto is true and correct as the same was surveyed by E. T. Balle Engineer

and adopted by us and all sales of lots and blocks within the limits of traced in said map shall be made with reference thereto

S. Friou
M. V. Friou
Geo. Sealy Pres. G. & S. Ry. Co.
County of Johnson Before me Paul C. Hudson a Notary Public for Johnson County Texas this day came E. T. Balle Engineer G. & S. F. Ry. Co. J. E. Brannon Secy Town Council of Alvarado, M. S. Sarason Temporary Administrator of Estate of C. H. H. deceased, S. M. Sydnor S. Friou and Mary V. Friou wife of the latter all to me known to be the persons whose names are subscribed to the foregoing instrument with the Map above set forth and acknowledged to me that they executed the same for the purposes and consideration therein mentioned save and except S. Friou and his wife Mary V. Friou who acknowledged all of above Map save that portion describing the territory of the Town lying North of the center of Elm Street and the said Mary V. Friou wife of S. Friou after being examined by me Privately and apart from her said husband and after having said map fully explained to her by me, acknowledged to me that she was her own free will and deed and declared to me that she had willingly signed to same for the purposes and considerations therein mentioned with the exception as mentioned in the 14th line hereof and further declared that she did not wish to retract it the interlineations between the 1st and 14th lines hereof were made before signing and sealing Given under my hand and seal of office this the 13th day of July A.D. 1883 Paul C. Hudson Notary Public Johnson Co. Tex.

The State of Texas County of Galveston Before me James Spillane a Notary Public in and for the above State and County on this day Personally appeared Geo. Sealy President of the Gulf Colorado and Santa Fe Ry. Co. known to me to be the person whose name is subscribed to the foregoing instrument of writing and Map and acknowledged to me that he had executed the same for the purposes and considerations therein expressed as the act and deed of said Company Given under my hand and impress of my official seal at my office in the City of Galveston this 23rd day of July A.D. 1883 James Spillane Notary Public for Galveston County Texas

Johnson Co.
Scale 300' = 1 inch



ORDINANCE NO. 2022-0009

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS PROVIDING FOR THE ABANDONMENT AND RELEASE OF THE CITY'S INTEREST IN A PORTION OF AN EIGHTY FOOT RIGHT-OF-WAY DEDICATED TO THE CITY BY PLAT ON JULY 13, 1883; PROVIDING FOR RECORDING OF THIS ORDINANCE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, there is located on certain property located within the City of Alvarado, Texas an eighty foot (80') public right-of-way known as Ezell Street as shown on Exhibit A attached hereto and incorporated herein (the "Right-of-Way"); and

WHEREAS, on or about July 13, 1883, said Right-of-Way was dedicated by plat to the City of Alvarado, Texas, for public uses, said plat recorded as Document number 1883-3 in Volume 26, page 640, of the Real Property Records of Johnson County, Texas; and

WHEREAS, the western twenty foot (20') portion of the Right-of-Way described as Ezell Street and depicted on Exhibit B attached hereto and incorporated herein (the "Abandoned ROW") is no longer needed as the alignment of the abutting roadway has been modified and therefore the City wishes to release said Abandoned ROW to the abutting property owner and that such portion of the public right-of-way constitutes a public charge without a corresponding public benefit, and the public would be better served and benefitted by vacation and abandonment of such portion of the Right-of-Way; and

WHEREAS, the City has no utilities located in the Abandoned ROW and no longer needs the Abandoned ROW for any public purpose; and,

WHEREAS, the City Council deems it advisable to abandon the City's interest in the Abandoned ROW for the reason that the said portion of the Right-of-Way is not now needed and will not be used or needed by the City for public use, and said property should be abandoned, relinquished, and vacated;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAVARADO, TEXAS, THAT:

SECTION 1
INCORPORATION OF RECITALS

The above and foregoing recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
ABANDONMENT OF EASEMENT

The City of Alvarado, Texas does hereby release, abandon, relinquish, and vacate its interest in the Abandoned ROW depicted on Exhibit B.

SECTION 3
EXTENT OF ABANDONMENT

The abandonment provided herein shall apply to the City's public right, title, easement, and interest that the City may lawfully abandon, vacate, and relinquish. The City makes no warranty or representation as to title to the property as released.

SECTION 4
AUTHORIZATION FOR MAYOR TO SIGN

The Mayor of the City of Alvarado, Texas is hereby authorized to sign all documents necessary to effectuate the release.

SECTION 5
CERTIFICATION; RECORDING

The City Secretary is hereby directed to certify a copy of this Ordinance and cause it to be recorded in the Deed Records of Johnson County, Texas.

SECTION 6
EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and it is so ordained.

APPROVED THIS 18th DAY OF JULY, 2022 BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS.

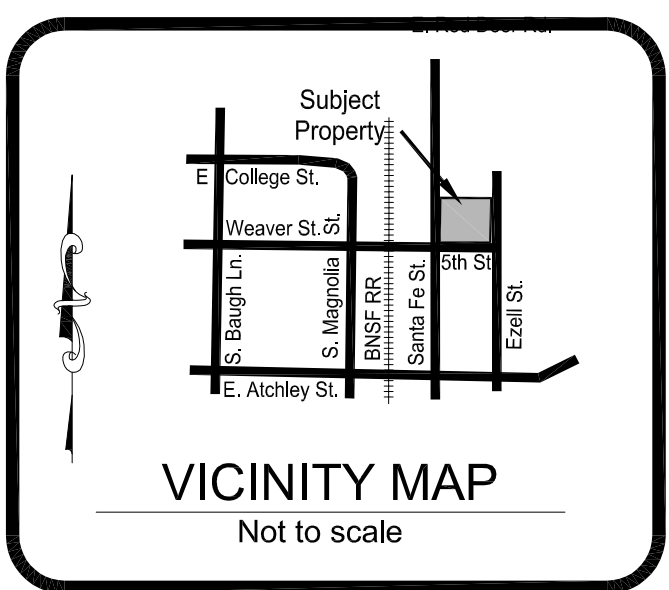
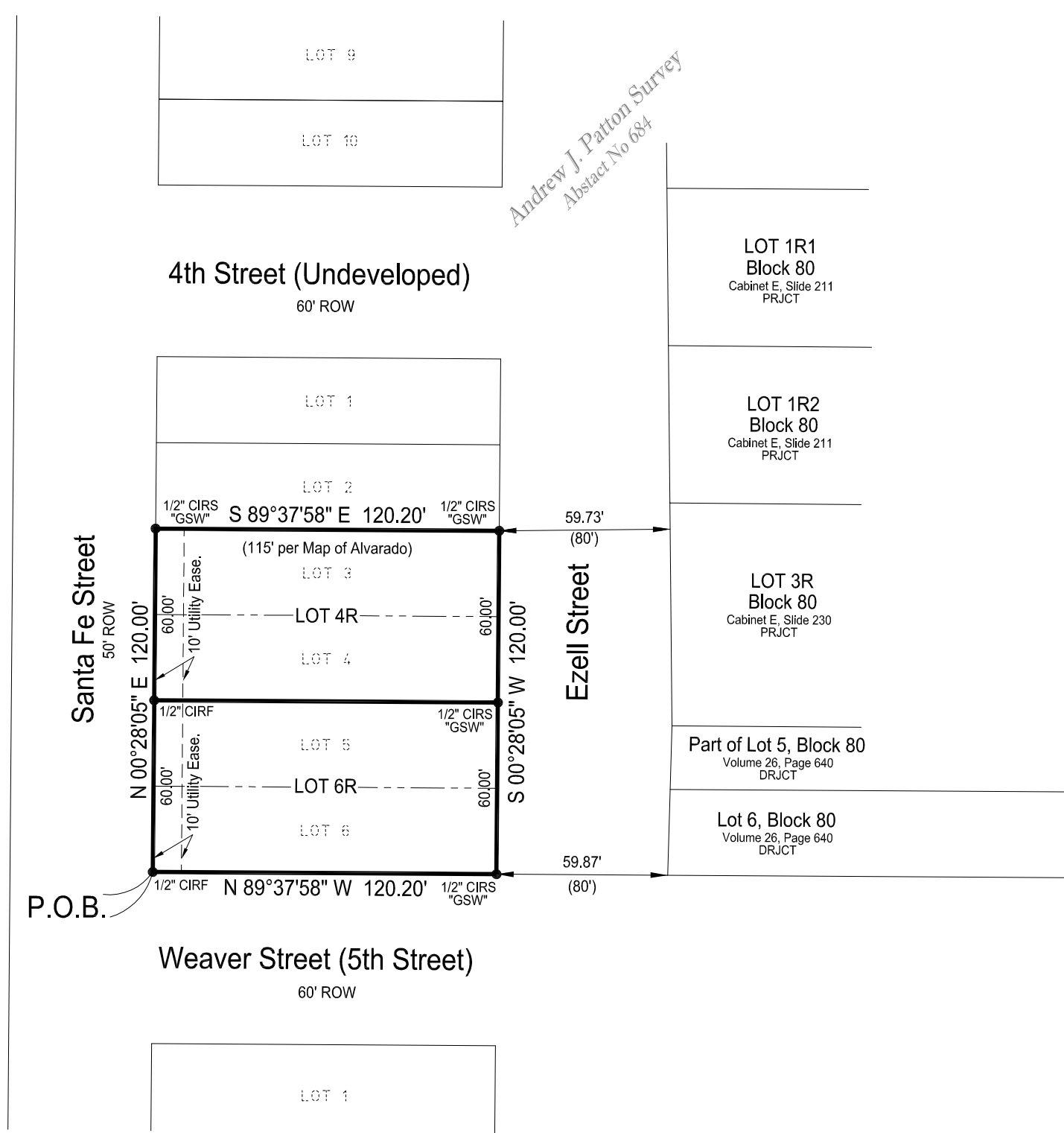
APPROVED:

Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary

[illegible]



- ### GENERAL NOTES
- BASIS OF BEARINGS: The bearings and coordinates shown hereon are grid bearings and coordinates based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone(NAD 1983 [Epoch 2010]).
 - The combined grid factor is 0.999936434, and the Angle of Convergence is 00°37'30.3".
 - The distances shown hereon are Surface distances.
 -
 - Land areas shown are within the tolerances stated in the Professional and Technical Standards of the agency that governs professional land surveying in the State of Texas.
 - Pursuant to action by the City Council of the City of Alvarado to abandon the western 20' of the Ezell Street right-of-way, the right-of-way for Ezell Street depicted on the plat herein is hereby accepted and approved by the City of Alvarado.

OWNER'S DEDICATION

Whereas TRAILBLAZER HOMES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tract or parcel of land lying and being situated in the Andrew J. Patton Survey, Abstract No. 684, and being all of Lots 3-6, Block 70, Alvarado according to the map thereof approved by the Town Council on July 13, 1883, and filed of record in Volume 26, Page 640, Deed Records of Johnson County, Texas, and being that same tract of land conveyed to Trailblazer Homes, LLC, according to the deed filed of record as County Clerk Instrument #2021-12952, Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with a plastic cap found at the southwest corner of said Block 70, at the intersection of the north line of Weaver Street (shown on the map of Alvarado referenced hereinabove as 5th Street), and the east line of Santa Fe Street, for the southwest corner of this tract;

THENCE N 00° 28' 05" E along the east line of Santa Fe Street, and along the west line of said block, a distance of 120.00 feet to a ½ inch iron rod with a yellow plastic cap marked "GSW Surveyors" set, said point being the northwest corner of said Lot 3, for the northwest corner of this tract;

THENCE S 89° 37' 58" E, along the north line of said Lot 3, a distance of 120.20 feet to a ½ inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in the east line of said Block 70, and in the west line of Ezell Street, said point being the northeast corner of said Lot 3, for the northeast corner of this tract;

THENCE S 00° 28' 05" W, along the east line of said Block 70, and along the west line of said Ezell Street, a distance of 120.00 feet to a ½ inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the north line of said Weaver Street and the west line of said Ezell Street, said point being the southeast corner of said Block 70, for the southeast corner of this tract;

THENCE S 89° 37' 58" W, along the south line of said Block 70 and along the north line of said Weaver Street, a distance of 120.20 feet to the PLACE OF BEGINNING, and containing 0.33 acres of land, more or less,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, TRAILBLAZER HOMES, LLC, acting by and through Todd Davis, duly authorized so to act, does hereby adopt this plat designating the herein above described property as Lots 4R & 6R, Block 70, City of Alvarado, Johnson County, Texas, and does hereby dedicate to the public's use forever, the streets, easements, and rights - of - way shown hereon.

WITNESS my hand at _____, Texas,

This the _____ day of _____, 20____.

Todd Davis, Managing Member

STATE OF TEXAS)
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the ____ day of _____, 20____, by Todd Davis, for the purposes and considerations therein expressed.

Notary Public My Commision Expires:

Printed Name: _____

- #### Notes on Utility Services:
- Water service is provided by the City of Alvarado.
 - Sewer Service is provided by the City of Alvarado.
 - Electric service is provided by ONCOR.
 - Telephone service is provided by A. T. & T.

FLOOD STATEMENT: Apparently, the tract shown hereon is located in Zone "X" according to the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Panel No. 48251C0251J, the effective date of which is December 4, 2012 and confirmed by the generation of Firmette from the msc.fema.gov website on May 2, 2022, at 10:29 am. The undersigned surveyor is not responsible for the contents of said map, nor the interpretation thereof, nor any drainage or flood damage that may occur.

APPROVED THIS _____ DAY OF _____, 2022, by the city council of the City of Alvarado, Texas.

Mayor

Director of Community Development

City Secretary

Plat Recorded in Instrument # _____ Year _____

Drawer _____ Slide _____

Date

County Clerk, Johnson County, Texas

Deputy

OWNER/DEVELOPER:

Todd Davis
Managing Member

TRAILBLAZER HOMES,LLC.
3600 Teleport Blvd., Unit 142073
Irving, Texas 75014
(817) 313-3800
todd@trailblazerhomes.com

SURVEYOR'S STATEMENT:

This is to affirm that I, W. Michael Evans, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision shown hereon from an actual survey on the ground, and that all lot corners, and angle points shall be properly marked on the ground, and that this plat represents that survey made by me.

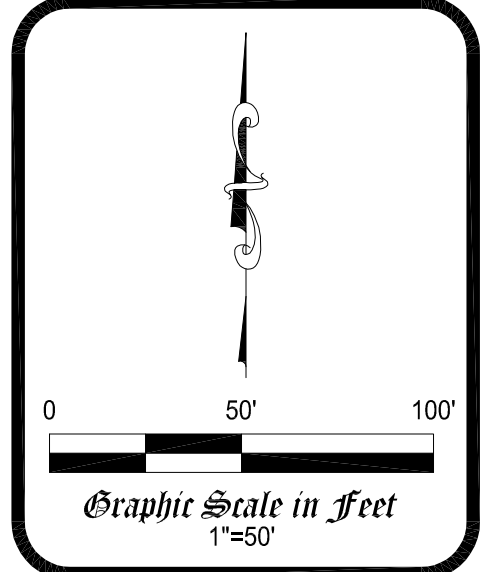
Dated this the 2nd day of May, 2022.

PRELIMINARY

This Document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

W. Michael Evans
Registered Professional Land Surveyor No. 4715

PROJECT NO. 98211



- ### LEGEND
- | | |
|-----------|--|
| IRF | = IRON ROD FOUND |
| CIRS | = CAPPED IRON ROD SET (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS") |
| SPC | = STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM) |
| NAD83 | = NORTH AMERICAN DATUM OF 1983 (EPOCH 2010) |
| TXNC ZONE | = TEXAS NORTH CENTRAL ZONE |
| P.O.B. | = PLACE OF BEGINNING |

Michael Evans
Registered Professional Land Surveyor
Licensed State Land Surveyor
1305 Brook Arbor Drive
Mansfield, Texas 76063
(817) 822-3591
mevans@gswwland.com
Firm Registration No. 10163400

LOTS 4R & 6R, Block70
City of Alvarado
IN THE
ANDREW J. PATTON SURVEY
ABSTRACT NO. 684
JOHNSON COUNTY
TEXAS

being a replat of Lots 3-6, Block 70, City of Alvarado, Johnson County, Texas according to the plat field of record in Volume 26, Page 640, Deed Records of Johnson County, Texas.

0.33 acres of land

Receipt # 330308

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Clerk: _____

Plat change is: Preliminary / Final / Combo / Replat

DATE: 6-30-22 CLERK: Pray FEE: 310⁰⁰ CASE NO: 2022-0384

NAME OF APPLICANT: Todd Davis PH: (817) 313-3800

MAILING ADDRESS: 3900 Teleport Blvd Unit 142073, Irving, TX 75014

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

circle one

NAME OF OWNER: Trailblazer Homes LLC PH: (817) 313-3800

MAILING ADDRESS: 3900 Teleport Blvd Unit 142073, Irving, TX 75014

STREET ADDRESS OF PROPERTY: 209 and 303 Santa Fe

LEGAL DESCRIPTION: Lot 4R and 6R, Block 70, Alvarado (Lot 3, 4, 5, 6 Block 70)

ACREAGE: _____ PRESENT USE: Vacant Single Family Lots

PROPOSED USE OF PROPERTY: Single Family Residences

USAGE OF ADJACENT PROPERTY NORTH: Single Family Residences

SOUTH: Single Family Residences

EAST: Single Family Residences

WEST: Rail Road

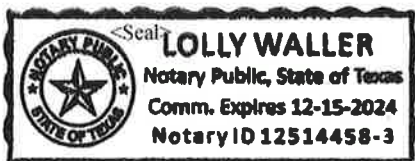
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: [Signature]

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

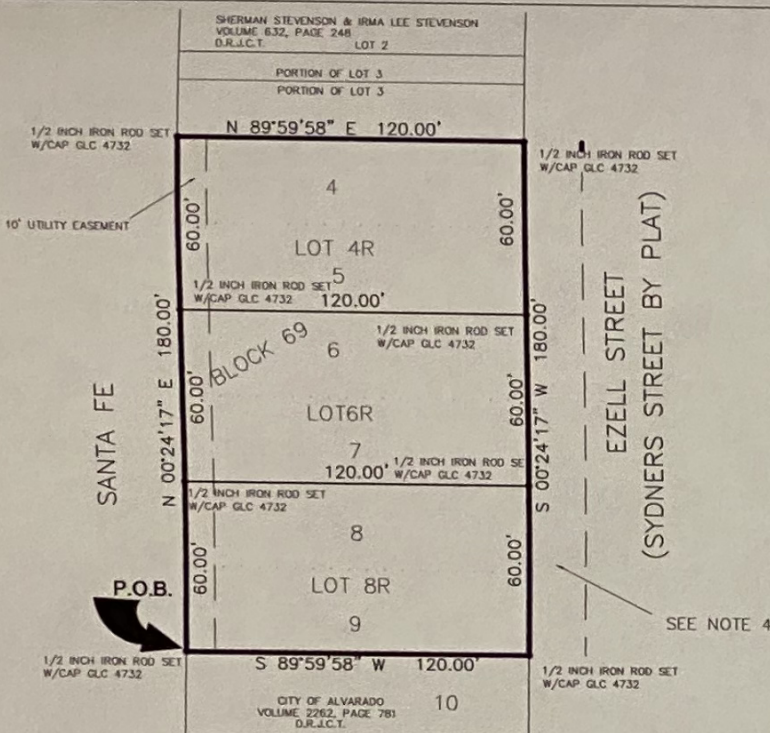
OWNER: Trailblazer Homes LLC

SWORN TO AND SUBSCRIBED before me this 30th day of June, 2022, by the person whose signature appears directly above.

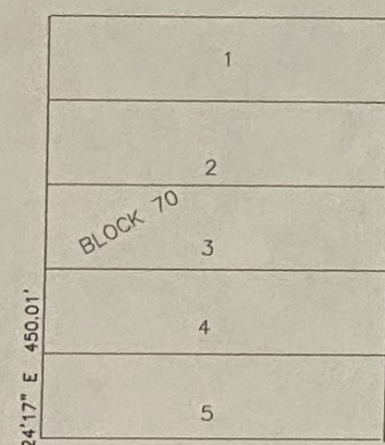


[Signature]
Notary Public in and for The State of Texas.
My Commission expires _____

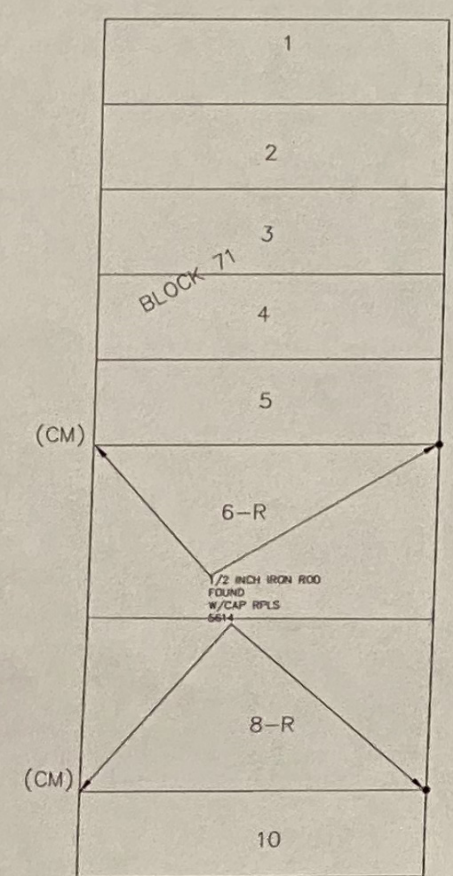
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UNDEVLPTD STREET



WEAVER STREET
(5th STREET BY PLAT)



APPROVED THIS _____ DAY OF _____, 2022, BY THE
BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS.

MAYOR/DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE: _____

BLOCK 69, LOTS 4R, 6R, 8R 0.496 ACRES
TOTAL ACRES IN LOT= 0.496
THIS PLAT WAS PREPARED IN 2022.
PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

DATE: _____

- NOTE 1 ALL BOUNDARY CORNERS ARE AS SHOWN 1/2 IRON RODS WITH CAP STAMPED GLC 4732
- NOTE 2 ACCORDING TO FEMA/ U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY DOES NOT APPEAR TO BE IN A 100 YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER 48251C 0215 J, DATED DEC. 4, 2012
- NOTE 3 WATER SERVICE IS PROVIDED BY THE CITY OF ALVARADO. SEWER SERVICE IS PROVIDED BY THE CITY OF ALVARADO. ELECTRIC SERVICE IS PROVIDED BY ONCOR. PHONE SERVICE BY AT&T
- NOTE 4 PURSUANT TO ACTION BY THE CITY COUNCIL OF THE CITY OF ALVARADO TO ABANDON THE WESTERN 20' OF THE EZELL STREET RIGHT-OF-WAY, THE RIGHT-OF-WAY FOR EZELL STREET DEPICTED ON THE PLAT HEREIN IS HEREBY ACCEPTED AND APPROVED BY THE CITY OF ALVARADO

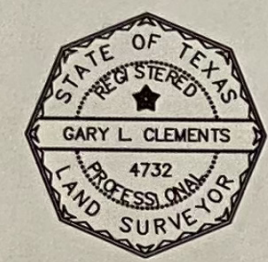
KNOW ALL BY THESE PRESENTS

THAT I, GARY L. CLEMENTS, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TEXAS.

GARY L. CLEMENTS

RPLS # 4732

(CM) CONTROL MONUMENT



LOTS 4R, 6R, 8R, BLOCK 69
ORIGINAL TOWN OF ALVARADO
TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

THIS _____ DAY OF _____ 2022

CM JACKSON ENTERPRISES LLC
CONRAD JACKSON , MANAGING MEMBER

BEFORE ME, NOTARY PUBLIC IN AND FOR JOHNSON COUNTY, TEXAS APPEARED CALVIN JENKINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERIN EXPRESSED.

NOTARY PUBLIC IN AND FOR JOHNSON COUNTY, TEXAS

MY COMMISSION EXPRESS

FIELD NOTES

BEING A 0.496 ACRE TRACT OF LAND AND BEING LOTS 4 - 9, BLOCK 69, OF THE ORIGINAL TOWN OF ALVARADO, AN ADDITION IN TO THE CITY OF ALVARADO, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 640, OF THE DEED RECORDS, OF JOHNSON COUNTY, TEXAS ALSO BEING CONVEYED TO CM JACKSON ENTERPRISES LLC, a TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NO. 2020-21013 DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 AND BEING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 69, SAID ADDITION AND BEING IN THE EAST LINE OF SANTA FE STREET AND BEING N 00°24'17"E, 450.01 FEET FROM THE NORTHWEST CORNER OF LOT 6-R, BLOCK 71, OF SAID ORIGINAL TOWN ADDITION, AS RECORDED IN VOLUME 11, PAGE 110, SLIDE D-430;

THENCE N 00° 24'17" E, ALONG THE EAST LINE OF SAID SANTA FE STREET 180.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 AND BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 69, OF SAID ADDITION;

THENCE N 89°59'58" E, ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 69, 120.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 AND BEING THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 69, OF SAID ADDITION AND BEING IN THE WEST LINE OF EZELL STREET;

THENCE S 00°24'17" W, ALONG THE WEST LINE OF SAID EZELL STREET 180.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 THE SOUTHEAST CORNER OF FOREMENTIONED LOT 9, BLOCK 69 AND BEING THE NORTHEAST CORNER OF LOT 10 BLOCK 69, OF SAID ORIGINAL TOWN ADDITION;

THENCE S 89°59'58" W ALONG THE SOUTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 10, BLOCK 69 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.496 ACRES OF LAND MORE OR LESS.

NOTE: BASIS OF BEARINGS AND ALL BEARINGS AND DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD83 NORTH CENTRAL ZONE GRID.

GARY L. CLEMENTS		
DRAWN glc	DATE	P.O. BOX 971 817-228-0548
APPROVED	DATE	ALVARADO, TEXAS
SCALE 1" = 50'	SHEET	PROJECT NO. cj_santafe

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary / ~~Final~~ / Combo / Replat

Clerk: _____

DATE: 7-14-22 CLERK: Ray FEE: 315.00 CASE NO: _____

NAME OF APPLICANT: Conrad Jackson PH: (817) 846-2590

MAILING ADDRESS: 7300 Hinton Drive Mansfield, TX 76063

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

circle one

NAME OF OWNER: C M Jackson Enterprises LLC PH: (817) -846-2590

MAILING ADDRESS: 7300 Hinton Drive Mansfield, TX 76063

STREET ADDRESS OF PROPERTY: Santa Fe

LEGAL DESCRIPTION: Lots 4R, 6R, 8R, Block 69 Original Town of Alvarado

ACREAGE: .496 PRESENT USE: Vacant land

PROPOSED USE OF PROPERTY: New Construction Residential

USAGE OF ADJACENT PROPERTY NORTH: Residential Vacant land

SOUTH: Residential Vacant land

EAST: Residential Vacant land

WEST: Residential Vacant land

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: [Signature]

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

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____, by the person whose signature appears directly above.

<Seal>

Notary Public in and for The State of Texas.

My Commission expires _____

CITY OF ALVARADO, TEXAS

ORDINANCE NO. 2022-0009

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 76.93 ACRES IN JOHNSON COUNTY, TEXAS, SITUATED GENERALLY EAST OF THE N. CUMMINGS DRIVE AND COUNTY ROAD 508 INTERSECTION AND EAST OF COUNTY ROAD 607, INTO THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TEXAS; IDENTIFYING THE CITY COUNCIL'S FINDINGS OF FACT IN SUPPORT OF THE ANNEXATION; AMENDING THE OFFICIAL MAP AND BOUNDARIES OF THE CITY; GRANTING ALL INHABITANTS OF THE ANNEXED PROPERTY ALL RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING ALL INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF ALVARADO, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas ("City"), is a general law municipality with all the rights and privileges attendant thereto; and

WHEREAS, Section 43.0671 of the Texas Local Government Code, "Authority to Annex Area on Request of Owners," authorizes a municipality to "annex an area if each owner of land in the area requests the annexation"; and

WHEREAS, on or about April 6, 2022, ALVARADO 429 PARTNERS, LLC, a Texas limited liability company, and GRBK EDGEWOOD LLC, a Texas limited liability company (collectively, the "Landowner") submitted to the City its Voluntary Petition for Annexation of an Area Within the Extraterritorial Jurisdiction of the City of Alvarado, Texas ("Petition for Voluntary Annexation"), said area consisting of approximately 76.93 acres in Johnson County, Texas, situated generally **east of the N. Cummings Drive and County Road 508 Intersection and east of County Road 607** ("Property"), as more particularly described by metes and bounds and depicted in the attached **Exhibit A**; and

WHEREAS, the Property is adjacent to the corporate limits of the City of Alvarado and is located entirely within the extraterritorial jurisdiction of the City; and

WHEREAS, the Landowner has represented to the City in its Petition for Voluntary Annexation that it is the sole landowner of the Property and that the Property has no residents; and

WHEREAS, the City wishes to annex the Property, and has duly accepted and considered the Petition for Voluntary Annexation; and

WHEREAS, the City Council of the City of Alvarado, Texas ("City Council"), in compliance with the laws of the State of Texas and the ordinances of the City, has given the requisite notices by publication and otherwise, and has held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in, and situated in and in the vicinity of, the Property; and

WHEREAS, the City Council has determined that ALVARADO 429 PARTNERS, LLC and GRBK EDGEWOOD LLC are the sole landowners of the Property and that the Property has no residents; and

WHEREAS, the City Council has determined that the Petition for Voluntary Annexation is otherwise consistent with the requirements of Texas law and the City's ordinances, and that this annexation, among other important criteria considered relevant by the City Council, promotes the health, safety, and general welfare of the City and the safe, orderly, efficient, and healthful development of the City; and

WHEREAS, the City Council finds that the annexation of the Property is consistent with the goals and objectives of the City's Comprehensive Plan; and **WHEREAS**, the service plan as previously entered into by the Landowner and the City and set forth in the executed Amended and Restated Development Agreement dated October 18, 2021 provides for the extension of full municipal services to the area to be annexed; and

WHEREAS, the City Council deems it to be in the best interest of the City to annex the Property into the City.

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

SECTION 1. All of the above recitals are found to be true and correct legislative and factual findings of the City Council of the City of Alvarado, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The Property described by metes and bounds and depicted in the attached **Exhibit A** is hereby annexed into the City of Alvarado, Johnson County, Texas, and made an integral part hereof, and the municipal boundaries of the City are extended to include the Property within the corporate limits of the City.

SECTION 3. Upon being annexed into the City, the zoning on the Property shall be "A –Agricultural" until such time as the zoning may be changed to another permanent zoning district.

SECTION 4. The official map and boundaries of the City of Alvarado are hereby amended and revised to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation,

SECTION 5. A service plan prepared in accordance with applicable provisions of state law pertaining to annexation, was previously entered into on October 18, 2021 and is incorporated herein for all intents and purposes.

SECTION 6. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City of Alvarado, Texas, and are hereby bound by all acts, ordinances, and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

SECTION 7. The City Secretary is hereby instructed to include this Ordinance in the records of the City; to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction; and to file a certified copy of this Ordinance with the County Clerk of Johnson County, Texas.

SECTION 8. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is declared illegal, invalid, or unconstitutional, or if any portion of the Property cannot be annexed by the City, such event shall not affect the validity of the remaining sections, paragraphs, sentences, clauses, phrases, or words of this Ordinance or their application to the remaining portion of the Property.

SECTION 9. This Ordinance is effective immediately and the annexation achieved herein shall be final and complete upon the adoption of this Ordinance on the date set forth below.

PASSED, APPROVED, AND ADOPTED this ____th day of _____, 2022.

Jacob Wheat, Mayor

ATTEST:

Beth A Walls, Interim City Secretary