

REGULAR MEETING OF THE CITY OF ALVARADO PLANNING AND ZONING
104 W. COLLEGE
OCTOBER 17, 2022
6:00 PM

AGENDA

The Planning and Zoning Board of the City of Alvarado will meet in a Regular Called Session on Monday, October 17, 2022 at 6:00 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

CONSENT AGENDA:

NEW BUSINESS:

1. Public Hearing, consideration and action to adopt a zoning ordinance for a proposed zoning change at 1011 N. Cummings Dr., an approximate 15-acre tract, from Single Family 2 (SF-2) to Commercial-2 (C-2). The property is generally located West of Cummings Dr. and North of E. US Highway 67 where both roads intersect, in Alvarado, Johnson County, Texas. (Young/Neeley Property) (Moline)
2. Public Hearing, consideration and action to adopt a zoning ordinance regarding a proposed zoning change from Agricultural (A) to Single Family 2 (SF-2). Property is generally located near the intersection of E. US Highway 67 and County Road 607, south of E. US Highway 67 and south of the Gulf Coast and Santa Fe Railroad, in Alvarado, Johnson County, Texas. (Alvarado by Morning) (Moline)
3. Public Hearing, consideration and action regarding approval of a preliminary plat for 215 67 Alvarado LLC. Property is 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. (Lennar Homes) (Moline)

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: 1. §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its Attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provision of Chapter 551, including the following items: a. Any posted item on the agenda.

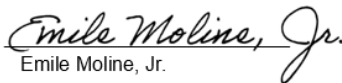
ACCESSIBILITY STATEMENT

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 October 14, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


Emile Moline, Jr.

Planning and Development/Economic Development Director

MEMORANDUM

To: Planning & Zoning Commission

From: Emile Moline, Jr. – Planning /Economic Development Director

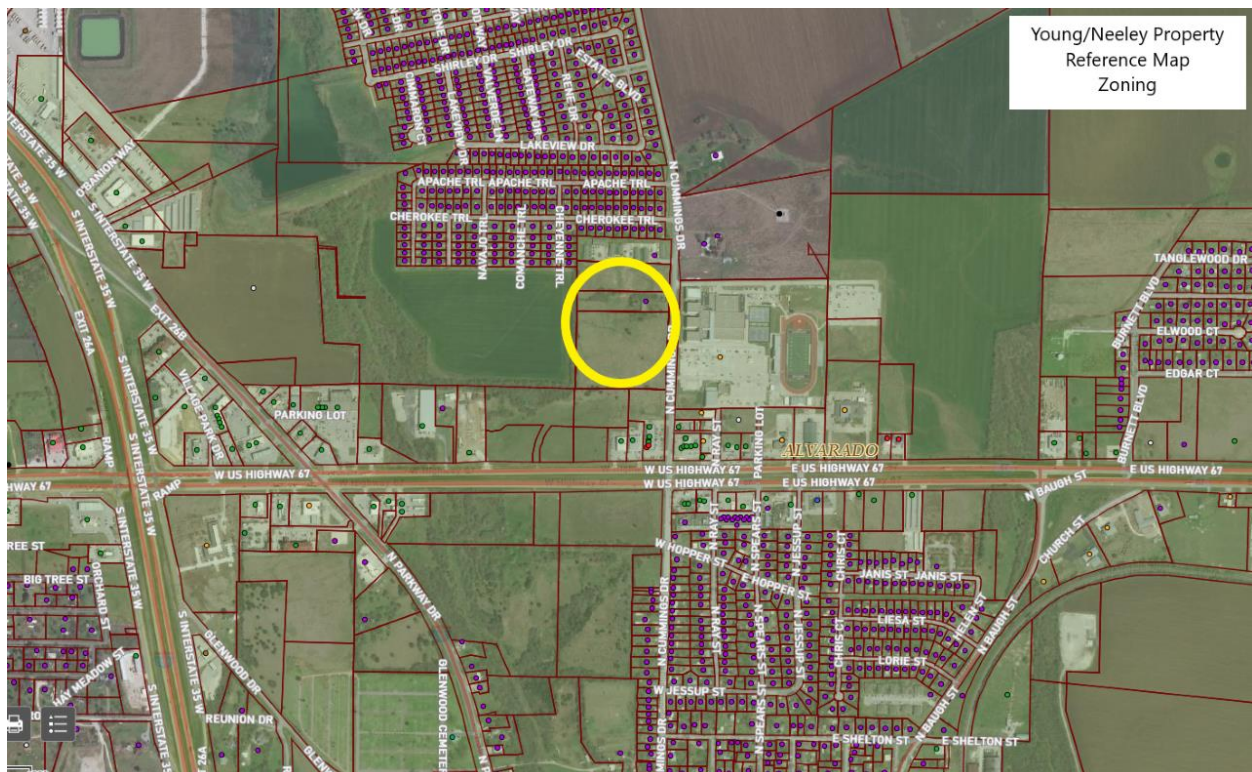
Subject: Young/Neeley Property Zoning

Date: 10/10/2022

The Young/Neeley property is an approximately 15-acre tract located at 1011 N. Cummings Dr. The request is being made to change the current zoning from Single Family 2 (SF-2) to Commercial-2 (C-2). This request has been made to assist in drawing commercial opportunities to our community and to be in alignment with the 2017 Alvarado Comprehensive Plan. The property is generally located West of Cummings Dr. and North of E. US Highway 67 where both roads intersect, in Alvarado, Johnson County, Texas. There are no concept or site plans at this time.

City Staff Recommendation:

Approval of the zoning change request for the approximately 15-acre Young/Neeley property from Single Family – 2 (SF-2) to Commercial – 2 (C-2).



CITY OF ALVARADO

Recpt # 332021

APPLICATION FOR ZONING CHANGES

DATE: 7-19-22 CLERK: Pray FEE: 712⁰⁰ CASE NO: 2022-0407

NAME OF APPLICANT: Jane Young PH: (469) 971-3128

MAILING ADDRESS: 9145 Benevolent Ct, Providence Village, Tx 76227

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

circle one

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: 1011 N. Cummings ACREAGE: 15.4

LEGAL DESCRIPTION: see attached property exhibits

PRESENT ZONE OF PROPERTY: SF-1 PRESENT USE: Residential

REQUESTED ZONE: C-2 PROPOSED USE: Commercial Development

REASON FOR CHANGE: market the property to line with city's proposed plans

USAGE OF ADJACENT PROPERTY NORTH: Residential

SOUTH: Retail

EAST: School

WEST: Residential

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: Jane Young

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

OWNER: Jane Young

SWORN TO AND SUBSCRIBED before me this 19 day of July, 2022, by the person whose signature appears directly above.



Dana Diane Duncan
Notary Public in and for The State of Texas,
My Commission expires 10-07-24

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: _____ CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Linda Neeley PH: (817) 992-4895

MAILING ADDRESS: P.O. Box 325, Alvarado, Tx 76009

APPLICANT IS ~~THE~~ AN ~~OWNER~~ ~~LEASER~~ ~~PURCHASER~~ OF THE PROPERTY.

circle one

NAME OF OWNER: Same PH: () Same

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: 1011 N. Cummings ACREAGE: 15.7

LEGAL DESCRIPTION: Previously provided

PRESENT ZONE OF PROPERTY: SF PRESENT USE: Ag SF

REQUESTED ZONE: C-2 PROPOSED USE: Commercial

REASON FOR CHANGE: market property to conform to City's plans

USAGE OF ADJACENT PROPERTY NORTH: Residential (asst. living)

SOUTH: Retail

EAST: School

WEST: SF residential

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: Linda Neeley

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

OWNER: _____

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



Dana Diane Duncan
Notary Public in and for The State of Texas.
My Commission expires 10-7-24

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 7-25-22 CLERK: P Kay FEE: 712⁰⁰ CASE NO: 2022-0407

NAME OF APPLICANT: Tanya Neeley PH: (253) 677-4228

MAILING ADDRESS: 2701 159th St Ct E Tacoma WA 98445

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

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: 1011 N Cummings ACREAGE: 15.6

LEGAL DESCRIPTION: see attached property exhibits

PRESENT ZONE OF PROPERTY: SF-1 PRESENT USE: Residential

REQUESTED ZONE: C-2 PROPOSED USE: Commercial Development

REASON FOR CHANGE: market the property to line with the city's proposed plans

USAGE OF ADJACENT PROPERTY NORTH: Residential

SOUTH: Retail

EAST: School

WEST: Residential

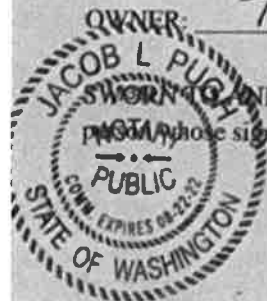
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

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

OWNER: Tanya Neeley

I, Tanya Neeley, DO hereby SUBSCRIBE before me this 25th day of July, 2022, by the person whose signature appears directly above.



<Seal>

Jacob L. Pugh
Notary Public in and for The State of Texas: Washington
My Commission expires 08/22/22

CITY OF ALVARADO

Recpt 332021

APPLICATION FOR ZONING CHANGES

DATE: 7/25/22 CLERK: Pkay FEE: \$712.00 CASE NO: 2022-0407

NAME OF APPLICANT: Richard Neely PH: (720) 237-4644

MAILING ADDRESS: 12170 N 3990 Rd Dealey, OK 74029

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

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: 1011 N Cummings ACREAGE: 15.6

LEGAL DESCRIPTION: see attached property exhibits

PRESENT ZONE OF PROPERTY: SF-1 PRESENT USE: Residential

REQUESTED ZONE: C-2 PROPOSED USE: Commercial Development

REASON FOR CHANGE: market the property to line with the city's proposed plans

USAGE OF ADJACENT PROPERTY NORTH: Residential

SOUTH: Retail

EAST: School

WEST: Residential

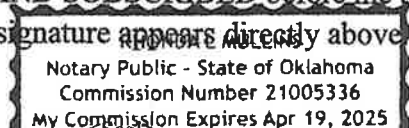
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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 25th day of July, 2022, by the person whose signature appears directly above



[Signature]
Notary Public in and for The State of Texas, Oklahoma

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: _____ CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Bryan Neeley PH: (209) 406-3957

MAILING ADDRESS: 152 Vierra Cir, Folsom, CA 95630

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

NAME OF OWNER: _____ PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: 1011 N. Cummings ACREAGE: 15.6

LEGAL DESCRIPTION: See attached Property exhibits

PRESENT ZONE OF PROPERTY: SF-1 PRESENT USE: Residential

REQUESTED ZONE: C-2 PROPOSED USE: Commercial Development

REASON FOR CHANGE: Market the Property to line with city's Proposed Plans

USAGE OF ADJACENT PROPERTY NORTH: Residential

SOUTH: Retail

EAST: School

WEST: Residential

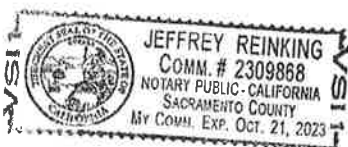
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

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

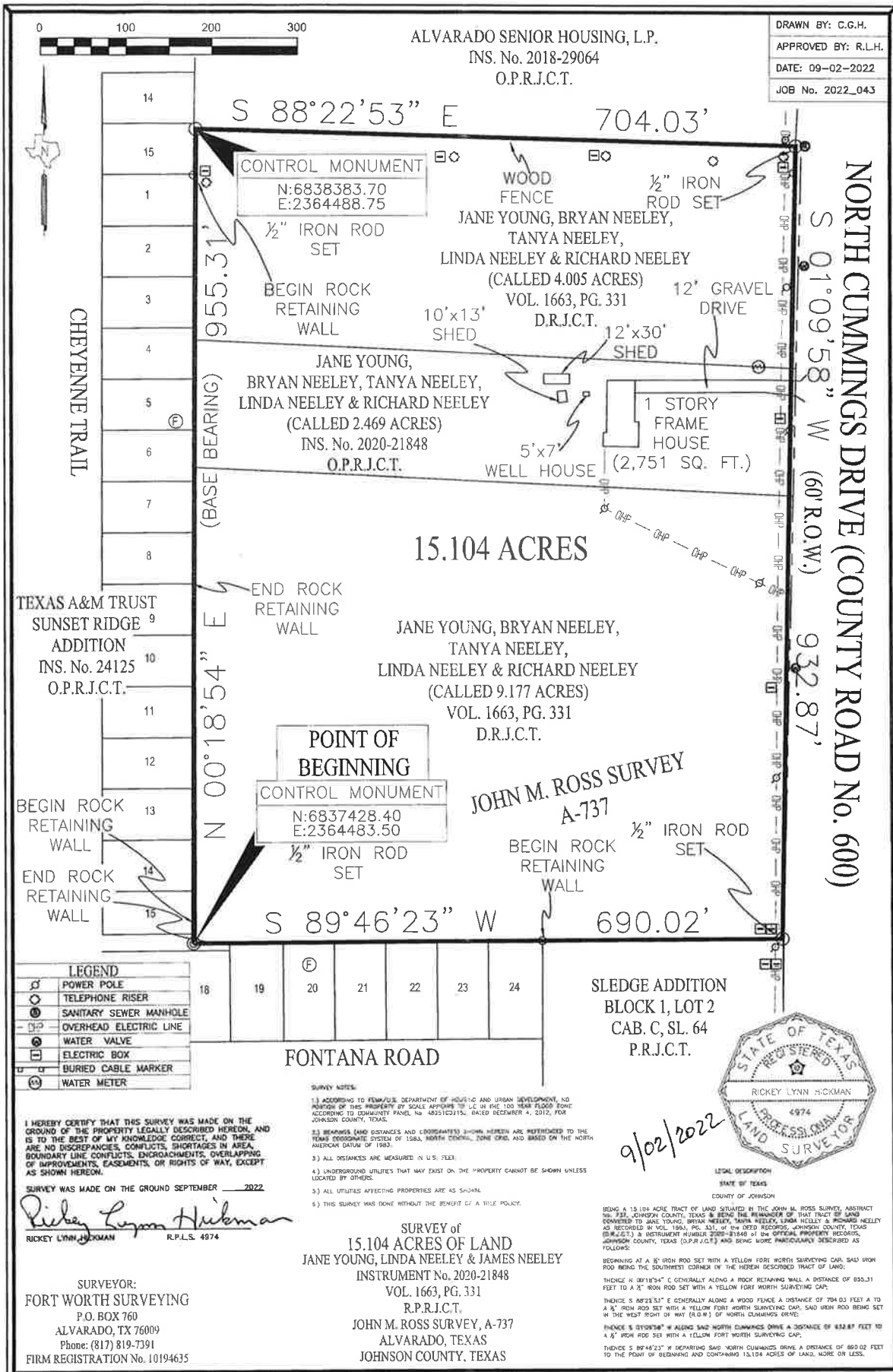
OWNER: Bryan Neeley

SWORN TO AND SUBSCRIBED before me this 22 day of July, 2022, by the person whose signature appears directly above.



<Seal>

Jeffrey Reinking
Notary Public in and for The State of Texas. California
My Commission expires 10/21/2023 JK



LEGAL DESCRIPTION
STATE OF TEXAS
COUNTY OF JOHNSON

BEING A 15.104 ACRE TRACT OF LAND SITUATED IN THE JOHN M. ROSS SURVEY, ABSTRACT No. 737, JOHNSON COUNTY, TEXAS & BEING THE REMAINDER OF THAT TRACT OF LAND CONVEYED TO JANE YOUNG, BRYAN NEELEY, TANYA NEELEY, LINDA NEELEY & RICHARD NEELEY AS RECORDED IN VOL. 1663, PG. 331, of the DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) & INSTRUMENT NUMBER 2020-21848 of the OFFICIAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 00°18'54" E GENERALLY ALONG A ROCK RETAINING WALL A DISTANCE OF 955.31 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 88°22'53" E GENERALLY ALONG A WOOD FENCE A DISTANCE OF 704.03 FEET A TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING SET IN THE WEST RIGHT OF WAY (R.O.W.) OF NORTH CUMMINGS DRIVE;

THENCE S 01°09'58" W ALONG SAID NORTH CUMMINGS DRIVE A DISTANCE OF 932.87 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 89°46'23" W DEPARTING SAID NORTH CUMMINGS DRIVE A DISTANCE OF 690.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.104 ACRES OF LAND, MORE OR LESS.



Rickey Lynn Hickman

Date: 9/02/2022

TAX CERTIFICATE FOR ACCOUNT: 126-0737-00220

PAGE 1 OF 1

AD NUMBER: R000017531

DATE: 7/13/2022

GF NUMBER:

FEE: \$10.00

CERTIFICATE NO: 13441922

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2|J M ROSS|126.073

Johnson County

7.00232,00233,00234,00236 UDI

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

9.153 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY TANYA & RICHARD & BRYAN & LINDA &
JANE YOUNG

2701 159TH ST CT E

TACOMA WA 98445

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:	14,237	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,237	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022: \$ 0.00

ISSUED TO:

ACCOUNTNUMBER: 126-0737-00220

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 : 126-0737-00232

PAGE 1 OF 1

AD NUMBER: R000096932

DATE : 7/13/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13441924

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2|J M ROSS|126.073
7.00220,00233,00234,00236 UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

9.153 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY RICHARD ALAN & LINDA NEELEY &
BRYAN J & TANYA L & JANE YOUNG
12170 N 3990 RD
DEWEY OK 740294005

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:	14,237	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,237	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00232

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 : 126-0737-00233

PAGE 1 OF 1

AD NUMBER: R000096933

DATE : 7/13/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13441928

PROPERTY DESCRIPTION**COLLECTING AGENCY**ABST 737|TR 2|J M ROSS|126.073
7.00220,00232,00234,00236 UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

9.153 ACRES

REQUESTED BY**PROPERTY OWNER**NEELEY BRYAN & LINDA & RICHARD & TANYA &
JANE YOUNG
152 VIERRA CIR
FOLSOM CA 95630

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:	14,237	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,237	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

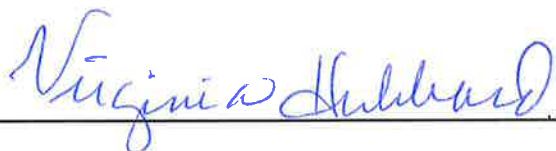
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00	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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNTNUMBER: 126-0737-00233

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: 126-0737-00234

AD NUMBER: R000096934

GF NUMBER:

CERTIFICATE NO: 13441930

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE: 7/13/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2|J M ROSS|126.073

7.00220,00232,00233,00236 UDI

0001011N CUMMINGS DR

9.153 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY LINDA & BRYAN & RICHARD & TANYA &
JANE YOUNG

PO BOX 325

ALVARADO TX 76009

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: 42,710

AG LAND VALUE: 0

APPRAISED VALUE: 42,710

EXEMPTIONS:

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 7/2022: \$ 0.00

ISSUED TO:

ACCOUNTNUMBER: 126-0737-00234

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 : 126-0737-00236

AD NUMBER: R000096935

GF NUMBER:

CERTIFICATE NO : 13441932

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2|J M ROSS|126.073

7.00220,00232,00233,00234 UDI

0001011N CUMMINGS DR

9.153 ACRES

REQUESTED BY

PROPERTY OWNER

YOUNG JANE & RICHARD NEELEY & BRYAN J &

TANYA L NEELEY

9145 BENEVOLENT CT

PROVIDENCE VILLAGE TX 76227

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:	42,710	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	42,710	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00236

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 : 126-0737-00222

AD NUMBER: R000096925

GF NUMBER:

CERTIFICATE NO : 13441909

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2BJ M ROSSI|126.07

37.00221,00223,00224,00226 UDI

0001011N CUMMINGS DR

4.031 ACRES

PROPERTY OWNER

NEELEY BRYAN & LINDA & RICHARD & TANYA &
JANE YOUNG

152 VIERRA CIR

FOLSOM CA 95630

REQUESTED BY

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:	6,270	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	6,270	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNTNUMBER: 126-0737-00222

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 : 126-0737-00223

AD NUMBER: R000064952

GF NUMBER:

CERTIFICATE NO : 13441913

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2B|J M ROSS|126.07

37.00221,00222,00224,00226 UDI

0001011N CUMMINGS DR

4.031 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY TANYA & RICHARD & BRYAN & LINDA &
JANE YOUNG

2701 159TH ST CT E

TACOMA WA 98445

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:	6,270	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	6,270	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00223

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 : 126-0737-00221

AD NUMBER: R000096924

GF NUMBER:

CERTIFICATE NO: 13441916

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2B|J M ROSS|126.07

37.00223,00222,00224,00226 UDI

0001011N CUMMINGS DR

4.031 ACRES

PROPERTY OWNER

NEELEY RICHARD ALAN & LINDA NEELEY &

BRYAN J & TANYA L & JANE YOUNG

12170 N 3990 RD

DEWEY OK 740294005

REQUESTED BY

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: 6,270

AG LAND VALUE: 0

APPRAISED VALUE: 6,270

IMPROVEMENT: 0

DEF HOMESTEAD: 0

LIMITED VALUE: 0

EXEMPTIONS:

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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00221

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: 126-0737-00224

AD NUMBER: R000096926

GF NUMBER:

CERTIFICATE NO: 13441918

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE: 7/13/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2B|J M ROSS|126.07

37.00221,00222,00223,00226 UDI

0001011N CUMMINGS DR

4.031 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY LINDA & BRYAN & RICHARD & TANYA &
JANE YOUNG

PO BOX 325

ALVARADO TX 76009

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:	18,809	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	18,809	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022: \$ 0.00

ISSUED TO:

ACCOUNT NUMBER: 126-0737-00224

CERTIFIED BY:

Virginia Dubbeld

JOHNSON COUNTY

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



TAX CERTIFICATE FOR ACCOUNT: 126-0737-00226

PAGE 1 OF 1

AD NUMBER: R000096927

DATE: 7/13/2022

GF NUMBER:

FEE: \$10.00

CERTIFICATE NO: 13441920

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2B|J M ROSS|126.07
37.00221,00222,00223,00224 UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

4.031 ACRES

REQUESTED BY

PROPERTY OWNER

YOUNG JANE & RICHARD NEELEY & BRYAN J &
TANYA L NEELEY

9145 BENEVOLENT CT

PROVICENE VILLAGE TX 76227

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:	18,809	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	18,809	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022: \$ 0.00

ISSUED TO:

ACCOUNT NUMBER: 126-0737-00226

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 : 126-0737-00225

PAGE 1 OF 1

AD NUMBER: R000064953

DATE : 7/13/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13441907

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2C|J M ROSS|126.07
37.00227,00228,00229,00231 UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

2.469 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY TANYA & RICHARD & BRYAN & LINDA &
JANE YOUNG

2701 159TH ST CT E

TACOMA WA 98445

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:	3,977	IMPROVEMENT :	10,840
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,817	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00225

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 : 126-0737-00231

AD NUMBER: R000096931

GF NUMBER:

CERTIFICATE NO : 13441902

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2C|J M ROSS|126.07

37.00225,00278,00228,00229 UDI

0001011N CUMMINGS DR

2.469 ACRES

REQUESTED BY

PROPERTY OWNER

YOUNG JANE & RICHARD NEELEY & BRYAN J &
TANYA L NEELEY

9145 BENEVOLENT CT

PROVIDENCE VILLAGE TX 76227

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:	11,521	IMPROVEMENT :	32,520
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	44,041	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNTNUMBER: 126-0737-00231

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 : 126-0737-00229

AD NUMBER: R000096930

GF NUMBER:

CERTIFICATE NO : 13441900

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 7/13/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 737|TR 2C|J M ROSS|126.07

37.00225,00227,00228,00231 UDI

0001011N CUMMINGS DR

2.469 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY LINDA & BRYAN & RICHARD & TANYA &

JANE YOUNG

PO BOX 325

ALVARADO TX 76009

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:	11,521	IMPROVEMENT:	32,520
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	44,041	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO:

ACCOUNTNUMBER: 126-0737-00229

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 : 126-0737-00228

PAGE 1 OF 1

AD NUMBER: R000096929

DATE : 7/13/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13441897

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2C|J M ROSS|126.07
37.00225,00227,00229,00231UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

2.469 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY BRYAN & LINDA & RICHARD & TANYA &
JANE YOUNG
152 VIERRA CIR
FOLSOM CA 95630

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:	3,840	IMPROVEMENT :	10,840
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,680	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNT NUMBER: 126-0737-00228

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 : 126-0737-00227

PAGE 1 OF 1

ADNUMBER: R000096928

DATE : 7/13/2022

GFNUMBER:

FEE : \$10.00

CERTIFICATE NO : 13441893

PROPERTY DESCRIPTION

COLLECTING AGENCY

ABST 737|TR 2C|J M ROSS|126.07
37.00225,00228,00229,00231 UDI

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0001011N CUMMINGS DR

2.469 ACRES

REQUESTED BY

PROPERTY OWNER

NEELEY RICHARD ALAN & LINDA NEELEY &
BRYAN J & TANYAL & JANE YOUNG
12170 N 3990 RD
DEWEY OK 740294005

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:	3,840	IMPROVEMENT :	10,840
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,680	LIMITED VALUE:	0
EXEMPTIONS:			
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 7/2022 : \$ 0.00

ISSUED TO :

ACCOUNTNUMBER: 126-0737-00227

CERTIFIED BY :

Virginia Hubbard

JOHNSON COUNTY



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

Property Exhibits

- Location Reference Map



CITY OF ALVARADO ORDINANCE NO. 2022-0018

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 A 15.104 ACRE TRACT OF LAND LOCATED ON N. CUMMINGS DRIVE ACROSS FROM THE ALVARADO JR. HIGH SCHOOL AND MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO, CURRENTLY ZONED AS SF-2 (SINGLE FAMILY RESIDENTIAL), TO C-2 (GENERAL COMMERCIAL 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 15.104 acre property described in Exhibit A have filed an application to change the zoning from SF-2 (Single Family Residential) to -2 (General Commercial District); and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on October 17, 2022 and by the City Council of the City on October 17, 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 rezone the property as requested by the Owner; 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:

A 15.104 acre tract of land located on N. Cummings Drive across from the Alvarado Jr. High School and more fully described in Exhibit “A” attached hereto.

Zoning Change applicable to the Property:

From SF-2 (Single Family Residential) to C-2 (General Commercial District).

**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 this rezoning is to facilitate the orderly development and use of the Property.

**SECTION 5.
PROPERTY SUBJECT TO ZONING ORDINANCE**

The use of the Property shall be subject to all the applicable general regulations contained in the Comprehensive Zoning Ordinance 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 and Approved on the 17th day of October, 2022.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary

EXHIBIT A

LEGAL DESCRIPTION
STATE OF TEXAS
COUNTY OF JOHNSON

BEING A 15.104 ACRE TRACT OF LAND SITUATED IN THE JOHN M. ROSS SURVEY, ABSTRACT No. 737, JOHNSON COUNTY, TEXAS & BEING THE REMAINDER OF THAT TRACT OF LAND CONVEYED TO JANE YOUNG, BRYAN NEELEY, TANYA NEELEY, LINDA NEELEY & RICHARD NEELEY AS RECORDED IN VOL. 1663, PG. 331, of the DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) & INSTRUMENT NUMBER 2020-21848 of the OFFICIAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 00°18'54" E GENERALLY ALONG A ROCK RETAINING WALL A DISTANCE OF 955.31 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

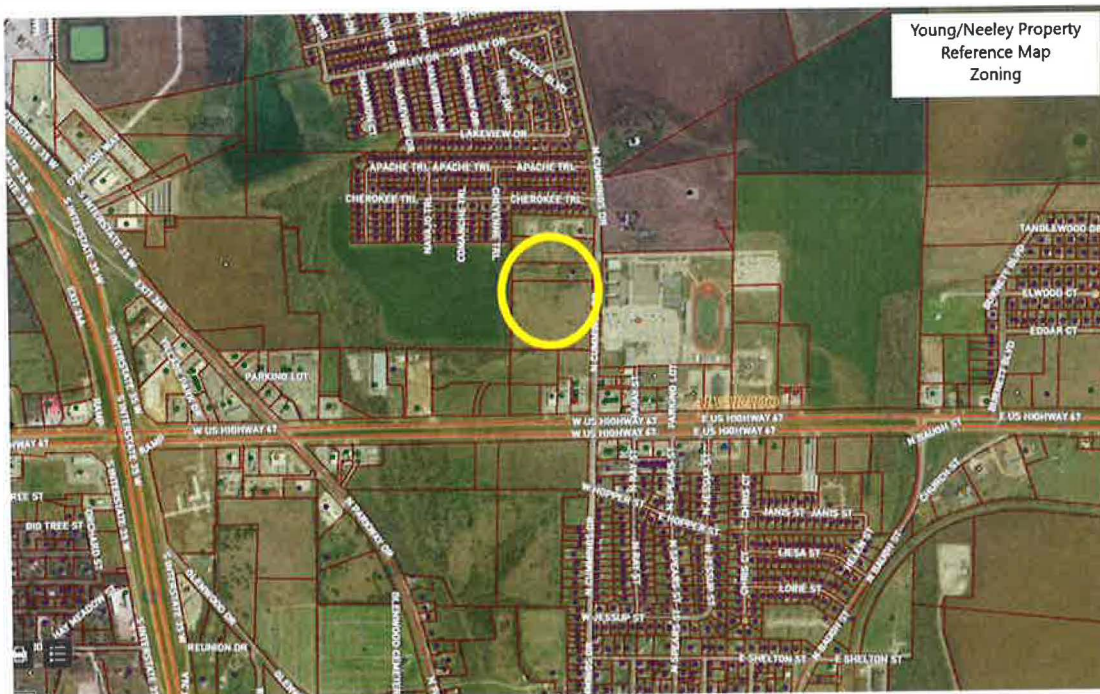
THENCE S 88°22'53" E GENERALLY ALONG A WOOD FENCE A DISTANCE OF 704.03 FEET A TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING SET IN THE WEST RIGHT OF WAY (R.O.W.) OF NORTH CUMMINGS DRIVE;

THENCE S 01°09'58" W ALONG SAID NORTH CUMMINGS DRIVE A DISTANCE OF 932.87 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 89°46'23" W DEPARTING SAID NORTH CUMMINGS DRIVE A DISTANCE OF 690.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.104 ACRES OF LAND, MORE OR LESS.



Rickey Lynn Hickman
Date: 9/02/2022



MEMORANDUM

To: Planning & Zoning Commission

From: Emile Moline, Jr. – Planning /Economic Development Director

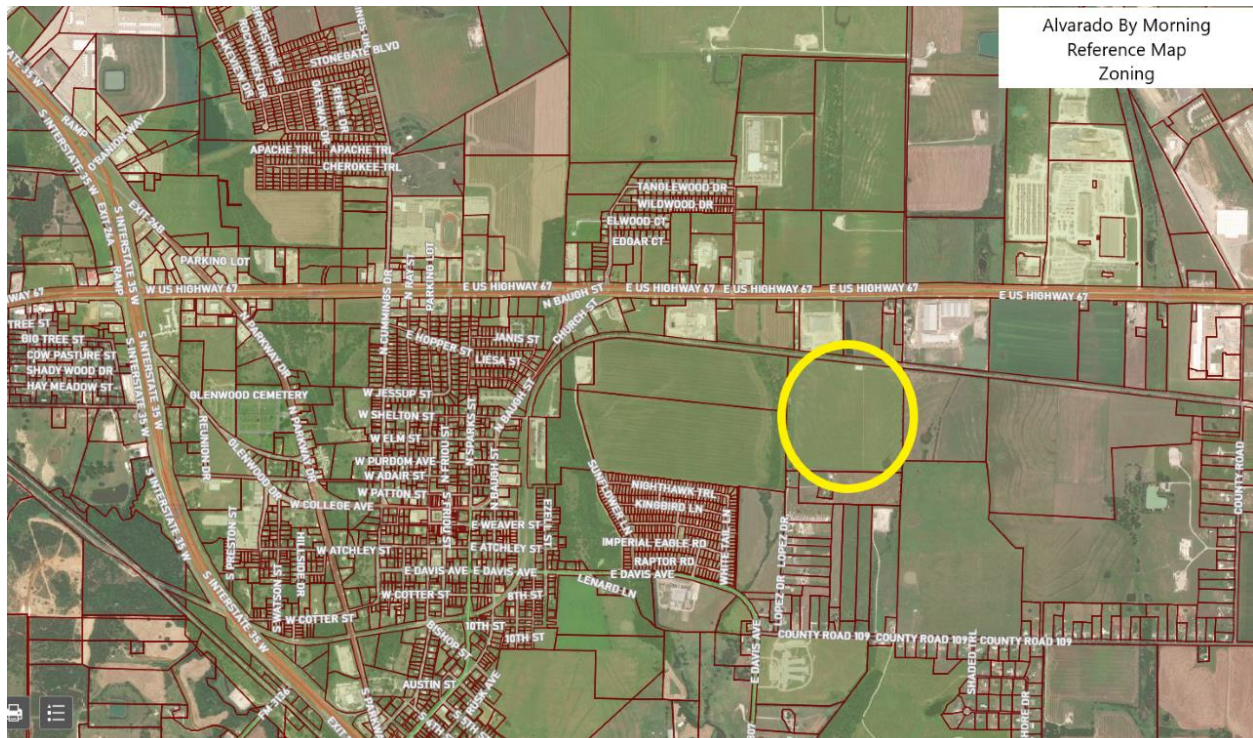
Subject: Alvarado By Morning - Zoning

Date: 10/10/2022

Alvarado By Morning is an approximately 70-acre tract with an Agricultural Zoning. It appeared in years past that this might be an industrial tract, however, recent single family development of adjacent parcels to the West indicate Single Family development is more likely. As a result, the property owners are requesting a zoning change from Agricultural (A) to Single Family 2 (SF-2) as marketing preparations begin. The property is generally located near the intersection of E. US Highway 67 and County Road 607, south of E. US Highway 67 and south of the Gulf Coast and Santa Fe Railroad, in Alvarado, Johnson County, Texas.

City Staff Recommendation:

Approval of the zoning change request for the approximately 70-acre Alvarado By Morning tract from Agricultural (A) to Single Family – 2 (SF-2).





City of Alvarado Texas

ZONING CHANGE

Office Use Only

Clerk: _____ Project#: 20220367
Fee: \$ 1,811.98
Date Pd: 6/17/2022 Check# or Cash: CK# 1042
Receipt#: 00329772 Received by: _____

SELECT APPLICATION TYPE

☒ Zoning Change ☐ Specific Use Permit ☐ Planned Development

DEVELOPMENT

Project Address 8021 County Road 109, Alvarado
Project Name _____
Legal Description A tract of land in A-700. See attached metes & bounds. Acreage 70.5989
Current Zoning Unzoned, recently annexed Proposed Zoning SF2
Current Use Agricultural - Cattle Proposed Use Single Family Residential
Adjacent Property Use: N Ag Light Ind. S Unincorporated House on land E Unincorporated Ag W Residentially Zoned Land

OWNER INFORMATION

Company/Name Alvarado By Morning, LLC
Contact Name Wayne Burgdorf
Address 3000 Race St. #100 City Fort Worth State TX Zip 76111
Phone 817-726-8586 Email wayne.burgdorf@sva.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Company _____ Contact Name _____
Address _____ City _____ State _____ Zip _____
Phone _____ Email _____
same as applicant

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning and Development Services Department.

[Signature]
Owner Signature

9/26/22
Date

Wayne Burgdorf
Owner Name (Print)

Agent Signature

Date

Agent Name (Print)

TAX CERTIFICATE FOR ACCOUNT : 126-0770-01570

AD NUMBER: R000018888

GF NUMBER:

CERTIFICATE NO : 13463967

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 9/27/2022

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 770|TR 18|A SPIVA

PAGE 1 OF 1

REQUESTED BY

ALVARADO BY MORNING LLC

30000 RACE ST STE 100

FT WORTH TX 761110000

0008021 CR 109

70.388 ACRES

PROPERTY OWNER

ALVARADO BY MORNING LLC

30000 RACE ST STE 100

FT WORTH TX 761110000

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: 15,133
AG LAND VALUE: 477,583
APPRAISED VALUE: 533,516
EXEMPTIONS: Ag 1D1
LAWSUITS:

IMPROVEMENT : 40,800
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	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 9/2022 : \$0.00

ISSUED TO :

ALVARADO BY MORNING LLC

ACCOUNT NUMBER:

126-0770-01570

CERTIFIED BY :

Virginia Hubbard

, JOHNSON COUNTY

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



Map of Abutting Properties



CITY OF ALVARADO ORDINANCE NO. 2022-0017

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 A 70.5989 ACRE TRACT OF LAND LOCATED SOUTH OF THE GULF COAST SANTA FE RAILROAD NEAR THE INTERSECTION OF COUNTY ROAD 607 AND US HWY 67 AND MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO, CURRENTLY ZONED AS "A" (AGRICULTURAL DISTRICT), TO "SF-2" (SINGLE FAMILY RESIDENTIAL); 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 owner(s) of the 70.5989 acre property described in Exhibit A have filed an application to change the zoning from "A" (Agricultural District) to SF-2 (Single Family Residential); and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on October 17, 2022 and by the City Council of the City on October 17, 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 rezone the property as requested by the Owner; and

WHEREAS, this proposed change is not consistent with the City's comprehensive land use plan but does reflect current growth patterns in the City;

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:

A 70.5989 acre tract of land located south of the Gulf Coast Santa Fe Railroad near the intersection of County Road 607 and US Hwy 67 and more fully described in Exhibit “A” attached hereto.

Zoning Change applicable to the Property:

From “A” (Agricultural District) to SF-2 (Single Family Residential).

**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. While the changes are not consistent with the City’s comprehensive plan, the changes do reflect current growth patterns and are approved 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 this rezoning is to facilitate the orderly development and use of the Property.

SECTION 5.
PROPERTY SUBJECT TO ZONING ORDINANCE

The use of the Property shall be subject to all the applicable general regulations contained in the Comprehensive Zoning Ordinance 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 and Approved on the 17th day of October, 2022.

CITY OF ALVARADO

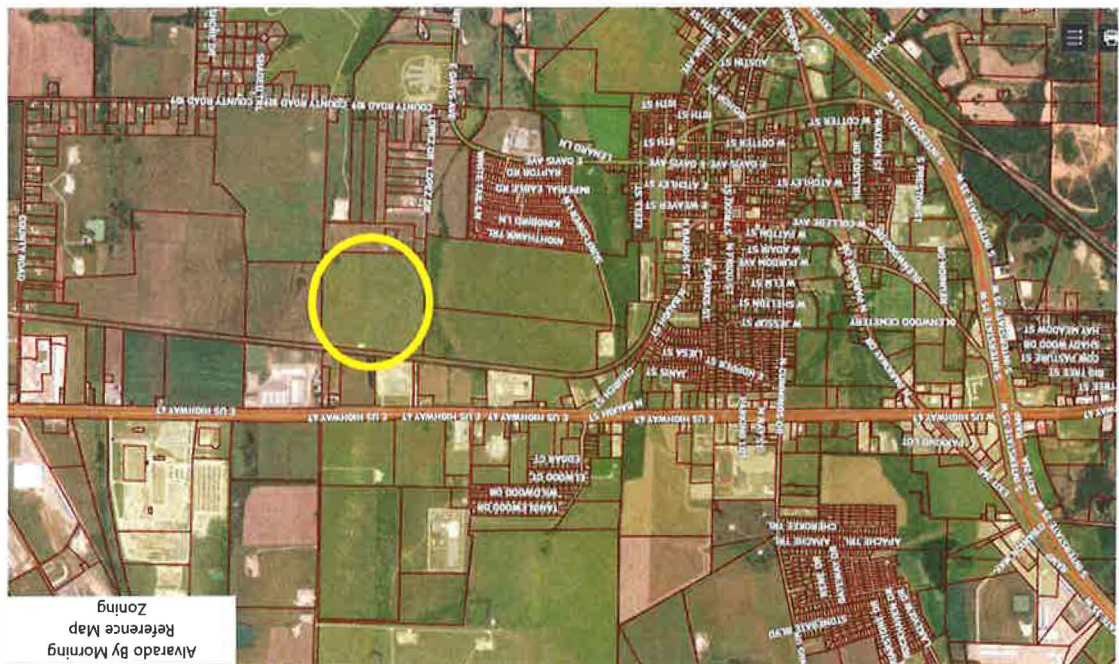
By:

Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary

EXHIBIT A



LEGAL DESCRIPTION AND SURVEY

Part of the ANDREW SPIVE SURVEY, Abstract No. 700, situated about 12.1 miles North 67° East of the courthouse in Cleburne, the county seat for Johnson County, Texas; embracing all of Tract 1, being all of a called 70.388 acre tract of land described in the deed to Domingo Garcia Perez, as recorded in Volume 2017, Page 542 of the Deed Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

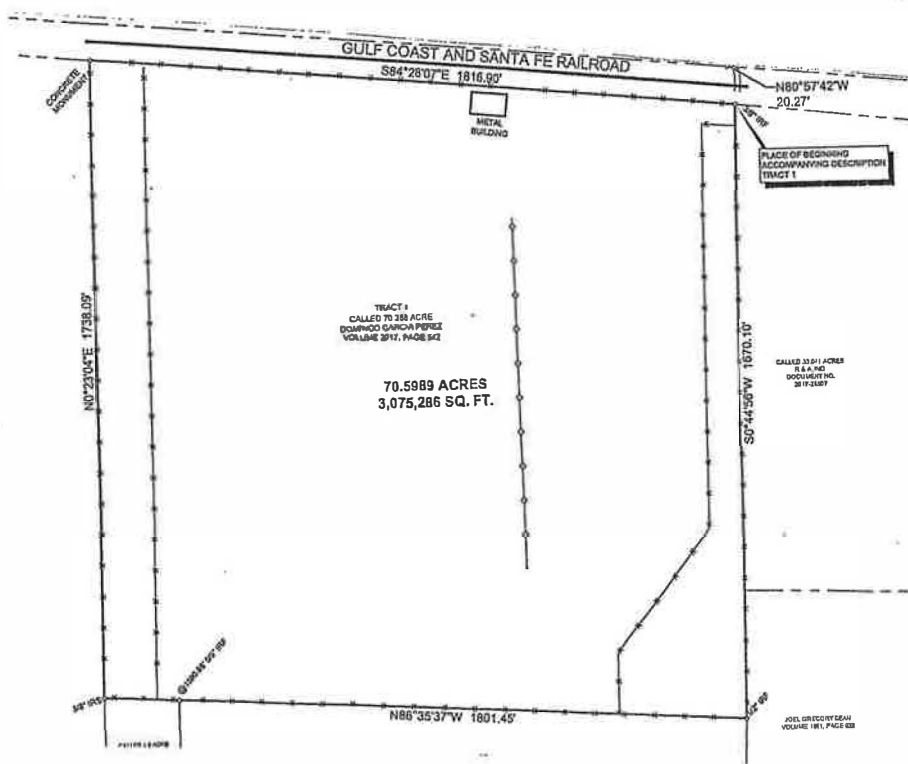
BEGINNING at a 3/8" iron rod found for the northeast corner of 70.388, the northwest corner of a called 33.041 acre tract of land described in the deed to R & A, Inc., as recorded in Document No. 2017-25507 of the Official Public Records of Johnson County, Texas and being in the south line of Gulf Coast and Santa Fe Railroad;

THENCE South 0°44'336" West, along the common line of said 70.388 and said 33.041 acre tract, to and along the west line of a tract of land described in the deed to Joel Gregory Bean as recorded in Volume 1681, Page 632 of said Deed Records, a distance of 1670.10 feet to a 1/2" iron rod found for the southeast corner of 70.388 and the northeast corner of a called 17.851 acre tract of land described in the deed to Conrado Gonzalez and Irma Gonzalez as recorded in Volume 3363, Page 891 of said Deed Records;

THENCE North 86°35'37" West, along the common line of 70.388 and said 17.851 acre tract, to and along the north line of a called 1.0 acre tract of land described in the deed to Conrado Gonzalez and Irma Gonzalez as recorded in Document No. 10244 of said Official Public Records, a distance of 1801.45 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of 70.388, the northwest corner of said 1.0 acre tract and being in the east line of a called 266.579 acre tract

THENCE North 0°23'4" East, along the common line of 70.388 and said 266.579 acre tract, a distance of 1738.09 feet to a concrete monument found for the northwest corner of 70.388 and said 266.579 acre tract and being in said south line of Gulf Coast and Santa Fe Railroad;

THENCE South 84°28'7" East, along the common line of 70.388 and said in said south line of Gulf Coast and Santa Fe Railroad a distance of 1816.90 feet to the POINT OF BEGINNING and containing 70.5989 acres or 3,075,286 square feet of land;



MEMORANDUM

To: Planning & Zoning Commission
From: Michael Stoldt (Interim Community Development Director)
Subject: Alvarado 215 Preliminary Plat
Date: 10/10/2022

The Alvarado 215 Preliminary Plat is a 215 acre proposed Residential Development located on Hwy 67 in the northwest side of town. The development will create up to 907 housing lots and 32 “open space lots”. Development of the property is dependent on several off site infrastructure improvements to provide adequate water and sewer and adequate access to the property. A copy of the proposed subdivision plat with engineering detail is attached.

Alvarado 215 Preliminary Plat Comments

City staff recommended motion:

Approval of the Alvarado 215 Preliminary Plat subject to the following City Staff and Engineering comments being addressed in the Final Plat.

City Staff Comments

- 1. A Final Plat may be approved, but not filed for record with the county, prior to the award of construction contract(s) for off-site water and sewer improvements serving this subdivision. Public Improvements of the first phase of this development will not be accepted by the City, nor will building permits be issued, until offsite infrastructure is in place and operational. (Pg 5)**
2. Add following note to final plat recording page: “Residential driveway access is not permitted on “Wellborn Way”.
3. Street pavement width and sidewalk width shall comply with attached drawings from City’s Comprehensive plan. (Pg 4)
4. A variance is hereby granted reducing the required Right-of-Way width from 54 feet to 50 feet. The variance is granted in recognition of the substantial “open space” and “trail ways” provided throughout the subdivision and will not be detrimental to the public health, safety or welfare of individuals or other properties in the area.

5. The Concept Plan and Final Plat shall be amended to indicate the potential location of the City Fire Station and Elementary School Site. (Pg 30)
6. Include an additional table in the Final Plat indicating that the following lots meet minimum lot size requirements and/or minimum lot width requirements: (Pgs 7-9)
 - A. Block BB, lots 16-19
 - B. Block FF, lots 15 – 16
 - C. Block II, lots 16-19.
 - D. Block LL, lots 6 and 12-13.

 - E. Block A, lot 69, 74 and 97-98
 - F. Block V, lot 14
 - G. Block J, lots 7-8
 - H. Block O, lot 8 (include front width)

 - I. Block A, lots 37-39
 - J. Block A, lots 21-22
 - K. Block N, lot 15

Engineering Comments – engineering comments are summarized below. The original engineering comments are included on the attached plans, which also include comments from the city engineer. Should there be any conflict between the summary provided below and actual city engineer comments on the attached plans, the actual engineer comments on the attached plans shall prevail.

1. A previous comment was that storm water point discharges cannot be created where one does not exist today when discharging to an adjacent property. The Preliminary Plat does not show existing point discharges adjacent to all ponds. The Final Plat must identify all existing storm water point discharges that will be utilized by the development. Approval of this Preliminary Plat does not constitute approval of adverse storm water conditions being created on adjacent properties. (Pg 5)
2. Add the following statement to “Note 2”: “HOA shall also maintain ponds and drainage easements.” (Pg 5)
3. Add following statement to “Note 8”: “Bozeman Street extension east to Hwy 67 and C.R. 209 intersection, including modifications to the traffic

signal as required by TXDOT, to be constructed and operational within 12 months after completion and acceptance of Phase 1 public infrastructure.

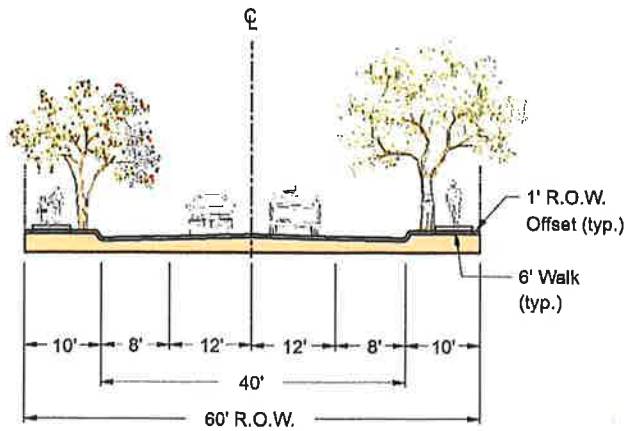
Right-of-Way to be dedicated to the City of Alvarado Via separate instrument document prior to construction of the off-site roadway. If Owner/Applicant "Best Efforts" cannot acquire the necessary Right-of-Way, the City of Alvarado will step in and condemn the necessary Right-of-Way within a reasonable time frame. (Pg 5 & 16)

4. Obtain TxDot verification that a ROW dedication will not be needed for Hwy 67 and/or deceleration/acceleration lanes. (Pg 7)
5. Welborn Way and Ann Arbor Streets will be right turn in and right turn out only at their connection with Hwy 67 (Pg 12).
6. The Force Main Size is approximate. Calculations to verify size shall be completed with final engineering of Phase 1. (Pg 15)
7. Note on "Prelim. Paving, Sheet 1.04" shall be amended to read: "Bozeman Street Extension to US 67 & CR 209 intersection to be constructed and operational 12 months after the completion and city acceptance of Phase 1 public infrastructure." (Pg 15)



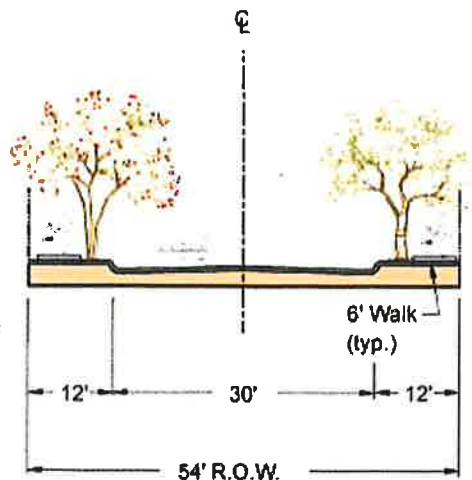
COLLECTORS

Collectors are generally designed to distribute traffic from local streets and funnel it to arterials (i.e., from residential developments). Collectors are intended to provide more access than arterials. Collectors should provide access to adjacent land uses, but access should still be managed using shared driveways and other techniques that minimize disturbance of the free-flow of traffic.



LOCAL STREETS

Whereas the principal objective of major thoroughfares is to provide mobility, the principal objective of local streets is to provide access to adjacent properties. The mobility aspects of local streets are secondary to accessibility. Since local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using traffic calming elements such as offset intersections, curvilinear streets, discontinuous streets, and stop signs.

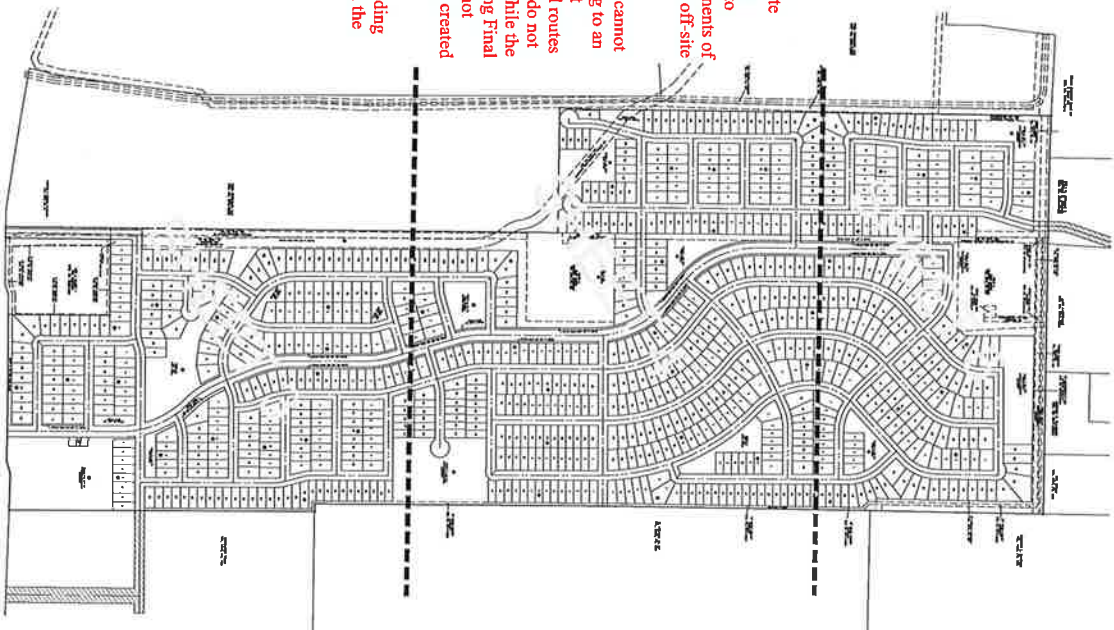


Our review of the plans is for general compliance with the City of Alvarado's development requirements and good engineering practice, and does not relieve the engineer of record of their responsibilities under the Texas Engineering Practice Act

This development is dependent on the construction of off-site infrastructure that is not a part of this project. Coordination meetings between the City and developer have taken place to discuss. However, we recommend that the public improvements of the first phase of this development not be accepted until the off-site infrastructure is in place and operational.

A previous comment was that storm water point discharges cannot be created where one does not exist today where discharging to an adjacent property. The response on the associated comment response letter with this submittal was that the locations and routes are shown on the revised storm plans. The contours shown do not show existing point discharges adjacent to all the ponds. While the connection to existing point discharges can be detailed during Final Engineering, council approval of the preliminary plat does not constitute approval of adverse storm water conditions being created on adjacent properties.

IIA review will be under separate letter. It is our understanding that the driveway locations shown have been discussed with the City.



KEY MAP

HOA shall also maintain ponds and drainage easements

3. A MUNICIPAL HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTIES OF THE ASSOCIATION'S MEMBERS. THE ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTIES OF THE ASSOCIATION'S MEMBERS. THE ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTIES OF THE ASSOCIATION'S MEMBERS.

[illegible][illegible]

200 0 100 200

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE

POLI POINT OF BEGINNING
 RS RICH ROAD FOLDED
 CRD CARPES RICH ROAD
 CM CONTROL MONUMENT
 S.F. SQUARE FEET
 STREET NAME CHANGE INDICATOR

including modifications to the traffic signal, as required by TxDOT.

PRELIMINARY PLAT
ALVARADO 215

907 RESIDENTIAL LOTS
32 OPEN SPACES
BEING 215.110 ACRES OUT OF
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 3277
JOHNSON COUNTY, TEXAS

OWNER/DEVELOPER
LENNAR HOMES
1707 Maplelake Blvd., Suite 100
Irving, Texas 75063
Contact: Greg Urlich

SURVEYOR/ENGINEER
JB PARTNERS, INC.
2121 Mulberry Road, Suite 300
Corrington, Texas 75006
Contact: Christopher Wall, P.E.
Phone No. 972-438-1000
Fax No. 972-438-1000

VICINITY MAP
NOT TO SCALE[illegible]

ALVARADO 215

BEING 215.110 ACRES OUT OF
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
JOHNSON COUNTY, TEXAS

LENNAR HOMES	OWNER/DEVELOPER
1707 Marketplace Blvd., Suite 100 Irving, Texas 75063 Contact: Greg Urneth	(409)567-5200
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrington, Texas 75808 Contact: Christopher Hall, P.E. Type III - 750' Max Horizontal	(817)246-7676

INDEKS & LOMOS EASMENT
VOL. 450A, P. 32

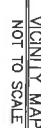
P.O.B.

MAY | JUNE 1998 VOL. 15/NO. 6 P. 725

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CORE TABLE							
NO.	LENGTH	DEG. CA	MAKES	THICKEN	CHARGE	REASON	CHARGE
Q1	181.87	000707.27	23008.30	82.87	20077.27	8	181.87
Q2	408.88	000708.24	23008.27	204.88	23078.84	8	408.87

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.



1. NOTICE: SELLING A PORTION OF THIS ADDITION BY LOTES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

[illegible]

ALVARADO 215

907 RESIDENTIAL LOTS
32 OPEN SPACES
BEING 215.110 ACRES OUT OF
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
JOHNSON COUNTY, TEXAS

LENNAR HOMES	OWNER/DEVELOPER
1707 Marketplace Blvd., Suite 100 Irving, Texas 75063	(469)567-5200

JB1 PARTNERS, INC.
2121 Midway Road, Suite 500
Constitution, Texas 75005
Contact: Christopher Weill, P.E.
Title: Mr. F-40 (87)3 No. 1073222

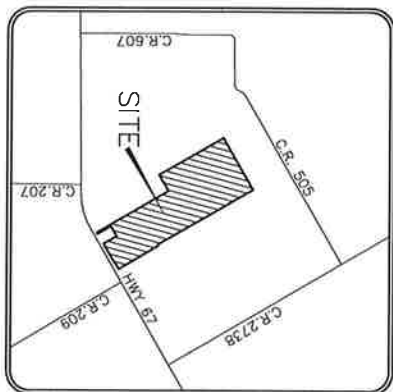
SURVEYOR/ENGINEER
(87)245-7678

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE



PRELIMINARY PLAT

PRELIMINARY ENGINEERING PLANS FOR ALVARADO 215 CITY OF ALVARADO JOHNSON COUNTY, TEXAS SEPTEMBER 2022



SHEET INDEX	
0.01	COVER SHEET
0.02	PRELIMINARY PLAT: SHEET 01 OF 06
0.03	PRELIMINARY PLAT: SHEET 02 OF 06
0.04	PRELIMINARY PLAT: SHEET 03 OF 06
0.05	PRELIMINARY PLAT: SHEET 04 OF 06
0.06	PRELIMINARY PLAT: SHEET 05 OF 06
0.07	PRELIMINARY PLAT: SHEET 06 OF 06
1.01	PAVING PLAN: SHEET 01 OF 04
1.02	PAVING PLAN: SHEET 02 OF 04
1.03	PAVING PLAN: SHEET 03 OF 04
1.04	PAVING PLAN: SHEET 04 OF 04
1.05	PAVING PLAN: PROPOSED EXTENSIONS
2.01	EXISTING DRAINAGE AREA MAP
2.02	PROPOSED DRAINAGE AREA MAP
2.03	STORM PLAN: SHEET 01 OF 03
2.04	STORM PLAN: SHEET 02 OF 03
2.05	STORM PLAN: SHEET 03 OF 03
3.01	WATER PLAN: SHEET 01 OF 03
3.02	WATER PLAN: SHEET 02 OF 03
3.03	WATER PLAN: SHEET 03 OF 03
4.01	SANITARY SEWER PLAN: SHEET 01 OF 04
4.02	SANITARY SEWER PLAN: SHEET 02 OF 04
4.03	SANITARY SEWER PLAN: SHEET 03 OF 04
4.04	SANITARY SEWER PLAN: SHEET 04 OF 04

ENGINEER - SURVEYOR

JBIPARTNERS
3121 Midway Road
Suite 100
Columbus, Texas 75006
877.244.7575
TDE# No. F-438
TDE#S No. 10076000

CONTACT:
CHRIS WALL, PE
CWALL@JBIPARTNERS.COM
972-738-0212

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES
DRAWN BY: CHA WANG, P.E.
P.E. No. 12877 Date: 09/09/2022



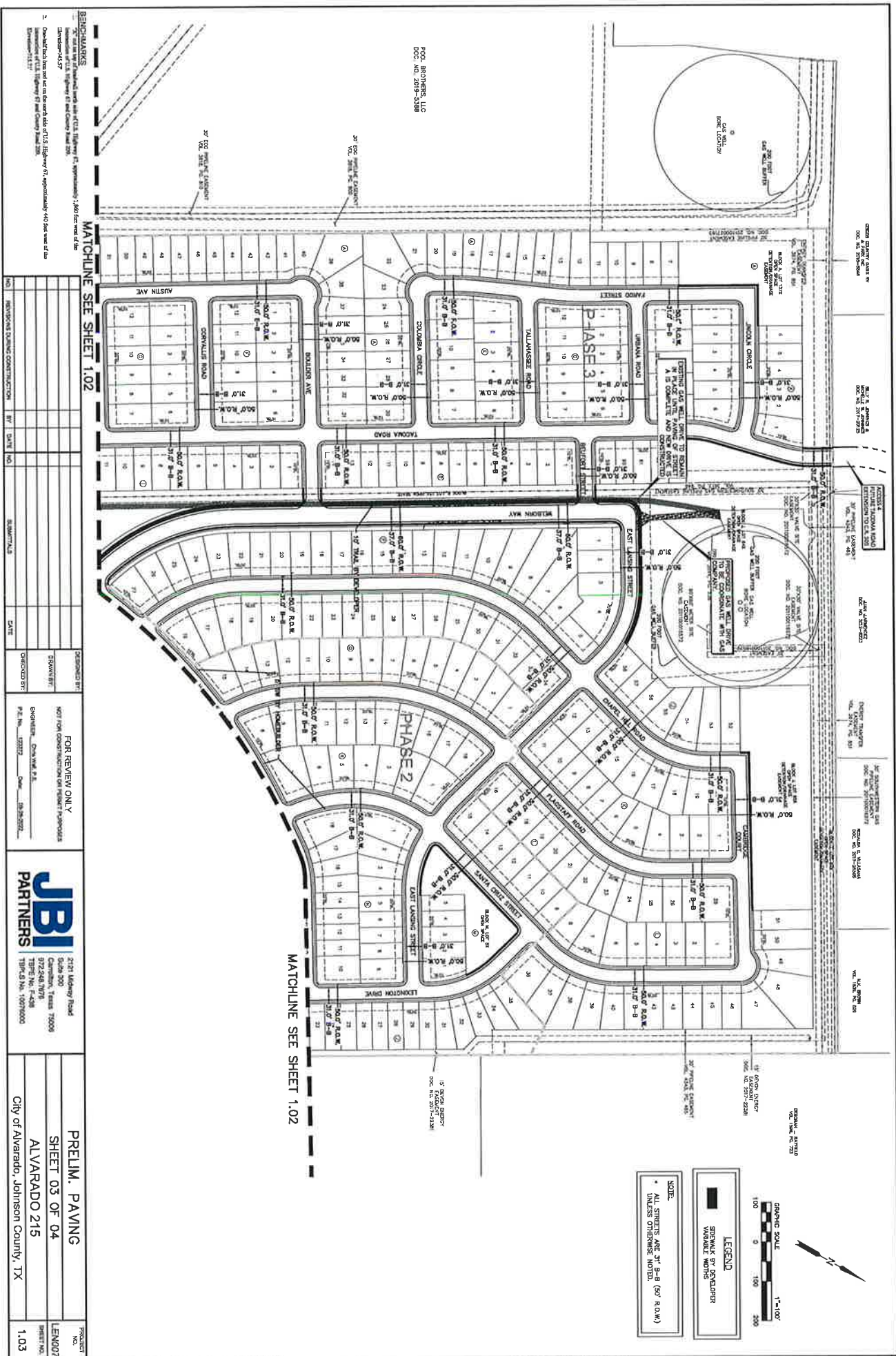
MATCHLINE SEE SHEET 1.03



NOTE:
* ALL STREETS ARE 31' B-B (50' R.O.W.)
UNLESS OTHERWISE NOTED.

PRELIM. PAVING	1.02
SHEET 02 OF 04	LEND007
ALVARADO 215	SHEET NO.
City of Alvarado, Johnson County, TX	1.02

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BENCHMARKS

1. Benchmark: Station 1+00 on U.S. Highway 77, approximately 1,400' west of the intersection of U.S. Highway 77 and County Road 200.

2. Benchmark: Station 1+00 on U.S. Highway 77, approximately 1,400' west of the intersection of U.S. Highway 77 and County Road 200.

3. Benchmark: Station 1+00 on U.S. Highway 77, approximately 1,400' west of the intersection of U.S. Highway 77 and County Road 200.

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: CHAI WAI SUI

P.E. No. 000000 Date: 09/24/2020

PRELIM. PAVING

SHEET 03 OF 04

ALVARADO 215

City of Avarado, Johnson County, TX

2121 Midway Road

Suite 300

Chapman, Texas 75009

972-248-1978

189 S.W. 100th Street

189 S.W. 100th Street

PROJ. NO. 1.03

LEN007

SHEET NO.

1.03

GRAPHIC SCALE

1"=100'

0 100 200

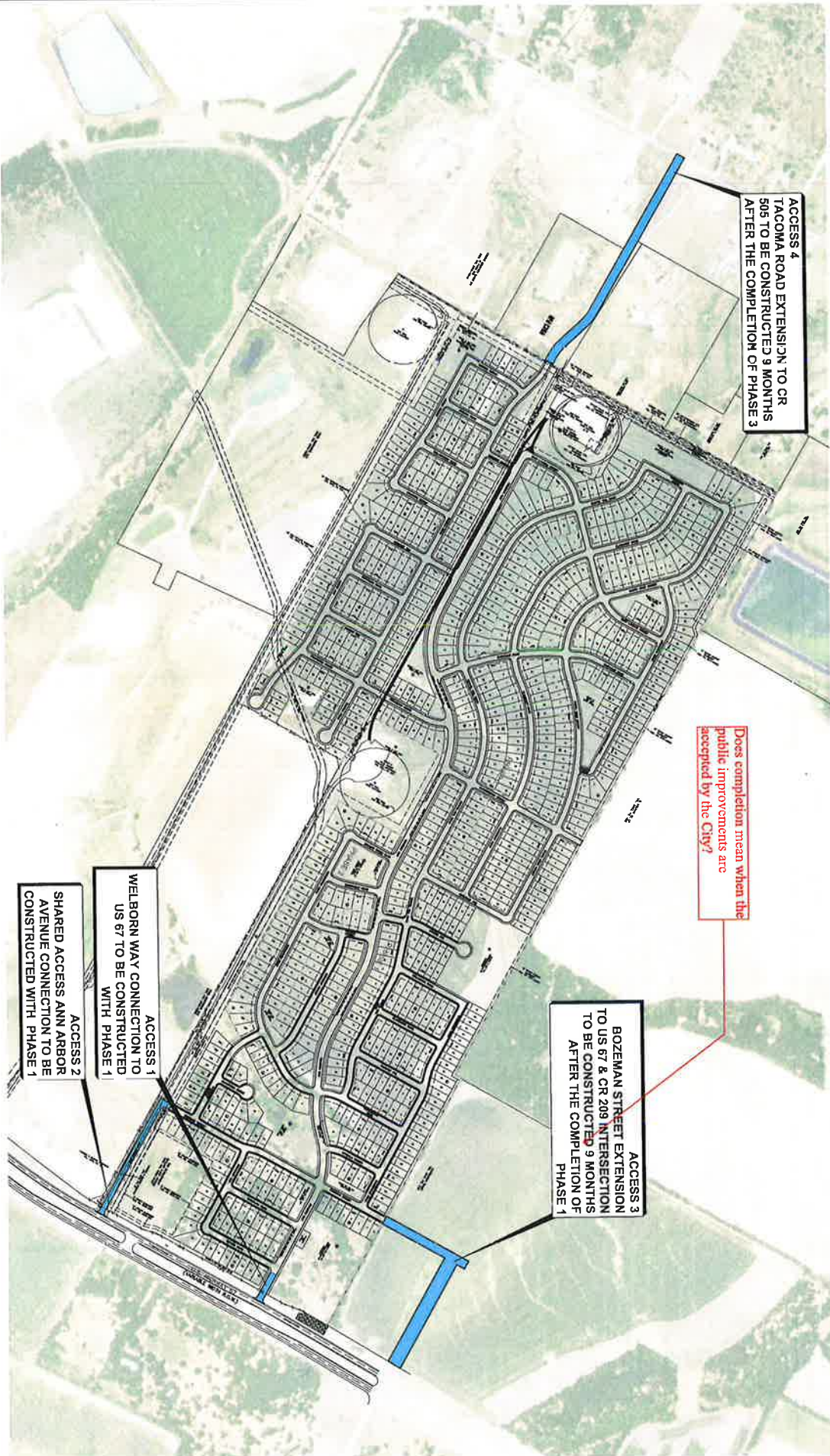
LEGEND

■ SEE MAP BY DESIGNER

--- UNLESS OTHERWISE NOTED

NOTE

ALL STREETS ARE 30' B-B (50' R.O.W.)



BENCHMARKS

- 1. "CR 505" is the proposed extension of CR 505, approximately 1,000 feet west of the intersection of CR 505 and CR 209.
- 2. "CR 209" is the proposed extension of CR 209, approximately 1,000 feet west of the intersection of CR 209 and CR 505.
- 3. "CR 505" is the proposed extension of CR 505, approximately 1,000 feet west of the intersection of CR 505 and CR 209.
- 4. "CR 209" is the proposed extension of CR 209, approximately 1,000 feet west of the intersection of CR 209 and CR 505.

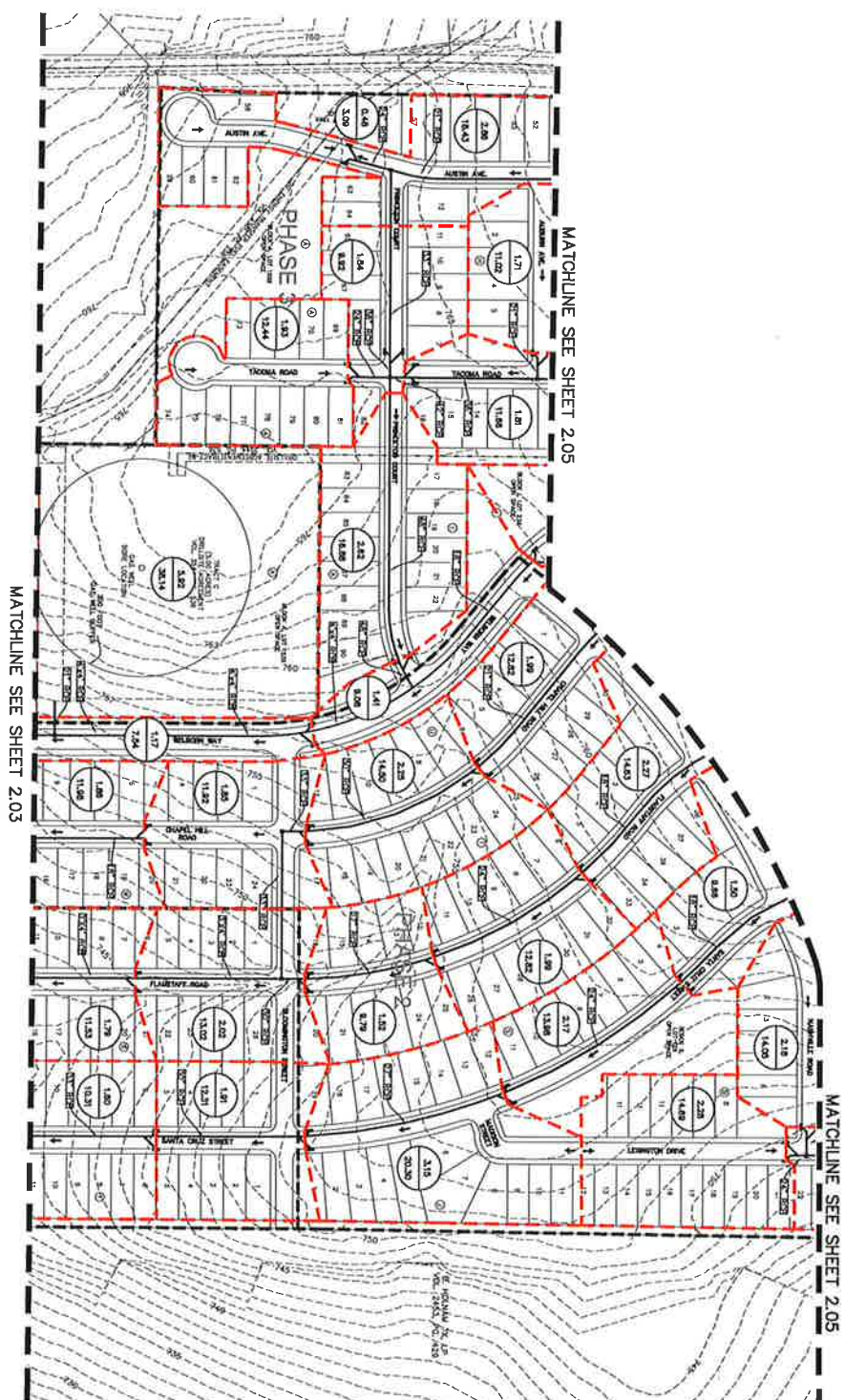
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FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES
ENGINEER: JBI PARTNERS, INC.
P.L.L.C. No. 10072000 Date: 06/26/2020

JBI PARTNERS
2121 Midway Road
Suite 200
Canton, Texas 75025
75224-2000
Toll Free: 1-800-368-1000
Toll Free: 1-800-368-1000

PRELIM. PAVING
PROPOSED EXTENSIONS
ALVARADO 215
City of Alvarado, Johnson County, TX

PROJECT NO. LEND007
SHEET NO. 1.04



DESIGNED BY	DATE	DRAWN BY CHECKED BY IN CHARGE DATE
NO.	DATE	
BY	DATE	
NO.	DATE	
BY	DATE	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Webb, P.E.
P.E. No. 170317 Date: 06/16/2022

JBI
PARTNERS

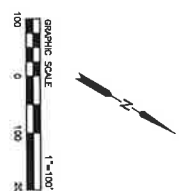
2121 Midway Road
Suite 300
Carrington, Texas 75002
972.246.7675
TBE No. F-438
TBE's No. 10076000

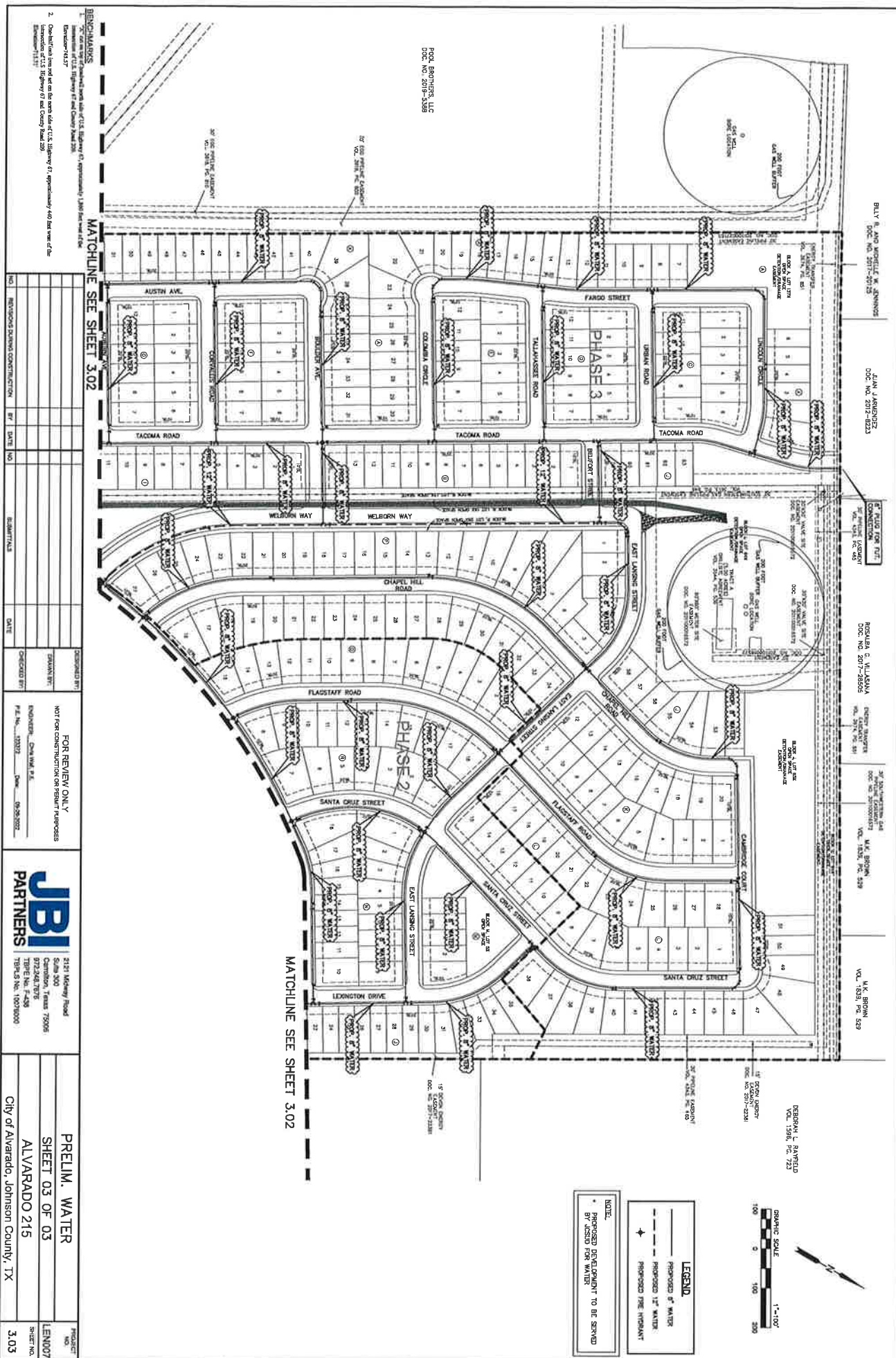
PRELIM. STORM
SHEET 02 OF 03
ALVARADO 215
City of Alvarado, Johnson County, TX

PROJECT NO.	
LENGTH	
SHEET	
20	

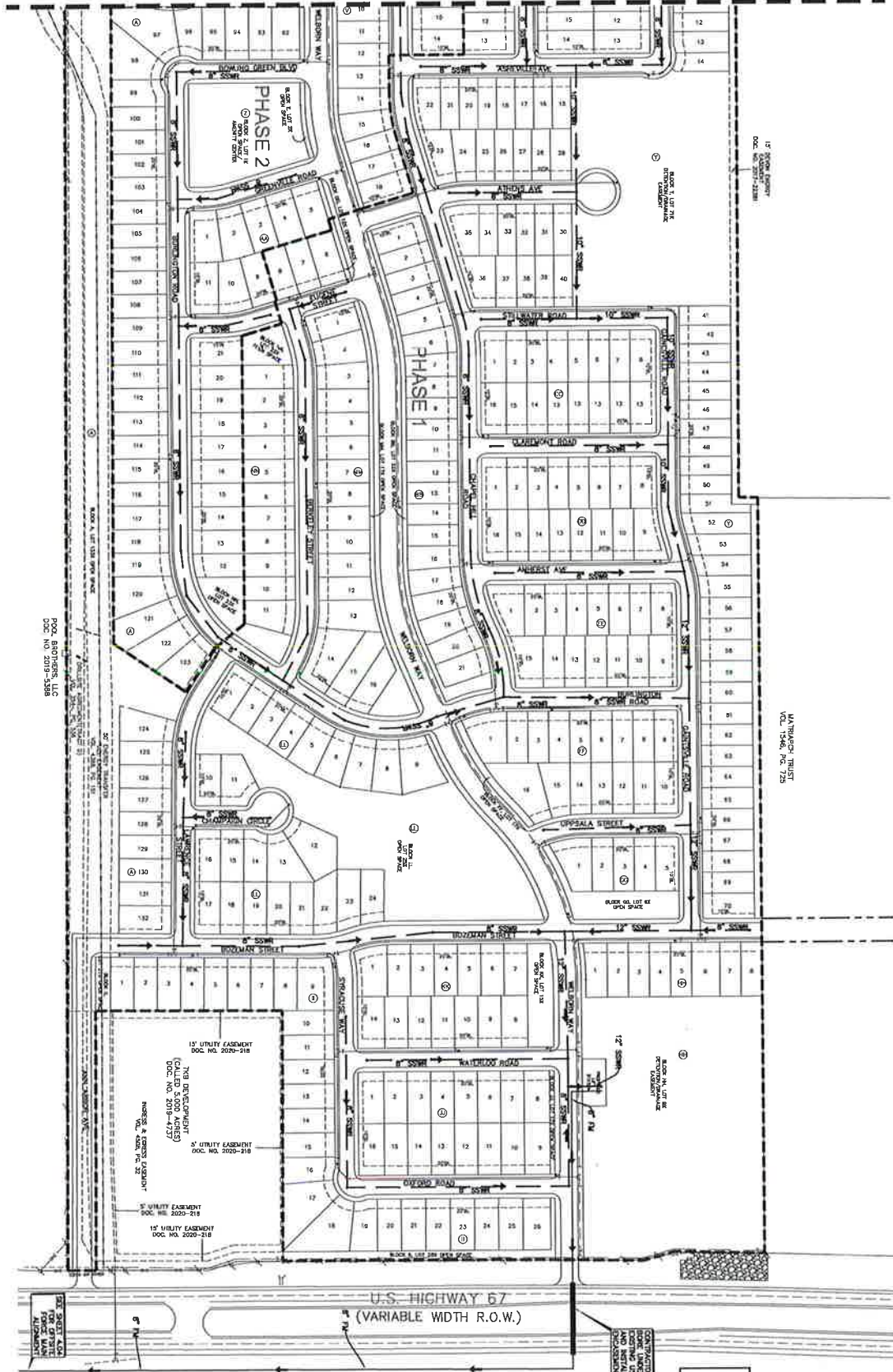
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Printed by: guest Print Date: 9/26/2022 4:51 PM





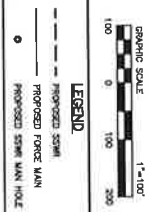
MATCHLINE SEE SHEET 4.02



12" FORCE MAIN
DOCS. NO. 2017-22181

MATTHEW TRUST
COLL. 1966, PG. 725

CONTRACTOR TO
VERIFY EXISTING
UTILITY LOCATIONS
AND DEPTHS
18"



BENCHMARKS

1. 2" x 10" iron pipe in concrete, 10' x 10' x 10' approximately, 1,060' from west of the centerline of U.S. Highway 67 and Center Road.
2. Concrete wall on the east side of U.S. Highway 67, approximately 1,060' from west of the centerline of U.S. Highway 67 and Center Road.
3. Benchmark 115.21

NO.	REVISIONS	DATE	BY	DATE	NO.	REVISIONS	DATE	BY
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NO.	REVISIONS	DATE	BY	DATE	NO.	REVISIONS	DATE	BY
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FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

EXAMINER: [Signature] DATE: [Date]

DATE: 08/08/2022

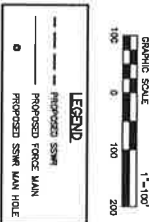
PRELIM SANITARY SEWER

SHEET 01 OF 04

ALVARADO 215

City of Alvarado, Johnson County, TX

PRODUCTION NO. 4.01



BENCHMARKS

2. One-half inch less not set on this scale side of U.S. Highway 67, approximately 400 feet west of the intersection of U.S. Highway 67 and County Road 305.
Elevation=725.17'

[illegible]

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wel, P.E.

P.E. No. 123872 Date: 09-26-2022



2121 Midway Road
Suite 200
Carrollton, Texas 75006
972-246-7676
TEPE No. F-438
TEPLS No. 10075000

PRELIM SANITARY SEWER

SHEET 02 OF 04

ALVARADO 215

City of Alvarado, Johnson County, TX

4.0



29