

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
OCTOBER 17, 2022
6:30 PM

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, October 17, 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 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.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA:

1. Consideration and approval of the minutes of the 9/19/22 City Council Meeting.
2. Consideration and action to approve Resolution R2022-021, finding that ONCOR Electric Delivery Company LLC's application to change rates within the City should be denied.(DeBuff)
3. Consideration and action to appoint members to the Planning and Zoning Board.

NEW BUSINESS:

4. Utility rate presentation. (DeBuff)
5. Presentation- The Venue at Whistlejacket Farm. (Laura High-Owner)
6. Workshop- Propose 2 one-way streets. (May)
7. Consideration and action regarding Ordinance 2022-0016, amending fee schedules related to fire hydrant meter security deposits, fire hydrant water rates,

and public improvement construction reinspection fees.(Dwiggins)

8. Consideration and action to approve Resolution 2022-020 authorizing the City Manager to execute the advance funding agreement for congestion mitigation and air quality improvement and surface transportation block grant off-system for the construction of the Covid-19 infrastructure round 4 funding program improvements to North Cummings Drive from East U.S. Highway 67 to North of County Road 508. (Dwiggins)
9. Consideration and action to award package plant to AUC AKA-GMP-amendment. (DeBuff)
10. Consideration and action to nominate members to a Home Rule Charter Committee. (Wheat)
11. Public Hearing, consideration and action to adopt Ordinance 2022-0017, a zoning ordinance for a proposed zoning change of an approximately 70-acre tract 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)
12. Public Hearing, consideration and action to adopt Ordinance 2022-0018, 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)
13. Public Hearing, consideration and action regarding approval of a preliminary plat for 215 67 Alvarado LLC. The property, 9201 E. Highway 67, is approximately 215 acres and 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. (Alvarado 215/Lennar Homes) (Moline)
14. Consideration and action to appoint Fire Marshal. (Rodgers)
15. Consideration and action to appoint City Secretary. (Walls)
16. Hold a public hearing and consideration and action regarding 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. (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 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.

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.

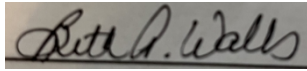
I, the undersigned authority, do hereby certify that the above Agenda was posted on

Regular City Council Meeting Agenda

October 17, 2022

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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 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, reading "Beth A. Walls", is displayed within a rectangular box. The signature is written in a cursive style.

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

CITY OF ALVARADO
County of Johnson
State of Texas

City Council Minutes

The City Council of the City of Alvarado met in a Regular Session on Monday, September 19, 2022 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 Dwiggins	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 6:32 p.m. and the invocation was given by Scott Arthur.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Council heard comments from Jamye Jones thanking Council for their assistance and involvement in the Johnson County Early Settlers Reunion. She also reminded Council about the Library Book Sale.

CONSENT AGENDA

Motion was made by Lydian Moon and seconded by Cherry Bryant to approve the consent agenda as presented. This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

PRESENTATION OF LIFE SAVING AWARD TO AUSTIN REED.

Patrol Officer Austin Reed was presented with a Life Saving Award for his actions on April 2, 2022 when he came upon a crash. The driver of the vehicle was badly injured and had already lost a lot of blood when Officer Reed found him. His leg was broken and Officer Reed assessed the situation and realized the leg needed to have a tourniquet on it to keep him from losing the leg and more blood. Had Officer Reed not taken the actions he did, this man might have lost his leg or his life. The City of Alvarado is so proud to have officers who go above and beyond to care for citizens.

RECOGNITION OF PAUL BEMIS FOR HIS YEARS OF SERVICE AT HIS RETIREMENT.

Assistant Fire Chief/Fire Marshall, Paul Bemis has served the City of Alvarado since 1999. He is retiring at the end of October and the City Council recognized him for his dedication and service to this community.

CONSIDERATION AND ACTION REGARDING SALE OF FIRE TRUCK.

Fire Chief John Rodgers made Council aware that the City has an opportunity to sell a 1996 Pierce fire truck to the Kopperl Volunteer Fire Department for the price of \$5,000.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the sale of a 1996 Pierce Fire Truck as discussed. This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

FIRE DEPARTMENT ACCOMPLISHMENTS.

Fire Chief John Rodgers shared the highlights and accomplishments for the Fire Department during his first 6 months.

PROCLAMATION FOR CONSTITUTION WEEK.

Mayor Wheat proclaimed the week of September 18, 2022 through September 24, 2022, as Constitution Week and asked our citizens to reaffirm the ideals the Framers of the

Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2022-0015 TO UPDATE TMRS EMPLOYEE CONTRIBUTION FROM 6% TO 7%.

Council was provided with information on a request to increase the amount of the employee contribution to the Texas Municipal Retirement System from 6% to 7%. Because the City matches the contribution on a 2 to 1 basis, this will also mean an increase in the amount the City contributes for each employee. This is an additional step towards making employment with the City of Alvarado more competitive with area communities.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance 2022-0015. This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING ORDINANCE 2022-0013 OF THE CITY OF ALVARADO, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; APPROPRIATING RESOURCES FOR EACH DEPARTMENT, PROJECT, OPERATION, ACTIVITY, PURCHASES, ACCOUNT AND OTHER EXPENDITURES AS ALLOWED BY APPLICABLE STATE LAW; REQUIRING THE FILING AND POSTING OF THE BUDGET AS REQUIRED BY STATE LAW AND PROVIDING AN EFFECTIVE DATE.

At 7:40 pm, Mayor Wheat announced the start of the Public Hearing regarding Ordinance 2022-0013 of the City of Alvarado, adopting the budget for the fiscal year beginning October 1, 2022 and ending September, 30, 2023. With no comments coming from those in attendance, the Public Hearing was closed at 7:42 pm.

Motion was made by Lydia Moon who moved to approve Ordinance No. 2022-0013 adopting and approving the 2022-2023 Fiscal Year Budget as shown on Exhibit A to said Ordinance. The motion was seconded by Beverly Short. This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING ORDINANCE 2022-0014 OF THE CITY OF ALVARADO, TEXAS AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 AT THE RATE OF \$0.812696 PER ONE HUNDRED DOLLARS (\$100.00) AND FOR DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DUE AND DELINQUENT TOGETHER WITH

PENALTIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE CITY COUNCIL; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

At 7:43 pm, Mayor Wheat announced the start of the Public Hearing regarding Ordinance 2022-0014 of the City of Alvarado, affixing and levying municipal taxes on all taxable property within the corporate limits of the City of Alvarado, Texas for the fiscal year beginning October 1, 2022 and ending September, 30, 2023 at the rate of \$0.812696 per one hundred dollars (\$100.00) and for assessment thereof. With no comments coming from those in attendance, the Public Hearing was closed at 7:42 pm.

Motion was made by Kevin Thomas who moved that the property tax rate be increased by the adoption of a tax rate of \$0.812696, which is effectively a 9.44% percent increase in the tax rate and to approve Ordinance 2022-0014. The motion was seconded by Cherry Bryant.

A Roll Call Vote for the proposed Ad Valorem Tax Rate was taken with the following results:

Thomas	For
Moon	For
Short	For
Bryant	For
Arthur	For
Bennett	Absent

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

CONSIDERATION AND ACTION REGARDING RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE 2022-2023 FISCAL YEAR OPERATING BUDGET.

Lydia Moon moved to ratify the property tax increase reflected in the budget for Fiscal Year 2022-2023. The move was seconded by Beverly Short.

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

CONSIDERATION AND ACTION TO APPOINT CITY SECRETARY.

Gina Bullock who will be starting as HR Manager and City Secretary was introduced to Council.

Motion was made by Beverly Short and to seconded by Cherry Bryant to appoint Gina Bullock as City Secretary for the City of Alvarado. This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 76.3 ACRES IN JOHNSON COUNTY, TEXAS, SITUATED GENERALLY EAST OF THE N. CUMMINGS DRIVE AND COUNT ROAD 508 INTERSECTION AND EAST OF COUNTY ROAD 607, INTO THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TEXAS. (LONE OAK TRACT B ANNEXATION)

Hearing was continued to the next regular council meeting with no action taken.

There being no further business, the Mayor adjourned the meeting at 7:46 p.m.

Passed and approved this the 17th day of October, 2022.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls- Interim City Secretary

RESOLUTION NO. R2022-021

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Alvarado, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about May 13, 2022, Oncor filed with the City an application to increase system-wide transmission and distribution rates by \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor, Care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, TX 78701.

PASSED AND APPROVED this 17th day of October, 2022.

Jacob Wheat, Mayor

ATTEST:

Beth A Walls, Interim City Secretary

APPROVED AS TO FORM:

Ashley Dierker, City Attorney

MODEL STAFF REPORT REGARDING ONCOR ELECTRIC'S REQUESTED RATE CHANGE

Purpose:

On May 13, 2022, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. The impact of this requested increase on an average residential customer using 1,300 kWh/month would be about \$6.02 per month.

In a prior City action, Oncor’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor’s filing (i.e. PUC Docket No. 53601) currently pending at the Commission.

All cities with original jurisdiction will need to adopt the Resolution ***prior to October 30, 2022.***

Explanation of “Be It Resolved” Sections:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides Oncor and counsel for Cities will be notified of the City’s action by sending a copy of the approved and signed resolution to counsel.

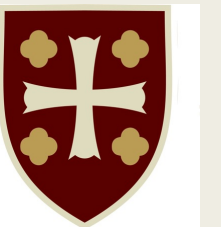


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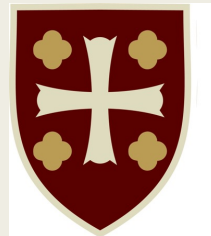
Today's Agenda

- History of the Property
- Rebranding of *the Horse Farm*
- Introduction of *the Venue*
- Sampling of Benefits to the City of Alvarado
- Partnership and Sponsorship Opportunities



History of the Property

- The “original” 200 acre rectangle
- In the early to mid 1950’s this was owned by my mother’s father, Travis Dean
- The trade
- The property returns to the family; 1978
- Manning’s 4M Farm 1980 - 2018



Rebranding the *Horse Farm*



- World Class Training Facility
- World Class Trainers, Horses & Clients
- Share our love & the impact of Arabian horses

- English monarchy's desire to add endurance to racing stock; late 1700's
- Imported 3 Arabian stallions from Europe, Africa, Asia
- Painting of Whistlejacket commissioned for King George III



Introduction of *The Venue*

- Since 1980, our family has been able to purchase several of the small 4+ acres expanding our frontage presence to Interstate 35W
- The expansion, the new horse farm and the desire to share our facilities, horses and experience with others prompted me to launch The Venue at Whistlejacket Farm.



Types of Events

Weddings



Corporate Events



Parties





Barn tours



Corporate retreats



Chef Prepared Dinners

Venue Facilities and Amenities

- 1950's beautifully renovated farmhouse
- Covered pavilion seating for 100 people; tables and chairs
- Outdoor venues for ceremonies, games, activities, gatherings for 200+ guests
- Newly constructed casitas featuring 2 queen bedrooms with private baths
- Newly constructed men's and women's public bathrooms



Some Benefits to the City

- Horse farm hosts clients from around the world
 - *Dining, Groceries, Hotels, Retail, Services*
- Horse farm and Venue provide employment opportunities
- Housing for employees
- Developing programs for students / ISD's / Ag Classes / 4H
- Venue brings 1000's of people to Alvarado each year
 - *Weddings, vendors, retreats, corporate events, camp outs, youth events, private parties, concerts, tours, management & leadership development*
- Potential collaboration with city government, local businesses

Partnership & Sponsor Opportunities

In early August we asked for support from Alvarado Tourism/Economic Development for *Whistlejacket's Inaugural Equestrian Clinic, Symposium & Weekend*; packet available; request still pending



Invitation

Schedule a tour and wine/cheese reception for city leaders, chamber members!



Thank you!

CITY OF ALVARADO ORDINANCE NO. 2022-0016

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING ITS FEE SCHEDULE RELATED TO FIRE HYDRANT METER SECURITY DEPOSITS, FIRE HYDRANT WATER RATES, AND PUBLIC IMPROVEMENT CONSTRUCTION REINSPECTION FEES; PROVIDING A SAVINGS 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, the City desires to amend its Fee Schedule to amend its fire hydrant meter security deposit, fire hydrant water rates, and public improvement development reinspection fees.

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and welfare of the citizens of Alvarado to amend its Fee Schedule as set forth herein.

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

SECTION 1.

The Fee Schedule is amended as follows:

A. Section b. of 8.00 Utility Security Deposits is deleted in its entirety and replaced with: “b. The security deposit for a fire hydrant meter is \$2,500.00.”

B. A new Section d. of 9.00 Water Rates is added as follows: “d. The monthly base rate for water provided through a fire hydrant meter is \$150.00 and the consumption rate will be based on the commercial and industrial rates set forth in Section b. above. The fire hydrant meters shall be returned to City annually for reading and calibration.

C. The Re-Inspection Fee in Section a. of 31.00 Public Improvement Construction (Drives & Sidewalks) is changed from \$650.00 per each inspection to \$75.00 per hour.

SECTION 2.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such Code, in which event the conflicting provisions of such Code are hereby repealed.

SECTION 3.

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

SECTION 4.

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED this 17th day of October, 2022.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Beth A Walls, Interim HR Mgr/City Secretary

CITY OF ALVARADO

FEE SCHEDULE- PROPOSED CHANGES

8.00 Utility Security Deposits

a. At the time of application for utility service the applicant shall make a security deposit in the amount \$150.00 for residential customers and \$200.00 for commercial customers. This deposit must be paid in advance for water service. Upon written notification to the City by a utility customer and payment of a \$15.00 charge, the account and utility deposit may be transferred to a new address.

Current Fee:

b. The security deposit for an applicant for service from a fire hydrant for water, if placed in tank, truck, or other container, shall be \$1,750.00.

Proposed Fee Change:

b. The security deposit for an applicant for service from a fire hydrant meter is \$2,500.00.

9.00 Water Rates

a. The following monthly rate shall be charged for water services furnished by the City to single family residential customers:

Base Rate	\$30.00
0 to 8,000 gallons	\$ 4.25 per 1,000 gallons
8,001 to 10,000 gallons	\$ 5.25 per 1,000 gallons
Over 10,000 gallons	\$ 6.25 per 1,000 gallons

b. The following monthly rate shall be charged for water services furnished by the City to commercial and industrial class customers:

Base Rate	\$35.00
0 to 8,000 gallons	\$ 5.00 per 1,000 gallons
8,001 to 10,000 gallons	\$ 6.00 per 1,000 gallons
Over 10,000 gallons	\$ 7.00 per 1,000 gallons

c. Extended Service Area. Notwithstanding the foregoing, the monthly rate for water service furnished by the City to customers outside the incorporated area of the City shall be one and one-

half (1 ½) time the applicable rate set forth above for water customers within the corporate limits of the City.

9.00- Proposed New Section:

d. The monthly base rate for water provided through a fire hydrant meter is \$150.00 and the consumption rate will be based on commercial and industrial rates set forth in Section b. above. The fire hydrant meters shall be returned to City annually for reading and calibration.

31.00 Public Improvement Construction (Drives & Sidewalks)

The cost of all public improvements required for a subdivision plat (including streets, drainage, sidewalks, utilities, street lights and street signs) shall be the responsibility of the developer; and is enumerated in the Contract for Community Facilities.

a.	Public Improvement Development	
	Inspection Fee	\$650.00
	Re-Inspection Fee	Current Fee: \$650.00 per each inspection Proposed: \$75.00 per hour.
b.	Engineering Review	Actual Cost
c.	Drive Approach	
	Up to 12 ft (width)	\$20.00
	12 ft 1 in-24 ft (width)	\$30.00
	24 ft 1 in and above (width)	\$40.00
d.	Sidewalks (per linear ft) (length – straight line)	\$0.25 – Minimum \$35.00
e.	Curb and Gutter (per linear ft)	\$0.30 – Minimum \$35.00
f.	Parking Lot	\$2.00 p/\$1,000 evaluation – Min \$35.00
g.	Right-of-Way	\$25.00 (no fee for franchises or their subs)

RESOLUTION NO. R2022-020

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE ADVANCE FUNDING AGREEMENT FOR CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT AND SURFACE TRANSPORTATION BLOCK GRANT OFF-SYSTEM FOR THE CONSTRUCTION OF THE COVID-19 INFRASTRUCTURE ROUND 4 FUNDING PROGRAM IMPROVEMENTS TO NORTH CUMMINGS DR. FROM EAST U.S. HIGHWAY 67 TO NORTH OF COUNTY ROAD 508.

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116073 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **Rehabilitate existing roadway**. The portion of the project work covered by the Advance Funding Agreement for Congestion Mitigation and Air Quality Improvement and Surface Transportation Block Grant Off-System for the construction of the COVID-19 Infrastructure Round 4 Funding program improvements to North Cummings Dr. from East U.S. Highway 67 to North of County Road 508 (Agreement) is identified in Article 3, "Scope of Work," of the Agreement; and

WHEREAS, the City of Alvarado wishes to enter into the Agreement with the State of Texas, acting by and through the Texas Department of Transportation.

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

SECTION 1.

The City Council authorizes an Advance Funding Agreement with the State of Texas for the construction of the COVID-19 Infrastructure Round 4 Funding program improvements to North Cummings Dr. from East U.S. Highway 67 to North of County Road 508 for a total estimated cost of \$10,463,295.00, with the City's share of the costs estimated to be \$2,807,760.00 plus any cost overruns. The City Manager is authorized to execute all documents necessary to complete this transaction.

SECTION 2.

It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED this ____ day of _____, 2022.

CITY OF ALVARADO, TEXAS

By: _____
Jacob Wheat, Mayor

ATTEST:

Beth Walls, Interim City Secretary



City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

GMP-1 PROPOSAL

Pkg 1 - PACKAGE PLANT

Prepared for:

City of Alvarado, Texas

September 2022



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1.0 - SCOPE OF WORK

The City of Alvarado is in the process of expanding its wastewater treatment facility by replacing existent structures and constructing a new, fully functional system that will increase its current flow capacity by 0.8 MGD and provide the City with reliable, resilient wastewater treatment. The project consists of the following:

- ❖ New screenings and influent lift station
- ❖ New grit removal system and influent distribution structure
- ❖ New package plant, inclusive of activated sludge basins, secondary clarification, and aerated sludge holding tanks
- ❖ New UV disinfection system
- ❖ Addition of second sludge pump
- ❖ Addition of two polymer feed units
- ❖ Addition of three sludge dewatering boxes
- ❖ Addition of a second emergency generator
- ❖ Associated electrical, controls, and SCADA system improvements
- ❖ Associated yard piping



2.0 - SUMMARY OF GMP 1

2A.

PACKAGE 1 –PACKAGE WWTP EQUIPMENT - SUBCONTRACTOR (AUC GROUP, LLC) PROPOSAL PRICE	1 LS	\$3,888,000.00
CMAR (AW) GENERAL CONDITIONS COST	8%	\$311,040.00
COST OF WORK TOTAL		\$4,199,040.00
CMAR FEE	8%	\$335,923.20
CONTINGENCY (3% OF COST OF WORK)	3%	\$125,971.20
GMP 1 TOTAL		\$4,660,934.40



2B. GENERAL CONDITIONS:

CMAR Project Manager
CMAR Superintendent
CMAR Assistant Project Manager
Safety and QC Manager
AW Office Trailer(s)
Administration and Management services for the project
Maintain Project Schedule
Temporary Fencing
Project Quality Control Plan
Project Safety Plan
Construction Site Safety
Contract and Manage Work Package Contractors
Review and Processing of all Submittals and RFIs between Work Package Contractors and FNI
Record Documents
Coordination with Alvarado's Operations and Maintenance staff throughout construction, start-up, testing, and training
Temporary Sanitary Facilities
CMAR Related Construction Equipment (vehicles, unloading equipment)
Engineering Office Trailer (separate from AW office trailer, equipped with an office, restroom, 11x17 printer/scanner, and internet connection)
Premiums for Bonds and Insurance



City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

3.0 – PACKAGE PLANT SUPPLIER DOCUMENTS



BID PROPOSAL FORM
PROPOSAL PACKAGE 1 – Packaged Plant for WWTP Expansion
City of Alvarado - WWTP Expansion

Proposal of: AUC Group, LLC.

Address: Street/PO Box: 1800 August Dr. Suite, 108

City: Houston

State/Zip: TX 77057

ARTICLE 1: Proposer's Declaration and Understanding

- 1.1 This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association organization or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Proposal; Proposer has not solicited or induced any person, firm, or corporation to refrain from proposing; and Proposer has not sought by collusion to obtain for itself any advantage over any other Proposer or over Owner.
- 1.2 In submitting this Proposal, the Proposer certifies it is qualified to do business in the State of Texas as required by laws, regulations, and rules or, if allowed by statute, covenants to obtain such qualification prior to contract award.
- 1.3 The submission of the Proposal has been duly authorized by, and in all respects of, the proposer. The undersigned declared that it is the Proposer or by holding the position below indicated is authorized to execute this proposal form on behalf of the Proposer and that all representations made on this form are true and accurate.
- 1.4 In submitting this proposal, the Proposer makes all representations required by the Notice to Proposers and further warrants and represents that:
- The Proposer has examined copies of all Contract Documents, the Notice to Proposers, the Instructions to Proposers, and all of the Addenda (receipt of which is hereby acknowledged):
No. Addendum 1 Dated 09/09/2022
No. Addendum 2 Dated 09/19/2022
No. _____ Dated _____
No. _____ Dated _____
 - The proposer has familiarized itself with the nature and extent of the Contract Documents, Work, site, and local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing the work.
- 1.5 The undersigned agrees to enter into a Subcontract with the CMAR (Archer Western Construction, LLC) for the proposed work for the amount indicated in this Proposal Form and in accordance with the other terms and conditions of these Contract Documents.
- 1.6 This proposal shall remain subject to acceptance for a period of 60 calendar days after the date of Proposal opening. If the CMAR has not executed the Purchase Order / Subcontract Agreement within the 60-calendar day period, the Proposer will have the right to negotiate any price increases with the CMAR.
- 1.7 The Owner's decision on the Proposer selection will be final. By submitting a Proposal, the Vendor waives any right to protest.

ARTICLE 2: STATE AND LOCAL SALES AND USE TAXES

- 2.1 Except as may be specifically provided to the contrary in any of the Contract Documents, the Proposal Price shall include all applicable international, federal, state and local transportation, privilege, occupation, and other applicable taxes to the work and all international, federal, state, and local taxes, contributions, and premiums imposed upon or measured, by Proposer's payroll. The CONSTRUCTION MANAGER shall not be responsible for any state or local sales, use or excise taxes. The OWNER is a governmental body whose purchase or purchases, for permanent work in place, on behalf of the OWNER are exempt from state and local sales, use and excise taxes.

ARTICLE 3: SUMMARY OF WORK

- 3.1 Specification Sections as Follows:

VOLUME I

Division 00 – Bidding and Contract Requirements

00 70 00 General Conditions

Division 01 General Requirements

01 33 00 Document Management
01 32 00 Shop Drawings
01 33 03 Product Data
01 33 04 Operation & Maintenance Data
01 40 00 Quality Management
01 75 00 Starting and Adjusting
01 78 36 Warranties and Service Agreements
01 79 00 Training of Operation and Maintenance Personnel

Division 9 Finishes

09 96 00.01 High-Performance Coatings

Division 26 Electrical

26 29 13 Enclosed Controllers

Division 40 Process Integration

46 07 53 Packaged Wastewater Treatment Equipment

- 3.2 SCOPE OF WORK INCLUSIONS AND EXCLUSIONS

Included, but not limited to:

1. Design of the two train, fully functional Municipal Wastewater Treatment Plant to include:
 - a. Tank Structures - with stairs, service walkways & handrail
 - b. Flow Splitter Box
 - c. Aeration Basin - steel tank structure
 - d. Final Clarifier - steel tank structure
 - e. Aerated Sludge Holding Tank - steel tank structure
 - f. Diffuser System - coarse bubble diffuser system and air supply piping
 - g. Blower System

- h. Provisions for instrumentation and control
- i. Design of structural foundation for package plants and blowers
- 2. Furnish and deliver all materials and equipment listed in plans and specifications to Project Site.
- 3. Field assembly and installation of all supplied components.
- 4. Provide schedule of installation as scheduled and coordinated with project superintendent
- 5. Apply field coatings of supplied items/areas damaged during installation.
- 6. Verify elevation and leveling of component being installed (tank, weir, piping, etc.).
- 7. Perform clear water test
- 8. Commission and place the packaged wastewater treatment plant into fully functional service.
- 9. Provide startup and training services listed in this Specification Section.
- 10. Include all treatment components with furnished equipment.
- 11. Liquid piping and valves within basins of treatment units and between treatment units
- 12. Air piping from the blowers to all necessary equipment within package plant requiring air
- 13. Pumps (airlift or other)
- 14. Equipment necessary for the mixing system used in the activated sludge selector zone
- 15. Control Panels
- 16. Programming
- 17. Performance Testing
- 18. Anchor Bolts

A. Specific Exclusions:

- 1. Connections to and from the overall facility influent splitter box to package plant splitter box.
- 2. Connections from the package plant secondary clarifier effluent to the overall facility UV disinfection process.
- 3. Connections from the package plant aerated sludge holding tank to the overall facility dewatering feed pumps
- 4. Site work such as excavation and grading.
- 5. All foundations and concrete equipment pads, including pipe support and stair landing pads.
- 6. Securing water for the clear water test.
- 7. All yard piping, including force main to preliminary treatment, clarified effluent piping from each tank, outfall piping, chlorine solution lines, non- potable water piping, etc.
- 8. Electrical service from the Contractor supplied motor control center to the package plant.
- 9. All electrical work, including installing the control panels furnished by the Supplier, and providing all conduit and wiring.

ARTICLE 4: PROPOSAL FORM

Item No.	Spec Section	Description	Price in Figures	Identify Proposed Manufacturer
1		Furnish and Install Packaged Plant	\$3,790,725.00	1. AUC Group 2. Evoqua/Davco 3. Alfa Laval/ Ashbrook 4. Southwest Fluids
2		Performance & Payment Bond	\$97,275.00	

Additional Year Warranty (per year) \$0.00 for (1) Additional year, not to exceed 1 year after original warranty expiration

Grand Total Bid Amount \$ 3,888,000.00 (Figures)
 Three Million, eight hundred eighty eight thousand dollars Dollars
 and zero cents (Written)

The Grand Total Bid Amount shall be presented both in words and figures for the total bid amount under Proposal Form 1. In the event of discrepancy, the unit price amount shown in words shall dictate. **Owner reserves the right to accept the overall most responsible price proposal.**

VALUE ENGINEERED SUGGESTIONS:
N/A

VALUE ENGINEERED COST DEDUCT:
N/A

ARTICLE 5: SIGNATURE

Respectfully submitted,



By: Chad Schafer Title: CFO

Address: 1800 August Dr. Suite, 108 Houston, TX 77057

(SEAL)

If Proposer is Corporation

Date: 09/21/2022

SUBCONTRACTOR QUESTIONNAIRE

SECTION 1 - EXPERIENCE AND PERFORMANCE

ORGANIZATION GENERAL INFORMATION

COMPANY NAME	AUC GROUP, LLC
ADDRESS THIS CONTRACT WILL BE MANAGED FROM	1800 AUGUSTA DR, STE. 108, HOUSTON, TX 77057
PRIMARY CONTACT	DAVE CARRINGTON
TITLE	BUSINESS DEVELOPMENT MANAGER
PHONE	832-707-1025
EMAIL	dcarrington@aucgroup.net

INDICATOR OF ORGANIZATION SIZE

Average number of current full time employees	36
Average number of current full time employees in DFW Area	1

CONSTRUCTION EXPERIENCE

List 3 most recent projects with original contract value and final contract value

Project Name	Package Plant Size (MGD)	Original Contract Value	Final Contract Value
1. Fort Bend County 229	0.40 MGD	\$2,618,650	\$2,618,650
2. Harris County 536 II	0.28 MGD	\$1,529,625	\$1,529,625
3. Fort Bend County 134E	0.20 MGD	\$1,030,000	\$1,030,000

REFERENCES

Provide 3 references and contact information from projects in the past 5 years

1. NAME:	GREG HAAN, P.E.
COMPANY:	LJA ENGINEERING & SURVEYING
PHONE:	713-953-5200
2. NAME:	DOUG BAKER, P.E.
COMPANY:	BGE
PHONE:	281-558-8700
3. NAME:	TIMOTHY GREEN
COMPANY:	COATS ROSE, P.C.
PHONE:	713-653-7360

PERFORMANCE

Has your company ever been terminated from any past projects?	NO
If so, please list project and explanation at the back of this section.	

PAST EXPERIENCE WITH CITY OF ALVARADO, FNI, AW

Project Name	General Contractor	
1. N/A		
2.		
3.		
4.		
5.		

SUBCONTRACTOR QUESTIONNAIRE

SECTION 2 - PROPOSED PROJECT MANAGER

OR PROVIDE RESUME

PROJECT MANAGER	
NAME	DAVID ROLEN
YEARS OF EXPERIENCE AS PROJECT MANAGER	13
NUMBER OF SIMILAR PROJECTS AS PROJECT MANAGER	25

CURRENT PROJECT ASSIGNMENTS		
Project Name	Percent of time used on project	Anticipated completion date
Montgomery 180 WWTP Phase I	8%	October 31, 2022
Oak Harbor East WWTP Exp No. 3	8%	December 31, 2022
Lago Bello 1A WWTP Phase I	5%	January 31, 2023
East Montgomery 14 WWTP Phase I	5%	March 31, 2023
Montgomery 163 WWTP Phase I	5%	May 31, 2023
Brazoria-Fort Bend 3 Phase II	5%	May 31, 2023

Note: This is not an exhaustive list of current projects. More information is available upon request.

PREVIOUS EMPLOYERS		
Company Name	Years Worked	Contact Name and Number
Terracon Consultants, Inc.	7	225-344-6052

OWNER/GC REFERENCE CONTACT INFORMATION	
1. NAME:	Doyle Roussel, Land Development Project Manager
COMPANY:	DR Horton, Inc. - Gulf Coast
PROJECT:	Oak Harbor East Utility WWTP - 0.450 MGD
PHONE:	225-612-4124
2. NAME:	Bryant Caswell, P.E.
COMPANY:	BGE, Inc.
PROJECT:	Windmill Farms WWTP 0.24 MGD Expansion
PHONE:	972-464-4812

SUBCONTRACTOR QUESTIONNAIRE

SECTION 2 - PROPOSED PROJECT SUPERINTENDENT OR PROVIDE RESUME

PROJECT SUPERINTENDENT

NAME	TIM WILLIAMS
YEARS OF EXPERIENCE AS PROJECT SUPERINTENDENT	17
NUMBER OF SIMILAR PROJECTS AS PROJECT SUPERINTENDENT	50

CURRENT PROJECT ASSIGNMENTS

Project Name	Percent of time used on project	Anticipated project completion date
Montgomery 180 WWTP Phase I	8%	October 31, 2022
Wood Trace WWTP Phase II	8%	October 31, 2022
Oak Harbor East WWTP Exp No. 3	5%	December 31, 2022
Harris County 559 WWTP Phase I	5%	January 31, 2023
Lago Bello 1A WWTP Phase I	5%	January 31, 2023
Montgomery 24 WWTP Exp	5%	January 31, 2023

PREVIOUS EMPLOYERS

Company Name	Years Worked	Contact Name and Number
Performance Contracting, Inc.	2	281-817-9625

OWNER/GC REFERENCE CONTACT INFORMATION

1. NAME:	Tim Austin, Partner
COMPANY:	Allen Boone Humphries Robinson, LLP
PROJECT:	Brazoria 31 WWTP Expansion to 0.900 MGD
PHONE:	713-860-6412
2. NAME:	Ryan Harper, Partner
COMPANY:	Allen Boone Humphries Robinson, LLP
PROJECT:	Harris County 495 WWTP 2 - 0.210 MGD
PHONE:	512-518-2431

SUBCONTRACTOR QUESTIONNAIRE

SECTION 3 - SAFETY & QUALITY

SAFETY INFORMATION	2018	2019	2020
Safety Experience Modification Rate	.80	.79	.81
Incidence Rate	0.00	0.00	1.63
Frequency Rate	0.00	0.00	8.16
Severity Rate	0.00	0.00	29
Does your Company have a written safety plan?	Yes	Yes	Yes

SAFETY TRAINING

List types and frequency of company safety training

These are assigned on an as needed basis. The Team completes about an hour of safety training each month.

Basic Rigging Principles, Crane Hand Signaling, Bloodborne Pathogens, Distracted Driving, Hand, Wrist and Finger Safety, Hearing Conservation (US), Heat Stress, Industrial Ergonomics, Personal Protective Equipment Overview for Construction: Protective Characteristics, Using and Maintaining PPE, Pest Management Safety and You for Construction: Encouraging Safe Work, Vector-Borne Disease Awareness, Walking/Working Surfaces, Confined Space Awareness for Construction, Distracted Driving and Fall Protection.

Annual training assignments include:

Diversity and Inclusion in the Workplace, Drugs and Alcohol, Ladder Safety for Construction, Fire Extinguisher Safety for Construction Parts 1-2, First Aid, Preventing Workplace Harassment

QUALITY PROGRAM

Describe your company's quality program and what approach you will use on this project to ensure the highest quality results.

AUC's quality program is implemented throughout every stage of the project. The first stage is the procurement process. Upon award of contract, AUC's project management team will evaluate vendor quotes to confirm compliance with the project requirements (design criteria, specifications, etc.). The second stage is the design process. AUC utilizes an in-house team of 6 designers and 5 engineers/engineering interns to prepare design basis for the WWTP, along with a full set of submittal drawings assembled in AutoDesk Inventor, a 3D modeling software. Utilizing Inventor allows us to ensure that submittal drawings and fabrication drawings that are prepared and utilized accurately reflect what the field constructed conditions will be. The third stage is the fabrication process. After approval of the plant design, our design team will put together one or more sets of fabrication drawings that will be provided to one of our fabricators that we have long-standing, on-going relationships with. These fabricators are located in the Houston, TX area, which allows AUC the ability to provide in-shop QC, as required. The fourth and final stage is the construction process. Upon construction of foundations by the general contractor, AUC's operations team will mobilize to the site. Prior to beginning construction, they will check layout to confirm compliance with the plant design. After doing so, erection of the plant will commence. The AUC superintendent will provide on-site QC of welding, pipe fitting, and other activities. AUC's intention at the end of every project is to provide a plant that will function as designed and intended, and that will require little to no warranty work in the future.

SUBCONTRACTOR QUESTIONNAIRE

SECTION 4 - OTHER FACTORS

LITIGATION HISTORY

Provide a list of all litigation involving construction project owners and construction managers/general contractors that have been filed in the past five years as an attachment to this section. Provide a brief description of each suit and the resolution/anticipated resolution of the suit.

BONDING INFORMATION

Bonding Company	Indemnity National Insurance Company (INIC)
Bonding Agent	Mike Browning
Phone Number of Bonding Agent	502-238-1242

EQUIPMENT SUPPLIERS

Provide Proposed Equipment Manufacturers for Major Equipment. If fabricated by Supplier note as "Supplier"

Equipment	Supplier
Blowers	Continental
Course Bubble Diffusers	Supplier
Airlift Pumps	Supplier
Clarifier Sludge Scraper	Supplier
Clarifier Surface Skimmer Arms	Supplier
Clarifier Drive Unit	SEW Eurodrive
Other	Xylem (Mixers)

OUTSIDE PROFESSIONAL SERVICES

Provide names and locations of outside professional services used in the design of the package plant.

Name	Service	Location
D&L Painting Inc.	Protective Coatings	Houston, TX
ACE Controls LLC	Control Panels	Houston, TX

SPARE PARTS

Provide list of spare parts being furnished per 46 07 53 1.11

[illegible]

SUBCONTRACTOR QUESTIONNAIRE

SECTION 5 - CURRENT WORK LOAD/ABILITY TO MEET SCHEDULE

ABILITY TO MEET SCHEDULE

Duration to design and complete submittals:	<u>70 days</u>
Duration to complete work after approved submittal:	<u>210 days</u>

The package plant is expected to be put into service by December 18, 2023. Provide a description of your proposed schedule and how you will meet this specified date. Continue on additional pages as necessary.

Please see attached schedule.

Exceptions to Specifications/Drawings
PROPOSAL PACKAGE 1- Package Plant for WWTP Expansion
City of Alvarado - WWTP Expansion

Instructions: *Proposer shall list any and all requested exceptions or revisions, as well as the reasoning or explanation, to the Specifications included in the Bid Package. The Construction Manager will take these items into consideration but is not obligated to accept any of the requested revisions or modifications.*

Below is a list of the major clarifications/exceptions to the Bid Documents for the above-referenced project as it pertains to the Bid Proposal submitted herewith by AUC Group, LLC.

1. Section 46 07 53 Item 3.01(D) – AUC will strive to avoid any field welding of hot-dipped galvanized material. However, there may be limited instances where this will be required so as to allow for proper installation. We will request approval from the Engineer prior to this work and keep it limited.
2. Section 46 07 53 Item 3.02 – The “Contractor” referenced in this section is a separate entity from the Plant Supplier/Manufacturer (i.e. AUC Group). Therefore, the Bid Proposal from AUC Group excludes all work, labor, and materials to be performed by the Contractor.

4.0 - LIST OF PLANS AND SPECIFICATIONS USED FOR PROPOSAL

4.1 - SPECIFICATIONS

Division 00 – Bidding and Contract Requirements

00 70 00 General Conditions

Division 01 General Requirements

01 33 00 Document Management

01 33 02 Shop Drawings

01 33 03 Product Data

01 33 04 Operations and Maintenance Data

01 40 00 Quality Management

01 75 00 Starting and Adjusting

01 78 36 Warranties and Service Agreements

01 79 00 Training of Operations and Maintenance Personnel

Division 09 Finishes

09 96 00.01 High-Performance Coatings

Division 26 Electric

26 29 13 Enclosed Controllers

Division 46 Wastewater Equipment

46 07 53 Package WWTP Equipment

4.2 DRAWINGS

NO DRAWINGS INCLUDED WITHIN THIS GMP

5.0 - LIST OF CLARIFICATIONS AND ASSUMPTIONS

Items Included:

- Package 1 includes the Supply and Installation of the Packaged WWTP Equipment Only

Items Excluded:

- Concrete Slab for Packaged WWTP Equipment will be included in future work package
- QC materials testing - QC testing, such as soil densities and concrete testing is to be included in future work package
- SWPPP will be provided in future work package
- Temporary Power and Water (AW to hook-up from City provided services)
- Painting of galvanized, Stainless Steel and PVC surfaces is excluded
- Security Officer for daily access in and out of treatment plant.
- Water for testing structures and process piping
- Sales tax
- US Iron and Steel requirements / Buy American / Domestic Requirements
- Field Offices for Engineer or Owner
- Easement Procurement
-



City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

6.0 – PACKAGE PLANT SCHEDULE



ID		Task Mode	Task Name	Duration	Start	Finish	3rd Quarter				4th Quarter		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		1st Quarter	
							Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
38			3.3.1.1.1 Shop Drawings - Partition Walls	10 days	Mon 2/6/23	Fri 2/17/23																			
39			3.3.1.1.2 Shop Drawings - Clarifier Internals	10 days	Mon 2/13/23	Fri 2/24/23																			
40			3.3.1.1.3 Shop Drawings - Bridges and Air Header	15 days	Mon 2/27/23	Fri 3/17/23																			
41			3.3.1.1.4 Shop Drawings - Piping, Barscreen, Stairs	15 days	Mon 3/6/23	Fri 3/24/23																			
42			3.3.1.2 Train No. 2	35 days	Mon 3/27/23	Fri 5/12/23																			
43			3.3.1.2.1 Shop Drawings - Partition Walls	10 days	Mon 3/27/23	Fri 4/7/23																			
44			3.3.1.2.2 Shop Drawings - Clarifier Internals	10 days	Mon 4/3/23	Fri 4/14/23																			
45			3.3.1.2.3 Shop Drawings - Bridges and Air Header	15 days	Mon 4/17/23	Fri 5/5/23																			
46			3.3.1.2.4 Shop Drawings - Piping	15 days	Mon 4/24/23	Fri 5/12/23																			
47			3.3.2 Fabrication and Delivery	145 days	Mon 12/19/22	Fri 7/14/23																			
48			3.3.2.1 Components	145 days	Mon 12/19/22	Fri 7/14/23																			
49			3.3.2.1.1 Train No. 1	110 days	Mon 12/19/22	Fri 5/26/23																			
50			3.3.2.1.1.1 Embedded Channel	20 days	Mon 12/19/22	Fri 1/20/23																			
51			3.3.2.1.1.1.1 Issue Purchase Order	5 days	Mon 12/19/22	Fri 12/23/22																			
52			3.3.2.1.1.1.2 Fabricate	15 days	Mon 1/2/23	Fri 1/20/23																			
53			3.3.2.1.1.2 Partition Walls	20 days	Mon 2/20/23	Fri 3/17/23																			
54			3.3.2.1.1.2.1 Issue Purchase Order	5 days	Mon 2/20/23	Fri 2/24/23																			
55			3.3.2.1.1.2.2 Fabricate	15 days	Mon 2/27/23	Fri 3/17/23																			
56			3.3.2.1.1.3 Clarifier Internals	35 days	Mon 2/27/23	Fri 4/14/23																			
57			3.3.2.1.1.3.1 Issue Purchase Order	5 days	Mon 2/27/23	Fri 3/3/23																			
58			3.3.2.1.1.3.2 Fabricate	20 days	Mon 3/6/23	Fri 3/31/23																			
59			3.3.2.1.1.3.3 Galvanize	10 days	Mon 4/3/23	Fri 4/14/23																			
60			3.3.2.1.1.4 Bridges and Air Header	45 days	Mon 3/20/23	Fri 5/19/23																			
61			3.3.2.1.1.4.1 Issue Purchase Order	5 days	Mon 3/20/23	Fri 3/24/23																			
62			3.3.2.1.1.4.2 Fabricate	25 days	Mon 3/27/23	Fri 4/28/23																			
63			3.3.2.1.1.4.3 Galvanize	15 days	Mon 5/1/23	Fri 5/19/23																			
64			3.3.2.1.1.5 Piping, Barscreen, Stairs	45 days	Mon 3/27/23	Fri 5/26/23																			
65			3.3.2.1.1.5.1 Issue Purchase Order	5 days	Mon 3/27/23	Fri 3/31/23																			
66			3.3.2.1.1.5.2 Fabricate	25 days	Mon 4/3/23	Fri 5/5/23																			
67			3.3.2.1.1.5.3 Galvanize	15 days	Mon 5/8/23	Fri 5/26/23																			
68			3.3.2.1.2 Train No. 2	125 days	Mon 1/23/23	Fri 7/14/23																			
69			3.3.2.1.2.1 Embedded Channel	20 days	Mon 1/23/23	Fri 2/17/23																			
70			3.3.2.1.2.1.1 Issue Purchase Order	5 days	Mon 1/23/23	Fri 1/27/23																			
71			3.3.2.1.2.1.2 Fabricate	15 days	Mon 1/30/23	Fri 2/17/23																			
72			3.3.2.1.2.2 Partition Walls	20 days	Mon 4/10/23	Fri 5/5/23																			
73			3.3.2.1.2.2.1 Issue Purchase Order	5 days	Mon 4/10/23	Fri 4/14/23																			
74			3.3.2.1.2.2.2 Fabricate	15 days	Mon 4/17/23	Fri 5/5/23																			
75			3.3.2.1.2.3 Clarifier Internals	35 days	Mon 4/17/23	Fri 6/2/23																			

Project: Alvarado WWTP

Date: Thu 10/13/22

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Page 2

ID		Task Mode	Task Name	Duration	Start	Finish	3rd Quarter				4th Quarter			1st Quarter			2nd Quarter		3rd Quarter				4th Quarter			1st Quarter	
							Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
114			3.4.2.1 Erect Clarifier Wall	5 days	Mon 6/5/23	Fri 6/9/23																					
115			3.4.2.2 Install Partition Walls	3 days	Mon 6/12/23	Wed 6/14/23																					
116			3.4.2.3 Erect Outer Wall	7 days	Thu 6/15/23	Fri 6/23/23																					
117			3.4.2.4 Install and Tack Wall Structure	10 days	Mon 6/26/23	Fri 7/7/23																					
118			3.4.2.5 Weld Walls and Structure	20 days	Mon 7/10/23	Fri 8/4/23																					
119			3.4.2.6 Install Clarifier Internals	10 days	Mon 7/31/23	Fri 8/11/23																					
120			3.4.2.7 Install Bridges and Air Header	10 days	Mon 8/14/23	Fri 8/25/23																					
121			3.4.2.8 Install Piping and Air Lifts	7 days	Mon 8/28/23	Tue 9/5/23																					
122			3.4.2.9 Install Anoxic Mixer	5 days	Mon 8/28/23	Fri 9/1/23																					
123			3.4.2.10 Field Painting - Clarifier	3 days	Wed 9/6/23	Fri 9/8/23																					
124			3.4.2.11 Field Painting - Outer Wall	5 days	Mon 9/11/23	Fri 9/15/23																					
125			3.4.2.12 Field Painting - Piping	2 days	Mon 9/18/23	Tue 9/19/23																					
126			3.4.2.13 Install Sand/Grout	5 days	Wed 9/20/23	Tue 9/26/23																					



Project: Alvarado WWTP
Date: Thu 10/13/22

Task

Project Summary

Manual Task

Start-only

Deadline

Split

Inactive Task

Duration-only

Finish-only

Progress

Milestone

Inactive Milestone

Manual Summary Rollup

External Tasks

Manual Progress

Summary

Inactive Summary

Manual Summary

External Milestone

**AMENDMENT NO. 1 TO THE
CONSTRUCTION MANAGEMENT AT RISK SERVICES AGREEMENT**

**For the City of Alvarado, Texas
Wastewater Treatment Plant Expansion**

Early Work Package GMP-1

This amendment (the "Amendment") is made and dated as of [REDACTED] 2022, between the City of Alvarado, Texas, ("City" or "Owner") and the construction manager at risk ("CMAR"), Archer Western Construction, LLC, Parties to the Construction Management at Risk Services Agreement (the "Agreement").

WHEREAS, the City must expand their wastewater treatment plant (the "Project") to accommodate developments and associated cost sharing agreements with developers; and

WHEREAS, the Construction Management At Risk Services Agreement allows for Early Work Packages for a portion of Work that the Parties agree should be performed prior to the establishment of a Guaranteed Maximum Price (GMP) for the Project; and

WHEREAS, the Construction Management At Risk Services Agreement allows for Early Work Packages to facilitate the early preparation of the Site, purchase long lead time materials and equipment and otherwise accelerate certain portions of the Work in advance of an agreement between the City and CMAR regarding the GMP Amendment for the entire Work; and

WHEREAS, the Construction Management At Risk Services Agreement in Article 9, Sections 9.03, 9.04, 9.05, 9.06 and 9.07 allow the CMAR to implement Early Work Packages upon the written agreement of the Parties;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein the parties agree as follows:

1. Construction Managers at Risk Service Agreement

a. Amend Article 6, CMAR's Construction Services Fee, Section 6.02:

"6.02 If Owner approves the use of contingency funds in accordance with Article 8 of this Agreement, CMAR shall be paid eight percent (8 %) of the contingency funds approved by Owner as its fee for construction services associated with the contingency work. ~~{To be negotiated at the time of GMP Amendment}~~

b. Amend Article 8, Contingency Funds, Section 8.02:

"8.02 The amount of the contingency funds shall be three percent (3 %) of the Cost of Work. ~~{To be negotiated at the time of the GMP Amendment}~~"

2. Standard General Conditions of the Construction Contract

a. Amend Article 11, Cost of Work, Section 11.01, A.1.c:

“c. General Conditions: The following costs shall be called “General Conditions.” Contractor shall be compensated for these costs on a flat fee basis. The flat fee shall be calculated as the sum of costs described in Articles 11.01(A)(1)(a) and (b), multiplied by **eight percent (8 %)** ~~that General Conditions percentage that will be negotiated at the time of the Guaranteed Maximum Price Amendment~~. The intent is that the CMAR is to be paid General Conditions based upon a constant percentage of the Subcontractor costs, bid-and-self-performed Work costs, materials and equipment costs, and special consultant costs. It is understood that the actual costs incurred by the Contractor for these General Conditions may, in fact, be more or less than that which is calculated with this agreed-upon formula. Both Owner and Contractor agree to be bound by said formula, regardless of the actual General Conditions costs incurred. The following costs are considered General Conditions and shall be paid in accordance with the aforementioned flat fee General Conditions formula:”

3. Early Work Package GMP-1:

- a. Scope of Work: Procurement and installation of new package plant as more fully described in Exhibit A of this Amendment.
- b. The schedule for completion of this Early Work Package Number GMP-1 is described in Exhibit A of this Amendment.

4. Total Cost of Amendment No. 1

- a. Early Work Package GMP-1 \$4,660,934.40

5. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement, the terms of the Agreement will prevail.

By: City of Alvarado, Texas

By: Archer Western, LLC

Printed Name: Paul DeBuff

Printed Name: _____

Title: City Manager

Title: _____

Dated: _____

Dated: _____

EXHIBIT A

Early Work Package GMP-1: Package Plant

General Notes:

1. The scope of work includes the procurement and installation of two 0.4 MGD wastewater treatment package plants as indicated in the Technical Specifications available at the time of Bidding.
2. Technical Specifications were as provided for “Bidding” Purposes including; City of Alvarado WWTP Expansion, Proposal Package 1 – Package Plant and Addendum No. 1 through Addendum No. 2.
3. Any modification to the Technical Specifications (Including Addendums) utilized for “Bidding” Purposes may result in a change (increase or decrease) to this Amendment. Any such adjustment in Price would include all required authorizations from the City.
4. The overall completion of the above referenced scope of work for Early Work Package Number GMP-1 may be completed ahead of or in conjunction with the completion of the overall project. Early completion of this scope of work shall not modify the overall contract completion date.
5. Early Work Package GMP-1 shall be Substantially Complete by December 18, 2023. Final Completion shall be by March 31, 2024. The CMAR shall pay Owner Liquidated Damages in the amount of one thousand dollars (\$1,000) for each day that expires after Substantial Completion until the Work is substantially complete. CMAR shall pay Owner Liquidated Damages in the amount of five hundred dollars (\$500) for each day that expires after Final Completion until the final completion is achieved.
6. Substantial Completion for Early Work Package GMP-1 means the package plant is ready to accept plant influent for the start of Performance Testing of Process per Specification 46 07 53, 3.02.B.3. Furthermore, Substantial Completion means the Acceptance Test Plan and the package plant Final Operation and Maintenance Manual has been submitted and approved by the Engineer.
7. Contained in Exhibit A is an “Authorization to Award, Early Work Package GMP-1” to AUC Group, LLC. for \$3,888,000.00, executed by the City of Alvarado and dated **October X, 2022**.

Early Work Package GMP-1 Cost:

1. Subcontractor (AUC Group, LLC.) Proposal Price	<u>\$3,888,000.00</u>
2. CMAR (Archer Western) General Conditions Cost (8.0% of Proposal Price) (0.08 times Item 1)	<u>\$311,040.00</u>
3. Cost of Work Total	<u>\$4,199,040.00</u>
4. CMAR Fee (8% of the Cost of Work) (0.08 times Item 3)	<u>\$335,923.20</u>
5. CMAR Contingency (3% of the Cost of Work) (0.03 times Item 3)	<u>\$125,971.20</u>
6. Total GMP-1 Price (add Items 3 plus 4 plus 5)	<u>\$4,660,934.40</u>

MEMORANDUM

To: Planning & Zoning Commission

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

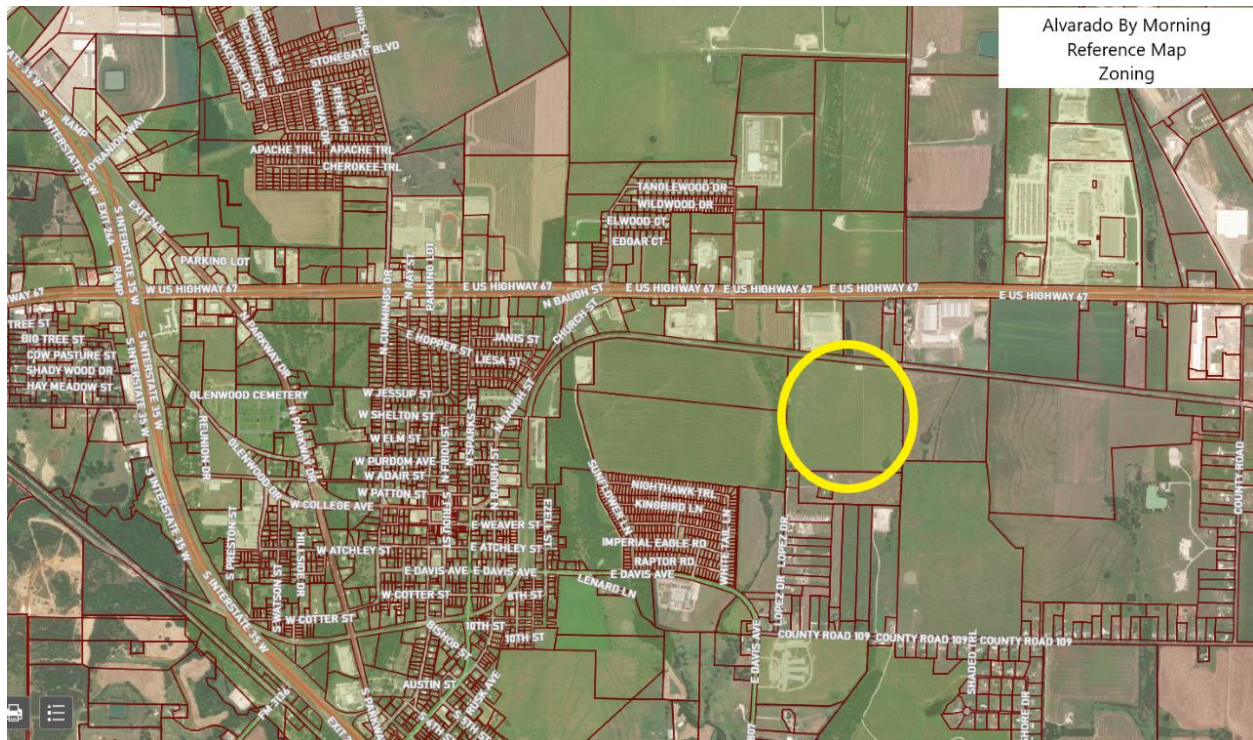
Subject: Alvarado By Morning - Zoning

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#: 80329772 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@sua.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] 9/26/22 Wayne Burgdorf
Owner Signature Date 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	IMPROVEMENT :	40,800
AG LAND VALUE:	477,583	DEF HOMESTEAD:	0
APPRAISED VALUE:	533,516	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 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

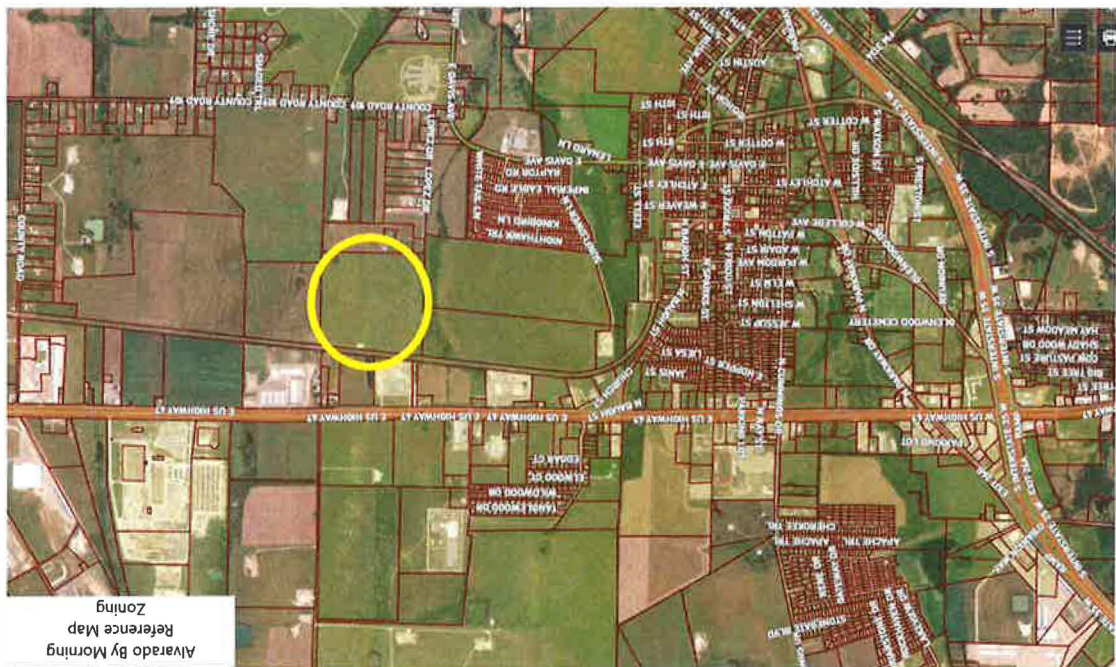
By: _____

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:

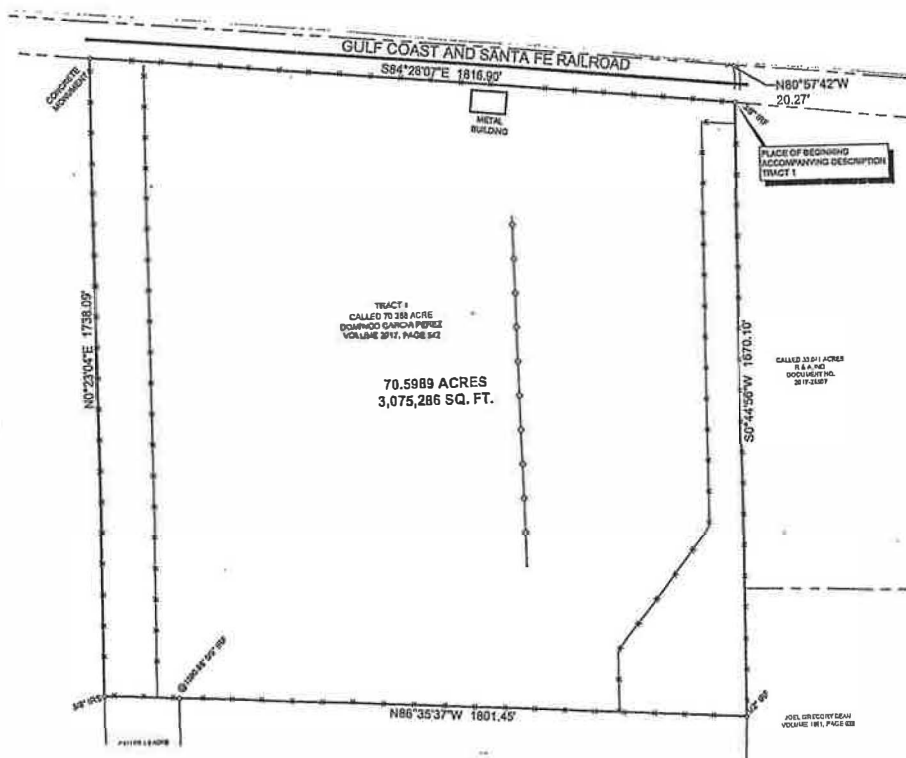
BEGINNING at a 3/8" iron rod found for the northeast corner of 70.388, the northwest corner of a called 33.041 acre tract of land described in the deed to R & A, Inc., as recorded in Document No. 2017-25507 of the Official Public Records of Johnson County, Texas and being in the south line of Gulf Coast 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: Emile Moline, Jr. – Planning /Economic Development Director

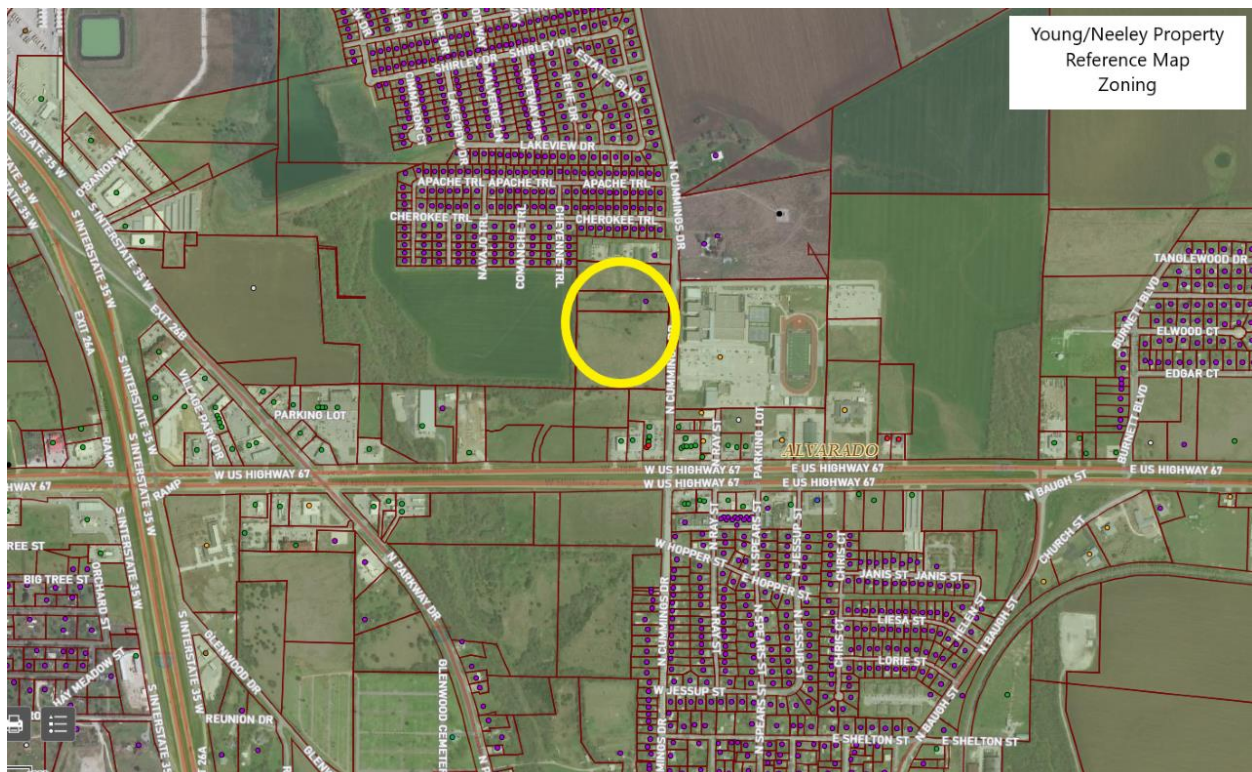
Subject: Young/Neeley Property Zoning

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

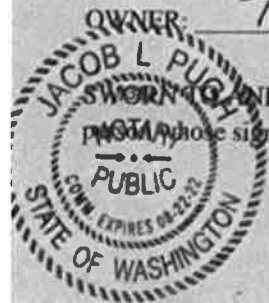
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

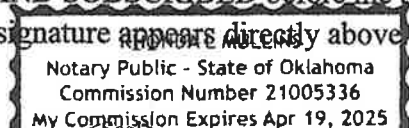
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

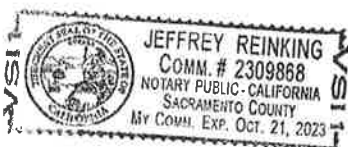
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

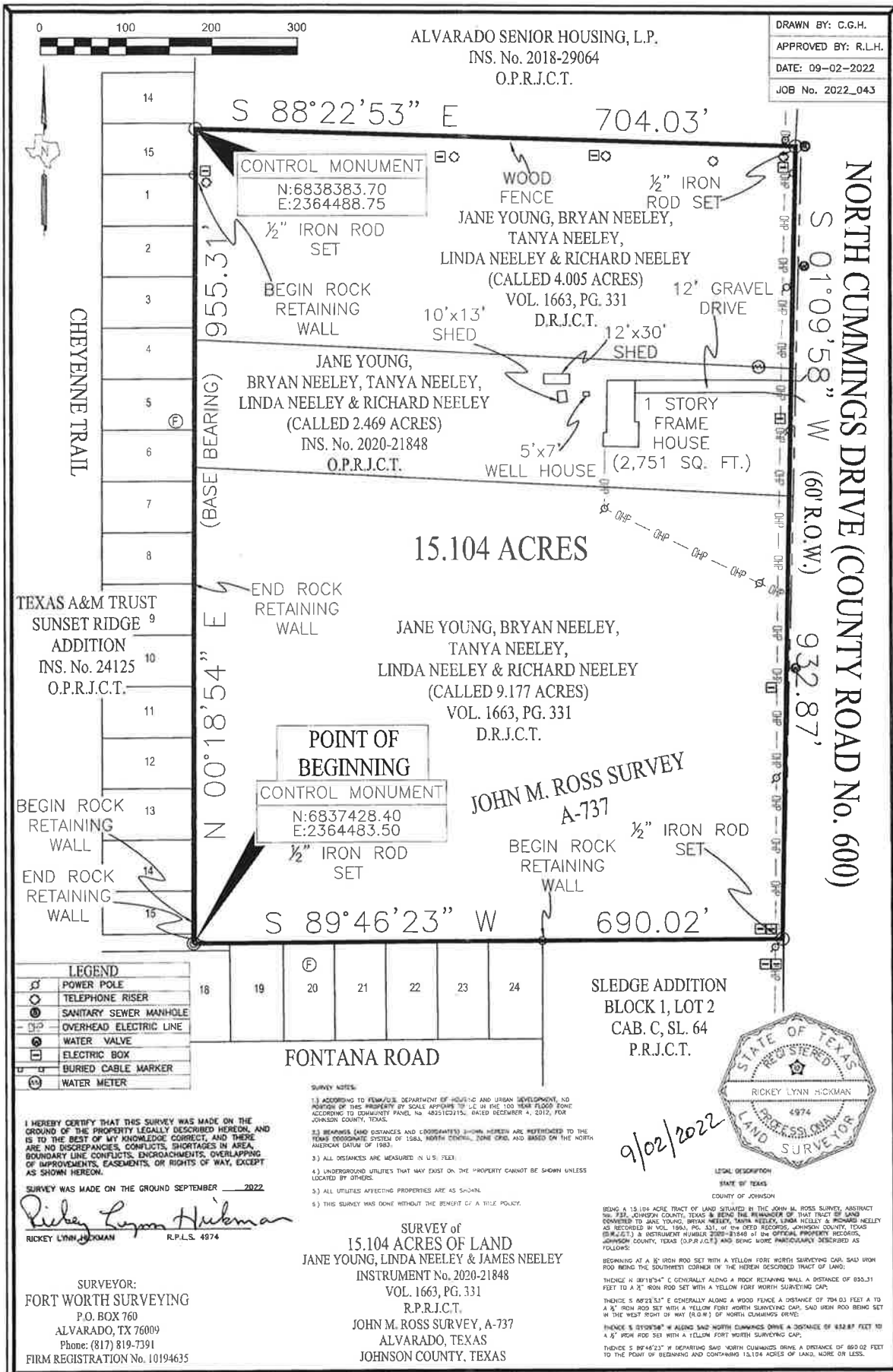
OWNER: Bryan Neeley

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

AD NUMBER: R000017531

GF NUMBER:

CERTIFICATE NO: 13441922

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

7.00232,00233,00234,00236 UDI

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:			

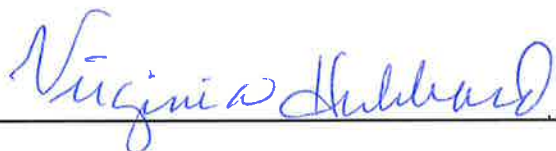
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	ALVARADO ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	CITY OF ALVARADO	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-ALVARADO	0.00	0.00	0.00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

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

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

AG LAND VALUE: 0

APPRAISED VALUE: 18,809

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:

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

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

PROPERTY OWNER

YOUNG JANE & RICHARD NEELEY & BRYAN J &

TANYA L NEELEY

9145 BENEVOLENT CT

PROVIDENCE VILLAGE TX 76227

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:	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

PROPERTY OWNER

NEELEY LINDA & BRYAN & RICHARD & TANYA &

JANE YOUNG

PO BOX 325

ALVARADO TX 76009

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:	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.

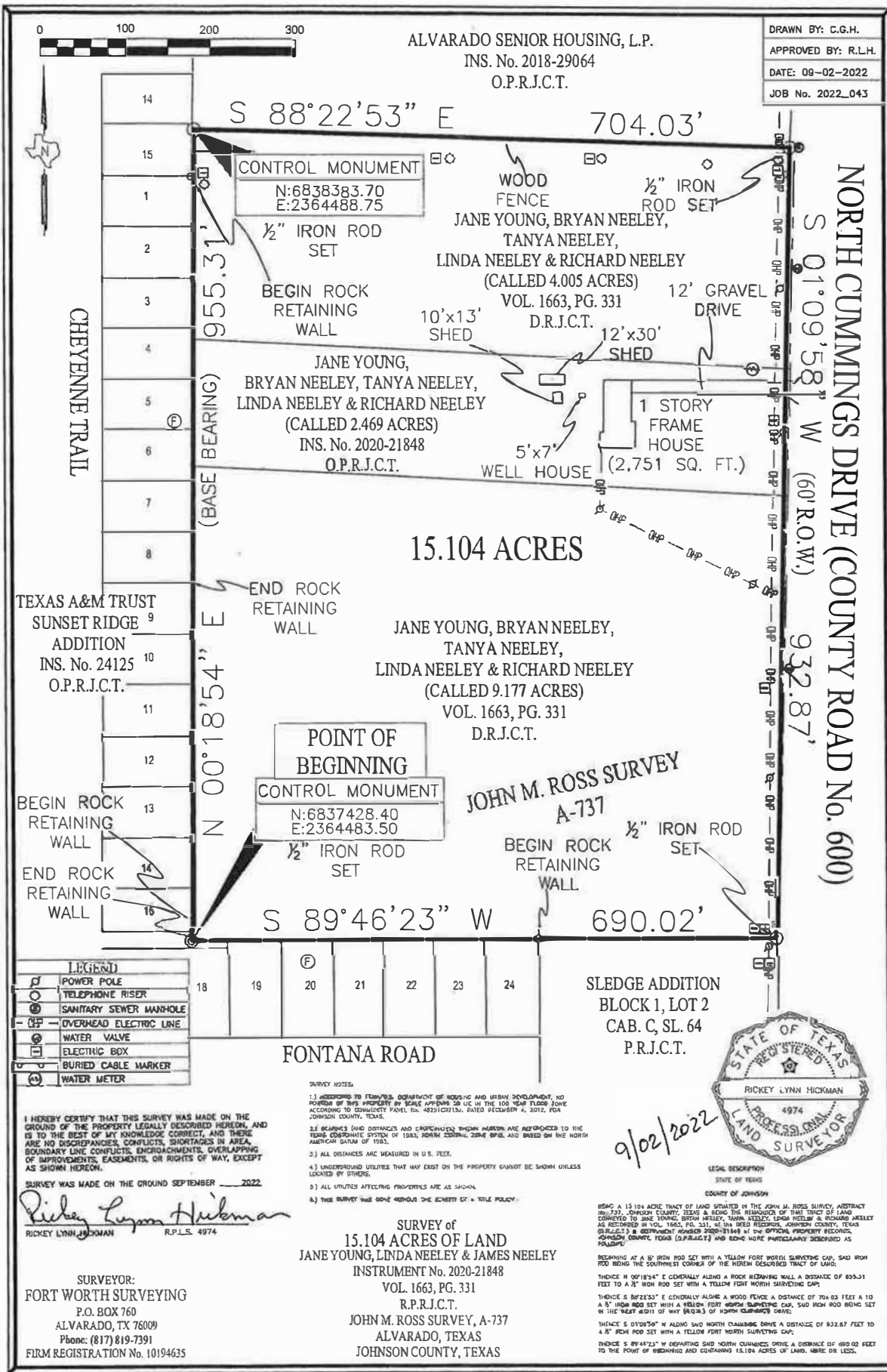
CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary

EXHIBIT A



DRAWN BY: C.G.H.
APPROVED BY: R.L.H.
DATE: 09-02-2022
JOB No. 2022_043

Table with 2 columns: Symbol and Description. Includes entries for POWER POLE, TELEPHONE RISER, SANITARY SEWER MANHOLE, OVERHEAD ELECTRIC LINE, WATER VALVE, ELECTRIC BOX, BURIED CABLE MARKER, and WATER METER.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS TO THE BEST OF MY KNOWLEDGE CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON.

SURVEY WAS MADE ON THE GROUND SEPTEMBER 2022

Rickey Lynn Hickman
RICKY LYNN HICKMAN R.P.L.S. 4974

SURVEYOR:
FORT WORTH SURVEYING
P.O. BOX 760
ALVARADO, TX 76009
Phone: (817) 819-7391
FIRM REGISTRATION No. 10194635

- 1.) ACCORDING TO FORT WORTH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, NO PORTION OF THIS PROPERTY IS BEING APPLIED TO USE IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY FLOOD MAP NO. 40751C0215A, DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.
- 2.) EASEMENTS (AND EASEMENTS AND ENCROACHMENTS) THOUGH NOT SHOWN ARE REFERENCED TO THE 1983 ADJUDICATED SYSTEM OF 1983, ADJUDICATED ZONE 8918, AND BASED ON THE NORTH AMERICAN DATUM OF 1983.
- 3.) ALL DISTANCES ARE MEASURED IN U.S. FEET.
- 4.) UNDERGROUND UTILITIES THAT MAY EXIST ON THE PROPERTY SHOWN BE SHOWN UNLESS LOCATED BY STUDIES.
- 5.) ALL UTILITIES AFFECTING PROPERTIES ARE AS SHOWN.
- 6.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY.

SURVEY OF
15.104 ACRES OF LAND
JANE YOUNG, LINDA NEELEY & JAMES NEELEY
INSTRUMENT No. 2020-21848
VOL. 1663, PG. 331
R.P.R.J.C.T.
JOHN M. ROSS SURVEY, A-737
ALVARADO, TEXAS
JOHNSON COUNTY, TEXAS

SLUDGE ADDITION
BLOCK 1, LOT 2
CAB. C, SL. 64
P.R.J.C.T.



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 PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (SUBJECT) & BEING INSTRUMENT NUMBER 2020-21848 AT THE OFFICIAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS (SUBJECT) 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 855.31 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;
THENCE S 89°46'23" E GENERALLY ALONG A WOOD FENCE A DISTANCE OF 704.03 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;
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.

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



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.

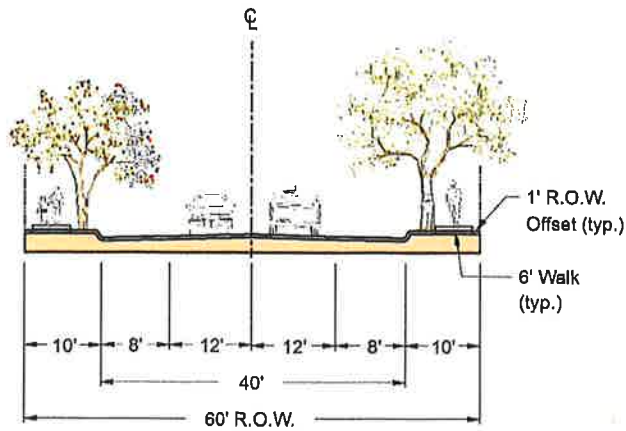
Right-of-Way to be dedicated to the City of Alvarado Via separate instrument document prior to construction of the off-site roadway. If Owner/Applicant "Best Efforts" cannot acquire the necessary Right-of-Way, the City of Alvarado will step in and condemn the necessary Right-of-Way within a reasonable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



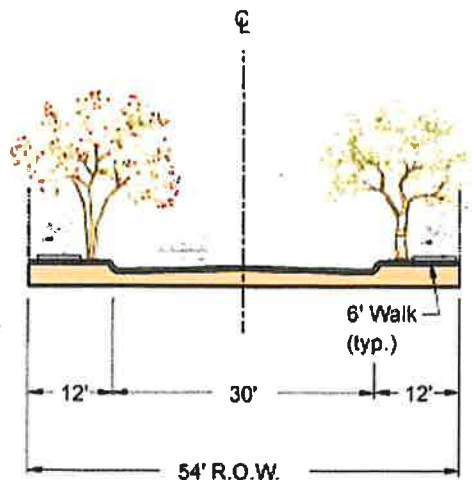
COLLECTORS

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.

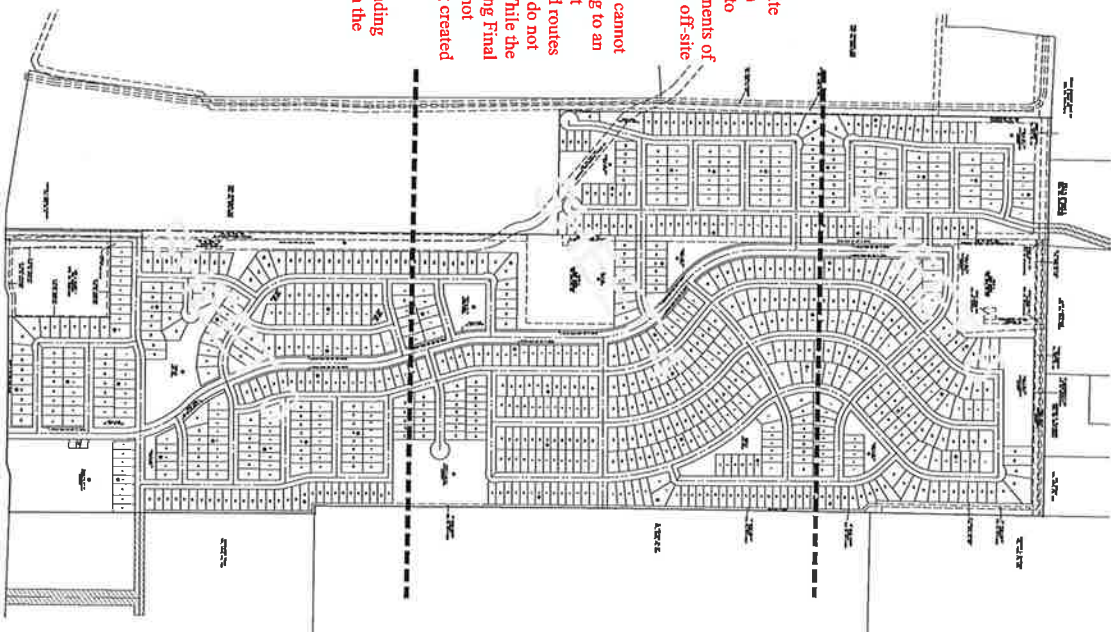


Our review of the plans is for general compliance with the City of Alvarado's development requirements and good engineering practice, and does not relieve the engineer of record of their responsibilities under the Texas Engineering Practice Act

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 plan does not constitute approval of adverse storm water conditions being created on adjacent properties.

TIA 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

[illegible][illegible][illegible]

GRAPHIC SCALE
200 0 100 50
(IN FEET)
1 inch = 300 ft.



VICINITY MAP
NOT TO SCALE

POB POINT OF BEGINNING
R/R ROAD RIGHT OF WAY
C/D CHAINED ROAD RIGHT OF WAY
C/M 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. 327
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
 Carrollton, Texas 75006
 Contact: Christopher Wall, P.E.
 Tel: 972-448-7878
 Fax: 972-448-7878

PRELIMINARY PLAT
ALVARADO 215

LENNAR HOMES	1707 Marketplace Blvd., Suite 100 Atlanta, GA 30329 Contact: Greg Urnich	OWNER/DEVELOPER (404)567-5200
JBI PARTNERS, INC.	2121 Highway Road, Suite 300 Carrington, Texas 75008 Contact: Christopher Wall, P.E. Tel: No. 7-443 Telex No. 1067000	SURVEYOR/ENGINEER (817)246-7676

Office September 30, 2022

Sheet 2 of 6



INDESS & EGRESS EASEMENT
VOL. 450A, PG. 32

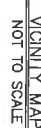
P.O.B.

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

WING COORD.		CAR. COORD.	
NO.	READING LENGTH	NO.	READING LENGTH
11	502737378 48.4*	12	479327778 27.2*
12	103675078 58.8*	13	488187378 26.0*
13	82747478 50.8*	14	509787378 15.0*
14	861367178 25.0 47	15	463757478 22.8*
15	808787178 48.4 47	16	471872778 27.2*
16	817327478 27.2*	17	423757478 15.0*
17	8077378 27.2*	18	517477478 28.8*

CORD TABLE						
NO.	LENGTH	202.5A	340.0E	THICKEN ²	CHORD RAYING	CHORD
01	181.87	00070.72"	23008.30"	84.87	20077.37"	181.87
02	408.88	00070.72"	23008.30"	204.88	20077.37"	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 (817) 248-7678
Toll No. 1-800-368-3622



13 DEVEN ENERGY
EASTMONT
POC. NO. 2077-2238

NOTES:

ALVARADO 215

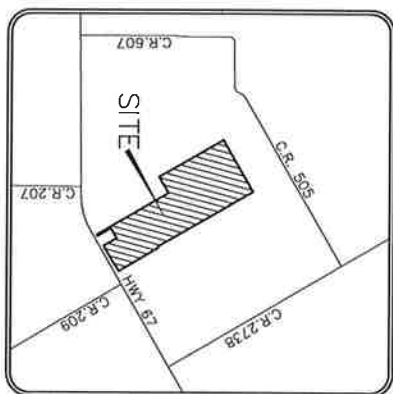
LENNAR HOMES 1707 MacArthur Blvd., Suite 100 Dallas, Texas 75201 Contact: Greg Lueck	OWNER/DEVELOPER (469)561-5200
JE PARTNERS, INC. 2171 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Christopher Wall, P.E. Tel: 972-471-408 Texas, Inc. (TDCM)	SURVEYOR/ENGINEER (972)248-7878

Date: September 20, 2002

Sheet 4 of 6

Sheet 5 of 6

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	PROPOSED DRAINAGE AREA MAP
2.01	PROPOSED DRAINAGE AREA MAP
2.02	STORM PLAN: SHEET 01 OF 03
2.03	STORM PLAN: SHEET 02 OF 03
2.04	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

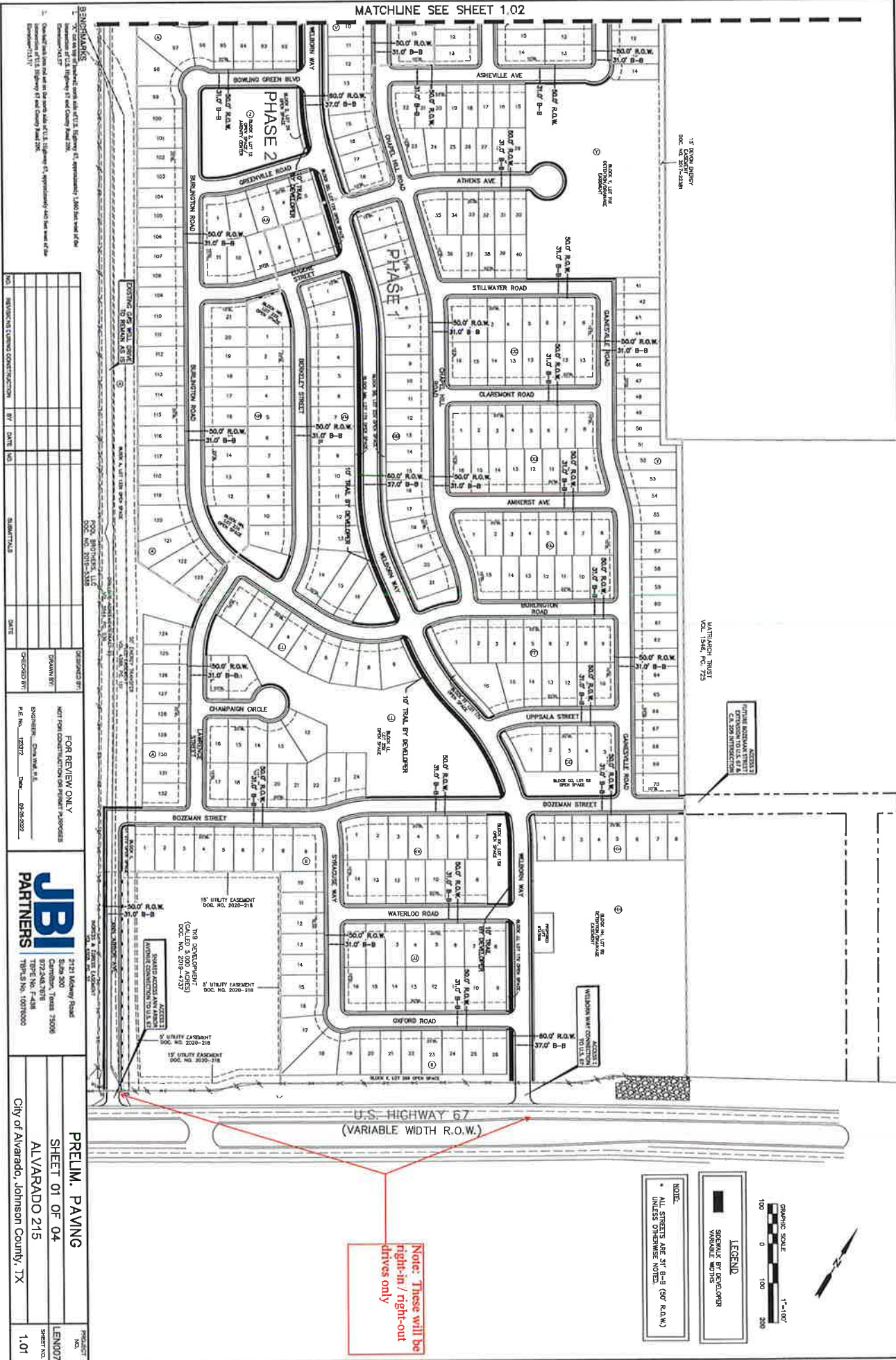
ENGINEER - SURVEYOR

JBIPARTNERS
3121 Midway Road
Suite 100
Canyon, Texas 75006
872.244.7575
TDRS No. F-438
TDRS 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 1.02



REVISIONS

NO.	REVISIONS	DATE
1	REVISIONS TO LAYOUT CONSTRUCTION	07/20/2022
2	DATE	08/24/2022

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: CHAS. W. B. JBI PARTNERS

2121 Midway Road
Chattanooga, TN 37406
770.241.1111
T874.3 No. 10070000

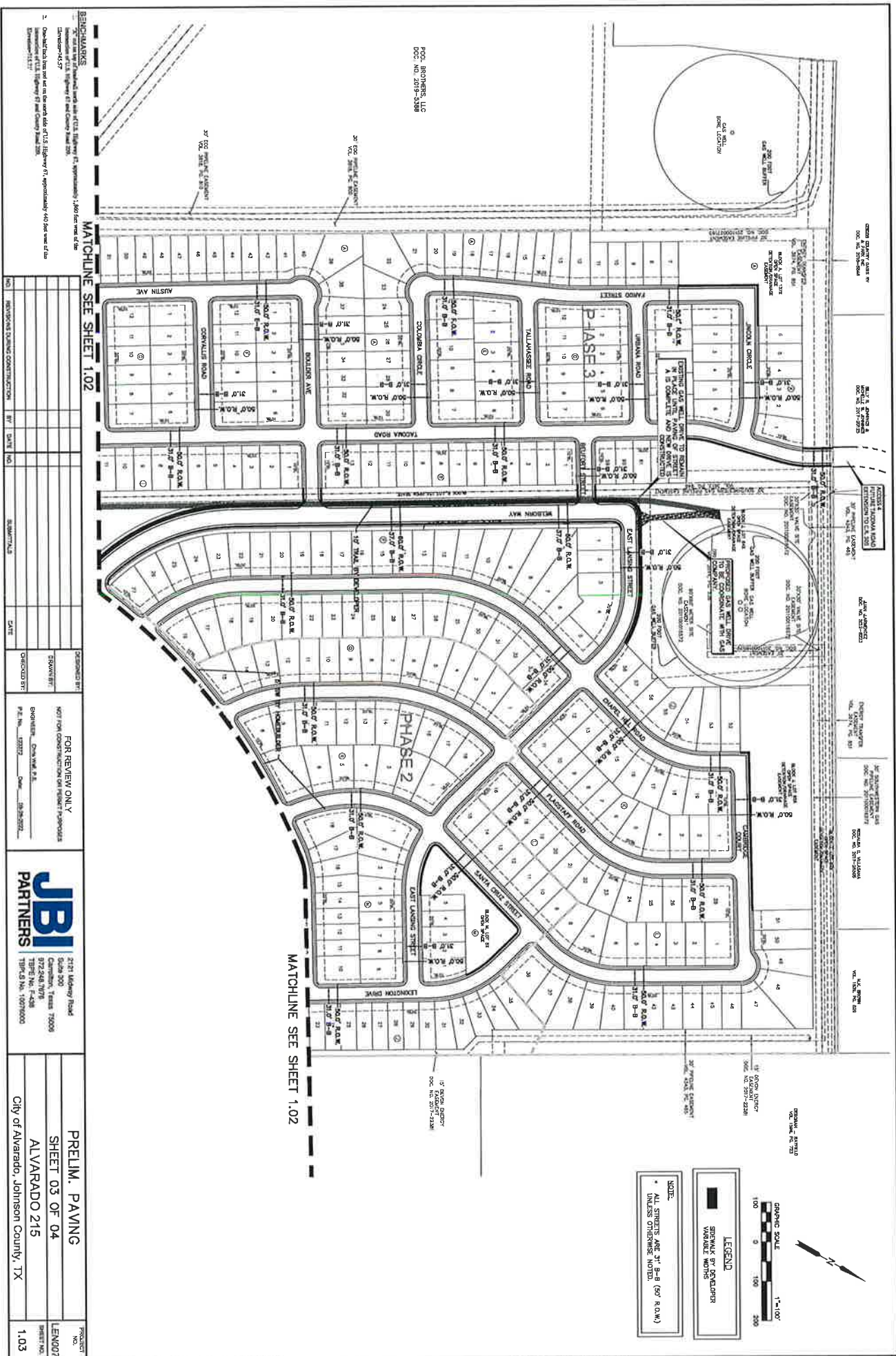
PRELIM. PAVING

SHEET 01 OF 04

ALVARADO 215

CITY OF AVARADO, JOHNSON COUNTY, TX

1.01



BENCHMARKS

1. Station 1+00.00 on the west side of U.S. Highway 77, approximately 1,400 feet west of the intersection of U.S. Highway 77 and County Road 200.
 Elevation: 145.27'

2. Station 1+00.00 on the east side of U.S. Highway 77, approximately 1,400 feet east of the intersection of U.S. Highway 77 and County Road 200.
 Elevation: 145.27'

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: CHAI WAI SUE
 P.E. No. 09322 Date: 09/24/2022

JB PARTNERS
 2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972-248-1978
 1895 E. No. 10070000

PRELIM. PAVING
 SHEET 03 OF 04
 ALVARADO 215

City of Alvarado, Johnson County, TX

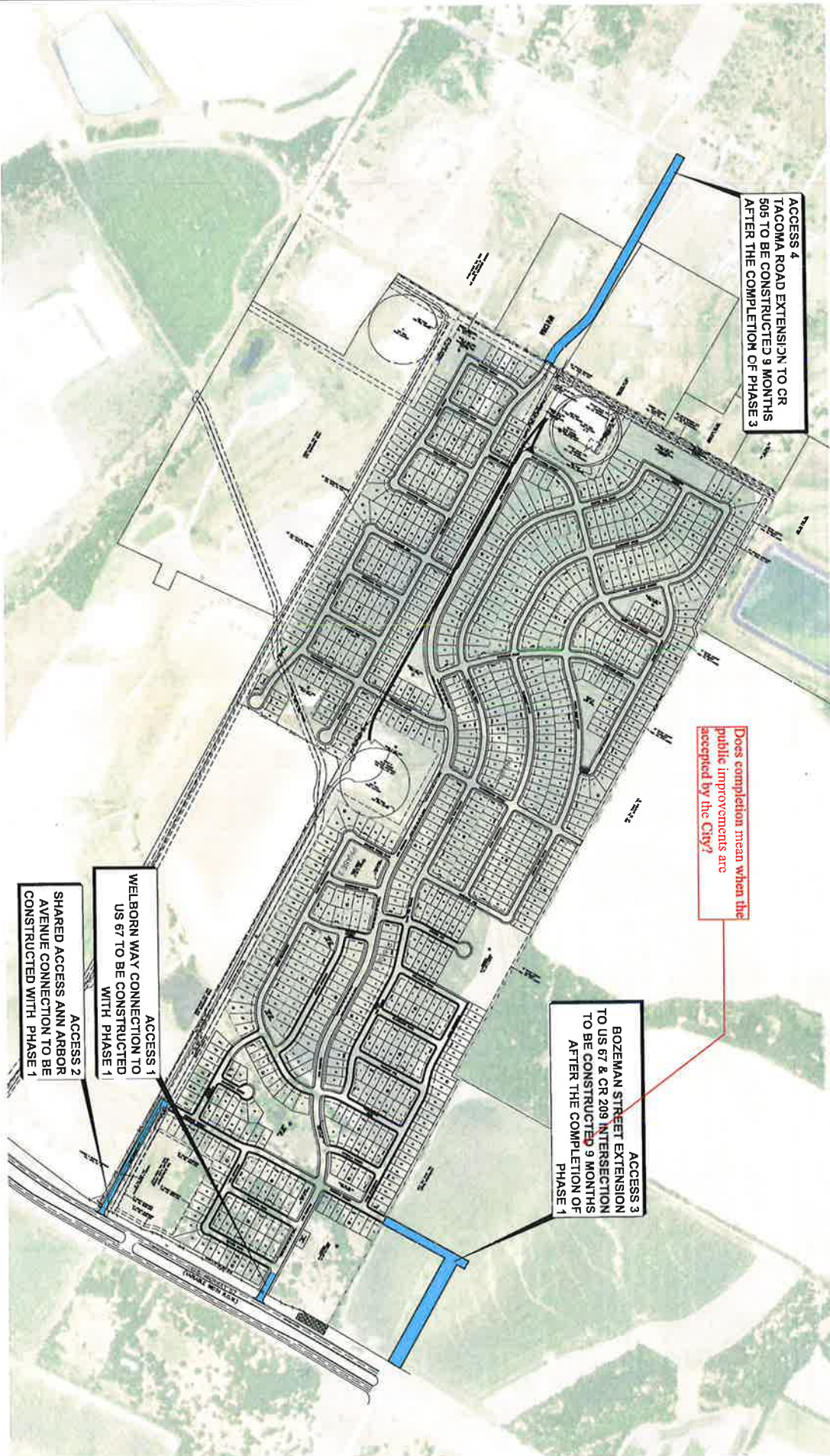
REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	09/24/2022

DESIGNED BY
 BROWN ET
 CHECKED BY

PROJECT
 NO. 10070000

DATE
 09/24/2022



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.

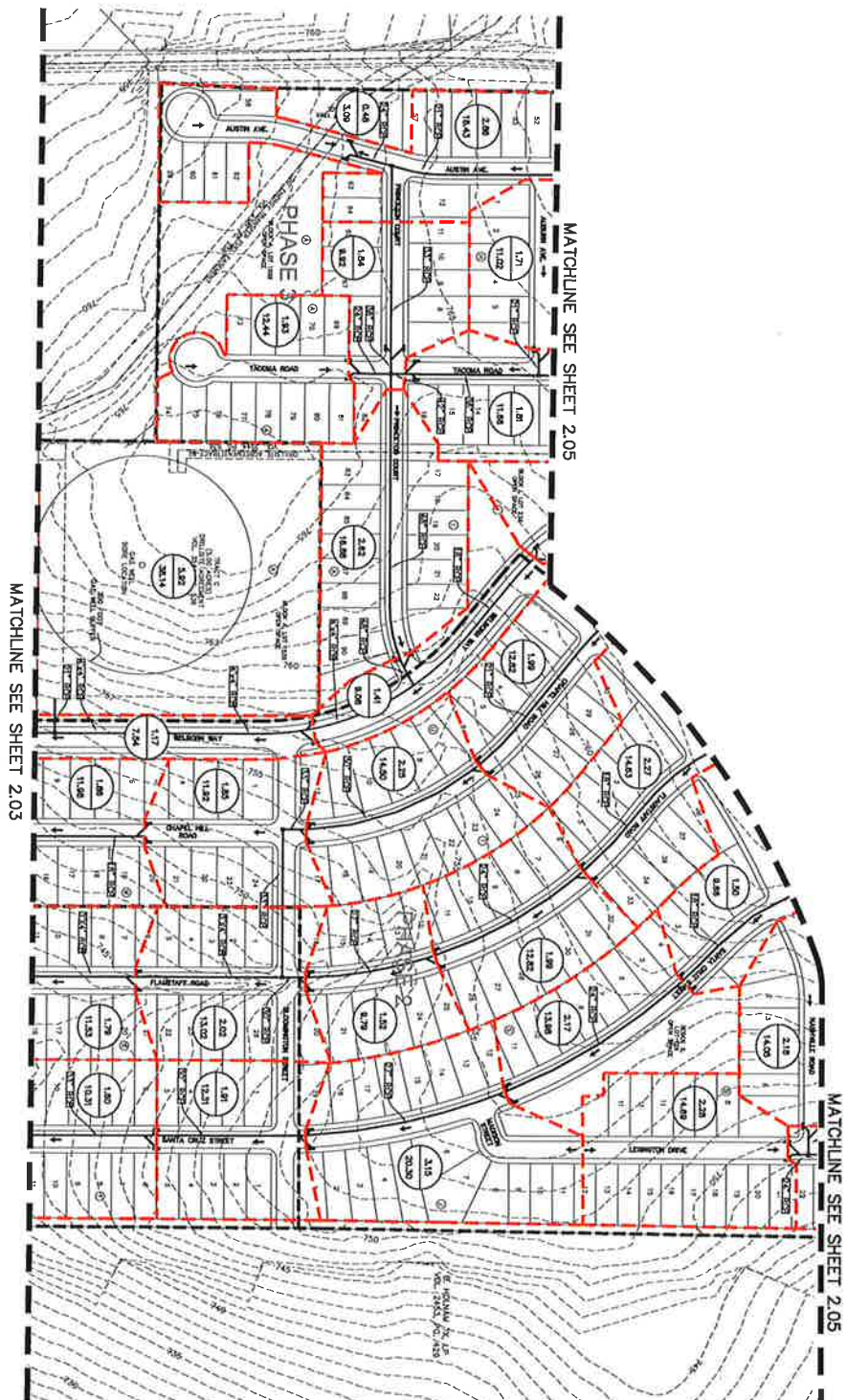
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3				4			
5				6			
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11				12			
13				14			
15				16			
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89				90			
91				92			
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99				100			

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 75038
75024-2000
Toll Free No. 1-800-200-0000

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

PROJECT NO. LEND007
SHEET NO. 1.04

[illegible]

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wel. P.E.
P.L. No. 17317 Date: 09-15-2007

JB
IBI
PARTNERS

2121 Midway Road
Suite 300
Carmichael, Texas 75008
972.248.7876
TELEX No. F-438
TELEFAX No. 10078000

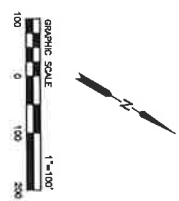
PRELIM. STORM
SHEET 02 OF 03
ALVARADO 215
City of Alvarado, Johnson County, TX

PROJECT NO. _____
LENN _____
SHEET 20

Drawing: H:\Projects\LENOVO - Avaya\Phase 1\Engineering\obj\Preliminary Engineering\LENOVO-PRELM-STM.dwg Saved By: ying Save Time: 8/15/2012 11:18 AM

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BLY, R. AND MARILEE W. JENNINGS
DOC. NO. 2017-2012

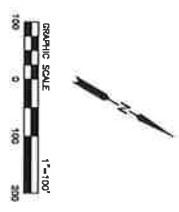
JUAN J. JARAMA
DOC. NO. 2012-8223

RICARDO C. ALVARADO
DOC. NO. 2017-2855

M.K. BROWN
VOL. 1539, PG. 529

M.K. BROWN
VOL. 1539, PG. 529

DEBORAH L. BAYNARD
VOL. 1539, PG. 223



LEGEND

— PROPOSED 6" WATER

— PROPOSED 12" WATER

— PROPOSED FIRE HYDRANT

NOTE:

PROPOSED EASEMENTS TO BE SERVED BY ASSD FOR WATER

BENCHMARKS

1. Station 1+00.00 of Fwy 75 at the intersection of Fwy 75 and Highway 67, approximately 1.985 feet from the centerline of Fwy 75.

2. Station 1+00.00 of Fwy 75 at the intersection of Fwy 75 and Highway 67, approximately 440 feet from the centerline of Fwy 75.

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: CHAS. W. B. JR.
P.E. No. 10007 Date: 08-28-2022

JB
I PARTNERS

3119 Midway Road
Suite 300
Canton, Texas 75045
972.246.1775
TBE No. 7-438
TBE's No. 1007600

PRELIM. WATER

SHEET 03 OF 03

ALVARADO 215

City of Alvarado, Johnson County, TX

PROJECT NO.

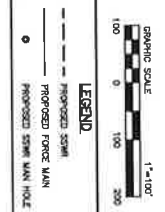
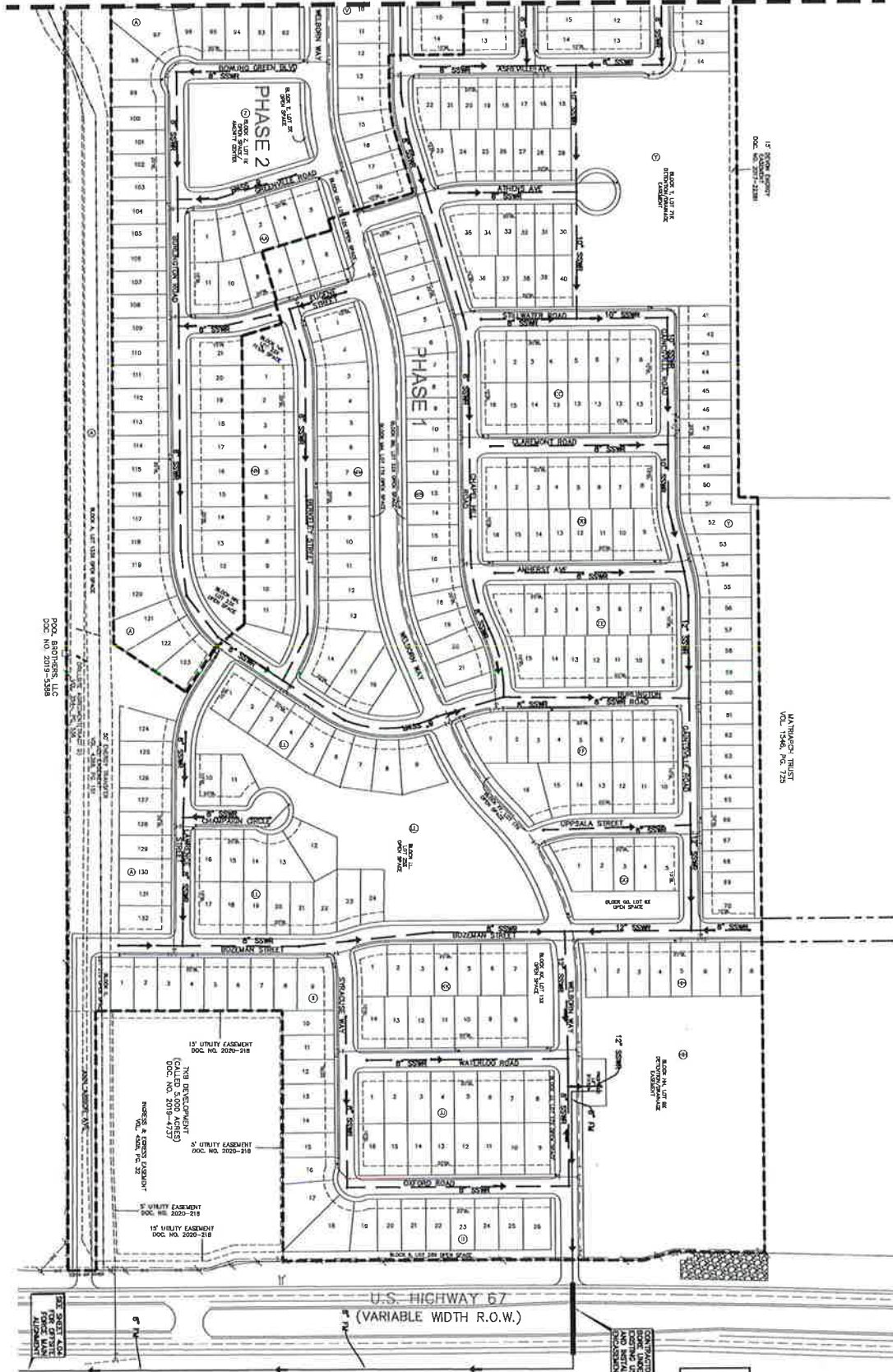
LENDOT

SHEET NO.

3.03

25

MATCHLINE SEE SHEET 4.02



BENCHMARKS

1. 20' x 20' x 10' concrete bench mark at ETL, Benchmark 51, approximately 1,860 feet west of the centerline of the proposed 60" and 48" sewer lines.

2. 20' x 20' x 10' concrete bench mark at ETL, Benchmark 52, approximately 1,860 feet west of the centerline of the proposed 60" and 48" sewer lines.

3. 20' x 20' x 10' concrete bench mark at ETL, Benchmark 53, approximately 1,860 feet west of the centerline of the proposed 60" and 48" sewer lines.

NO.	REVISIONS	DATE	BY	DATE	NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	08/08/2022	WJ	08/08/2022	1	ISSUED FOR PERMIT	08/08/2022	WJ

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

DESIGNED BY: **POD, SEPTER, LLC**
DCC NO. 2019-2388

DRAWN BY: **POD, SEPTER, LLC**

CHECKED BY: **POD, SEPTER, LLC**

PRELIM SANITARY SEWER

SHEET 01 OF 04

ALVARADO 215

City of Alvarado, Johnson County, TX

JBI PARTNERS

2121 Wilshire Road
Suite 300
Carmichael, Texas 75005
972.248.7775
Toll Free 1-800-458-1000

PRODUCTION

NO. **LEN007**

SHEET NO. **4.01**

26



DATA SOURCES:
 1. 2018 AERIAL PHOTOGRAPHY (8000)
 2. 2018 SURVEY DATA
 3. 2018 SURVEY DATA
 4. 2018 SURVEY DATA
 5. 2018 SURVEY DATA
 6. 2018 SURVEY DATA
 7. 2018 SURVEY DATA
 8. 2018 SURVEY DATA
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 100. 2018 SURVEY DATA

NEIGHBORHOOD DATA					
LOT SIZE	PH 1	PH 2	PH 3		
(TYPICAL) LOTS	LOTS	LOTS	LOTS		
40' X 110'	114 35%	71 26%	5 2%	190	21%
45' X 110'	92 28%	108 40%	187 60%	387	43%
50' X 110'	119 37%	90 33%	121 39%	330	36%
TOTAL	325	269	313	907	100%

0 100 200 400
 1"=200'
 SEPT 22, 2022
 LEND07

ALVARADO 215

CONCEPT PLAN JBI
 JOHNSON COUNTY, TEXAS PARTNERS

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