

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING
104 W. COLLEGE
APRIL 11, 2023
6:30 PM**

AGENDA

The Planning and Zoning of the City of Alvarado will meet in a Regular Called Session on Tuesday, April 11, 2023 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

APPROVAL OF MINUTES:

1. Consideration and action to approve Minutes from the 3/14/2022 Regular Planning and Zoning Commission Meeting.

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.

NEW BUSINESS:

2. Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of Lot 1, Block 1 of the Original Town of Alvarado Addition final plat on 0.36 of an acre known as a portion of a tract in the A. J. Patton Survey, A-685, addressed at 705 E. Davis Avenue. (French)
3. Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of Alvarado North Addition final plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, approximately addressed at 1300 N. Cummings Drive. (French)

EXECUTIVE SESSION:

ADJOURN

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

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

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on April 6, 2023 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director

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

**104 W. COLLEGE
MARCH 14, 2022 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Tuesday, March 14, 2023 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Flint Webb

The following members were absent for roll call:

Barbara Fuller
Ryan Banister
Gayla Robinson
Kelly Richardson

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 7:15 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

INTRODUCTION OF NEW EMPLOYEES – Justin French introduced himself.

APPROVAL OF MINUTES – Commissioner McBee moved to approve the November 22, 2022 minutes as written. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of Lot 1, Block 1 of the Original Town of Alvarado Addition preliminary plat on 0.36 of an acre known as a portion of a tract in the A. J. Patton Survey, A-685, addressed 705 E. Davis Avenue. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend conditional approval to City Council. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of Alvarado North Addition preliminary plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend conditional approval to City Council without requirements for a traffic impact analysis, side easement dedication, or sidewalk construction. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Public hearing, consideration and action on the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of a zoning change from Planned Development (PD) District to Institutional Overlay – Agricultural (I-A) District on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive, and an amendment to the Future Land Use map in the Alvarado Comprehensive Plan. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend approval to City Council. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Mr. French presented the annual report of available parking in the Central Business District to the Commission. No action was taken.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 8:45 p.m.

Passed and approved this _____ day of _____, 2023.

Brian Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: April 11, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of the Lot 1, Block 86 of the Original Town of Alvarado Addition final plat being 0.36 of an acre and known as a portion of tract in the A. J. Patton Survey, A-685, addressed 705 E. Davis Avenue.

BACKGROUND & FINDINGS:

On March 20, 2023, the City Council approved the preliminary plat application with conditions found in the attachment titled Preliminary Plat Approval Letter. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of final plat and engineering plans,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential, and the property is zoned Single-Family Residential (SF-2) District. Staff finds the final plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the no exceptions.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend approval to City Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Preliminary Plat Approval Letter
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____
Fee: \$ _____
Date Pd: _____ Check# or Cash: _____
Receipt#: _____ Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat ☒ Final Plat ☐ Plat Revision ☐ Administrative Plat

Title of Plat Original Town Of Alvarado

Total Lots 1 Total Acres 0.36 Current Zoning _____

Subdivision Name _____ Lots 1 Block(s) 86

Survey Name(s) Andrew J. Patton Abstract No.(s) 685 Tract(s) _____

Address/Location 705 E. Davis St.

Applicant

Company or Name Rez Real Estate Investments

Contact Name Stephanie Torrez

Address PO Box 961 City Waxahachie State TX Zip 75168

Telephone 214-980-1443 Email Office@rez-realestate.com

Owner (If Different)

Company or Name _____

Contact Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Email _____

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

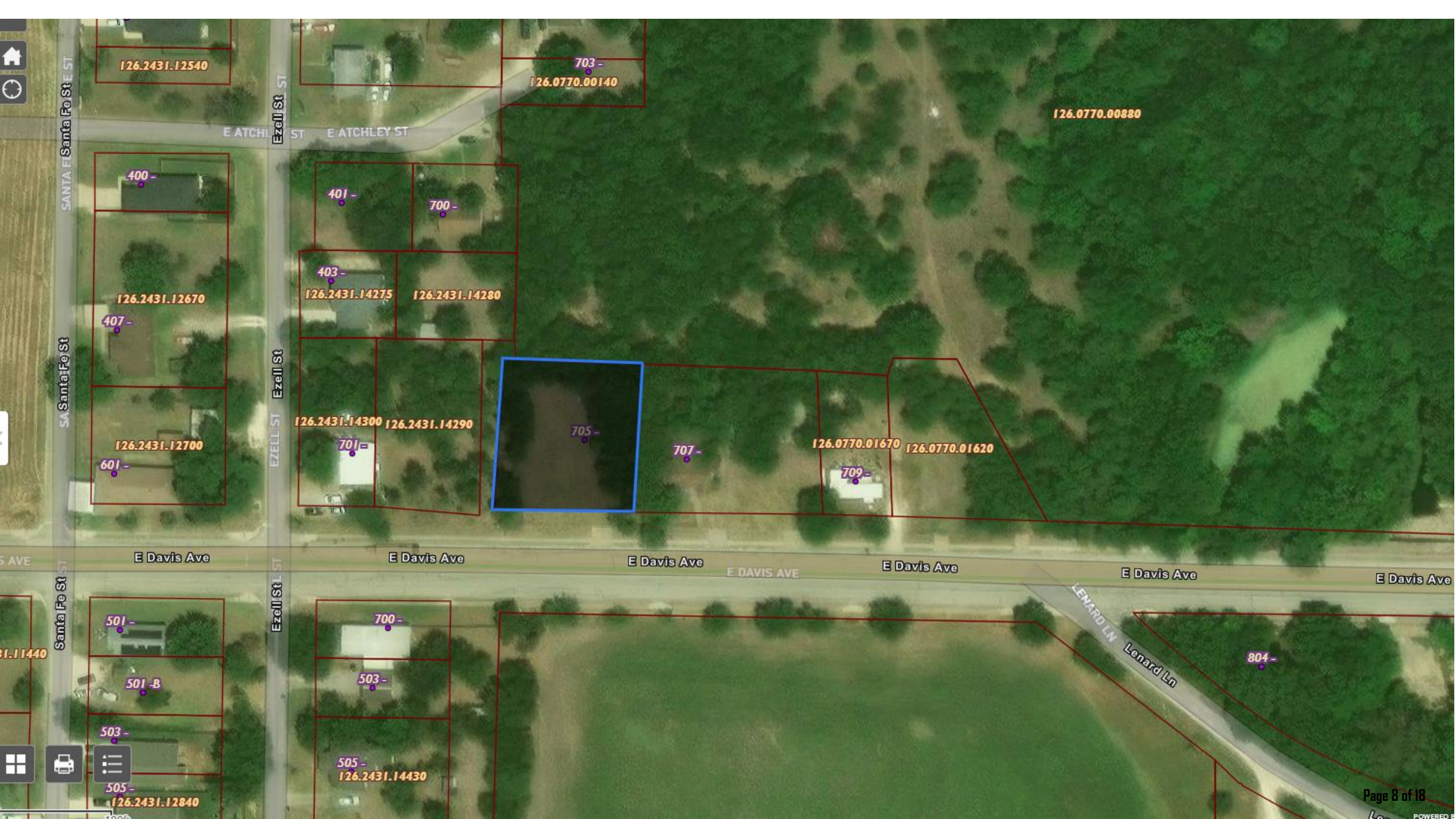
Stephanie Torrez
Signature of Applicant, Owner or Authorized Agent

3/21/2023
Date

Planning Official

Fee: \$	
Date of P&Z Meeting	Date of Council Meeting
Signature of Planning Official	

FOR OFFICE USE ONLY		
Received By	Date Received	Date Approved





City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

March 20, 2023

Rez Real Estate Investments, LLC
Attn: Stephanie Torrez
PO Box 961
Waxahachie, TX 75168
214.980.1443
rezsonsre@gmail.com

Re: Lot 1, Block 86 of the Original Town of Alvarado Addition Preliminary Plat

Dear Ms. Torrez,

This letter is to inform you that on March 20, 2023, the Alvarado City Council approved the preliminary plat and sanitary sewer construction plans for Lot 1, Block 86 of the Original Town of Alvarado Addition with the following conditions that must be addressed on the final plat submittal.

1. The front yard setback from E. Davis Avenue must be 35 feet because this lot fronts to an arterial.
2. Remove or clarify the 425.59' label in the plat drawing.
3. All text must be clear, legible and reproducible. Control monument labels for northwest and southwest corners are difficult to read.
4. Remove the duplicated graphic scale.
5. Remove the duplicated north arrow.
6. Move the Owner's Signature block and Notary Statement below the Owner's Certification block and Dedication Statement.
7. Change the year from 2022 to 2023 in the owner's signature block.
8. Change the City approval block to the following:

Approved this ____ day of _____, 20____, by the City Council of the City of Alvarado, Texas.

Mayor

City Secretary

9. Change the County Approval block to the following:

*Plat recorded in Volume _____, Page _____, Drawer_____.
Instrument #_____.*

Date: _____

County Clerk, Johnson County, Texas

Deputy, Johnson County, Texas

10. Add the following dedication statement to the plat following the metes and bounds legal description and above the owner's signature block.

Now Therefore, Know All Men by These Presents:

That, Rez Real Estate Investments, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Original Town of Alvarado Addition, Lot 1, Block 86, an addition to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public's use the streets, alleys, rights-of-way, easements and any other public areas shown on this plat.

11. The sanitary sewer construction plans must be signed and sealed by the design engineer.
12. TxDOT permit must be obtained for the installation of sanitary sewer in the FM 1807 (aka E. Davis Avenue) right-of-way. The design engineer must upload the construction plans through TxDOT's UIR system, as a consultant. The Administrator in the UIR system from the City will then have to submit in the UIR system.
13. The final diameter and slope of the sanitary sewer extension must be reviewed by the Public Works Director to best optimize the design.
14. The details on Sheet 4 of the sanitary sewer construction plans must be from or in compliance with the City and NCTCOG standards for construction.
15. The design engineer must provide the engineer's opinion of probable cost of construction (EOPCC) with the final plat submittal.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

LEGAL DESCRIPTION

BEING a 0.36 acre tract of land situated in the ANDREW J. PATTON SURVEY, ABSTRACT NUMBER 685, of Johnson County, Texas, and being all of that certain tract of land conveyed by deed to Rez Real Estate Investment LLC, as recorded by deed in Instrument No., 2019-32394, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2" iron rod situated at the Northeast corner intersection of East Davis Ave. and Ezell Street;

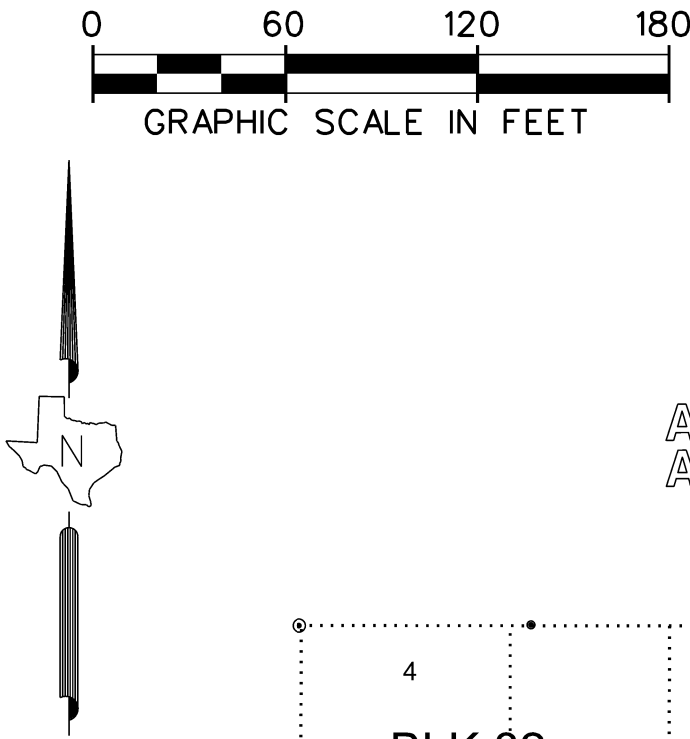
THENCE S 89°45'22" E ALONG THE NORTH R.O.W. LINE OF E. DAVIS AVE. (A 80.00' ROW) A DISTANCE OF 175.00', TO A FOUND 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE N 01°27'08" E A DISTANCE OF 131.02', TO A FOUND 1-1/2" IRON PIPE, FOR A CORNER;

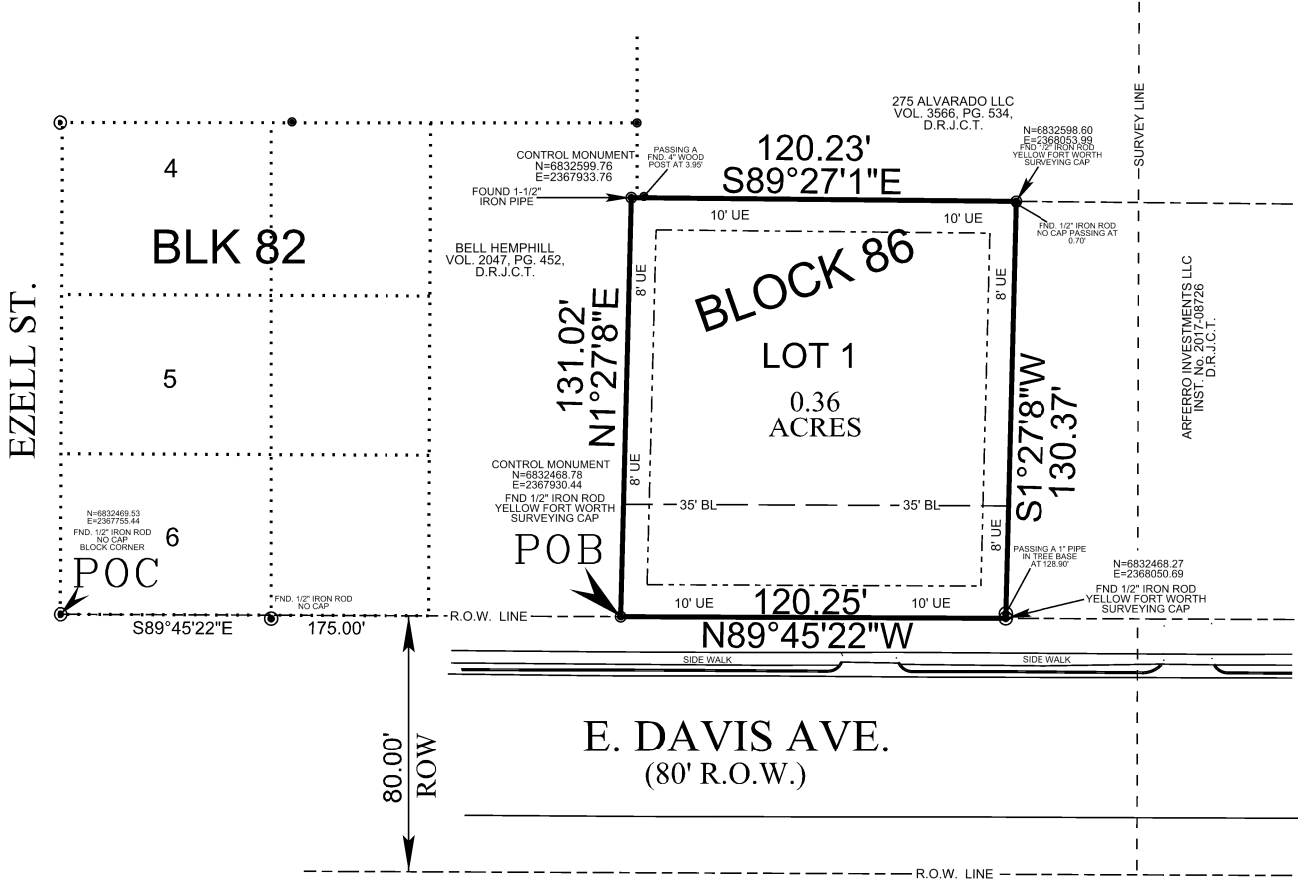
THENCE S 89°27'01" E PASSING A 4" WOOD POST AT 3.95' AND CONTINUING IN ALL A DISTANCE OF 120.23', TO A FOUND 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 01°27'08" W PASSING A FOUND 1/2" IRON ROD AT 0.70', AND PASSING A FOUND 1" PIPE IN A TREE BASE AT 128.90', AND CONTINUING IN ALL A DISTANCE OF 130.37', TO A FOUND 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER LOCATED ON THE NORTH ROW LINE OF E. DAVIS AVE;

THENCE N 89°45'22" W ALONG THE NORTH ROW LINE OF E. DAVIS AVE., A DISTANCE OF 120.25', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 0.36 ACRES OF LAND MORE OR LESS.



ANDREW J. PATTON SURVEY
ABSTRACT No. 685



Now Therefore, Know All Men by These Presents:

That, Rez.Real Estate Investments, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Original Town of Alvarado Addition, Lot 1, Block 86, an addition to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public's use the streets, alleys, rights-of-way, easements and any other public areas shown on this plat.

FINAL-PLAT
LOT 1, BLOCK 86,
ORIGINAL TOWN OF ALVARADO, TEXAS,
JOHNSON COUNTY, TEXAS.

THIS _____ DAY OF _____, 2023.

Rez Real Estate Investments, LLC.
P.O. BOX 961
Waxahachie Texas, 75168
254-205-7708

Stephanie Torrez (Agent)

Before me, Notary Public in and for Johnson County, Texas,
appeared Stepanie Torrez known to me to be the person
whose name is subscribed to the foregoing instrument
and acknowledges that they executed the same for the purpose and
consideration therein expressed.

Notary Public in and for Johnson County, Texas

My Commission expires _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE
CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS,

MAYOR

CITY SECRETARY

DATE

MEMBER TEXAS MUNICIPAL LEAGUE

BLOCK 86:
LOT 1
TOTAL ACRES IN LOTS = 0.36 ACRES
THIS FINAL-PLAT WAS PREPARED IN MARCH 2023.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
INSTRUMENT# _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY, JOHNSON COUNTY, TEXAS

OWNER/DEVELOPER
Rez Real Estate Investments LLC.
P.O. Box 961
Waxahachie Texas 75168
254-205-7708
rezsonsre@gmail.com
Stephanie Torrez (Agent)

SURVEYOR:
CHRISTOPHER KINNY BRADLEY
R.PLS #5251
BRADLEY LAND SERVICE
P.O. BOX 279
ALVARADO, TEXAS 76009
(817) 819-7392
FIRM No. 10194652
chris@fwsurveying.com

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

PROPERTY IS LOCATED AT 705 E. DAVIS STREET ALVARADO TEXAS, 76009
ALL BOUNDARY CORNERS SET (IRS) ARE ½" IRON RODS WITH ORANGE BLS 5251 CAPS.
THIS PROPERTY IS LOCATED IN THE CITY OF ALVARADO, TEXAS.
ACCESS AND UTILITY EASEMENTS, AND BUILDING SET BACKS ARE AS SHOWN.
ACCESS TO THE PROPERTY IS ALONG E. DAVIS STREET.
ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48251C0215J
DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.

WATER SERVICE IS PROVIDED BY THE CITY OF ALVARADO.
SEWER SYSTEM PROVIDED BY THE CITY OF ALVARADO.
ELECTRIC SERVICE IS PROVIDED BY ONCOR ELEC.
PHONE SERVICE IS PROVIDED BY AT&T.

KNOW ALL BY THESE PRESENTS:

THAT I, CHRISTOPHER KINNY BRADLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TX.

CHRISTOPHER KINNY BRADLEY RPLS # 5251

This survey also substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



BRADLEY LAND SERVICE
P.O. BOX 279
ALVARADO, TEXAS, 76009
817-819-7392
FIRM No. 10194652



PROJECT NO.	2022010	DATE		REVISIONS	
DRAWN BY	CKB				
APPROVED BY					
DATE	03-16-2023				





Planning and Zoning Commission Meeting Management Report

Meeting Date: April 11, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of the Alvarado North Addition final plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, approximately addressed at 1300 N. Cummings Drive.

BACKGROUND & FINDINGS:

On March 20, 2023, the City Council approved the preliminary plat application with the conditions found in the attachment titled Preliminary Plat Approval Letter. The final plat was submitted and deemed administratively complete on April 3, 2023. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of final plat and engineering plans,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Public/Semi-Public use, and the property is zoned to the Institutional Overlay – Agriculture (I-A) District. Staff finds the final plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

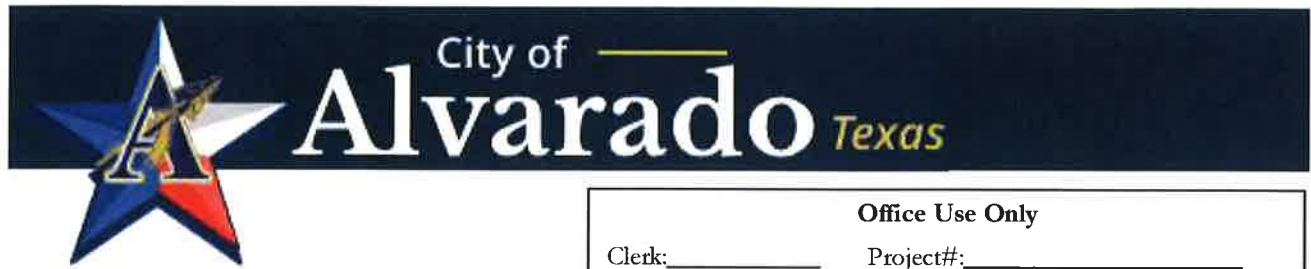
Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Preliminary Plat Approval Letter
Draft Recommended Conditions of Approval Letter
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____
Fee: \$ _____
Date Pd: _____ Check# or Cash: _____
Receipt#: _____ Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat ☒ Final Plat ☐ Plat Revision ☐ Administrative Plat

Title of Plat Lot 1, Block 1 Alvarado ISD Addition

Total Lots 1 Total Acres 22.8 Current Zoning Institutional

Subdivision Name Alvarado ISD Addition Lots 1 Block(s) 1

Survey Name(s) J.M. Ross Survey Abstract No.(s) 737 Tract(s) 2021-15490

Address/Location 1301 N. Cummings Dr.

Applicant

Company or Name Peloton Land Solutions

Contact Name Thomas Bartkowski

Address 500 West 7th St., Ste 1300 City Fort Worth State TX Zip 76102

Telephone 817-953-2777 Email thomas.bartkowski@pelotonland.com

Owner (If Different)

Company or Name Agave Trails Development, LLC

Contact Name John Hielman

Address 400 S. Oak St. City Alvarado State TX Zip 76262

Telephone 817-897-7737 Email john@briarpath.net

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agenda and must meet requirements of the Subdivision Regulations. All plats must be accepted _____ plat is not considered filed until accepted by the City Council.



Signature of Applicant, Owner, or Authorized Agent

3/22/2023

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

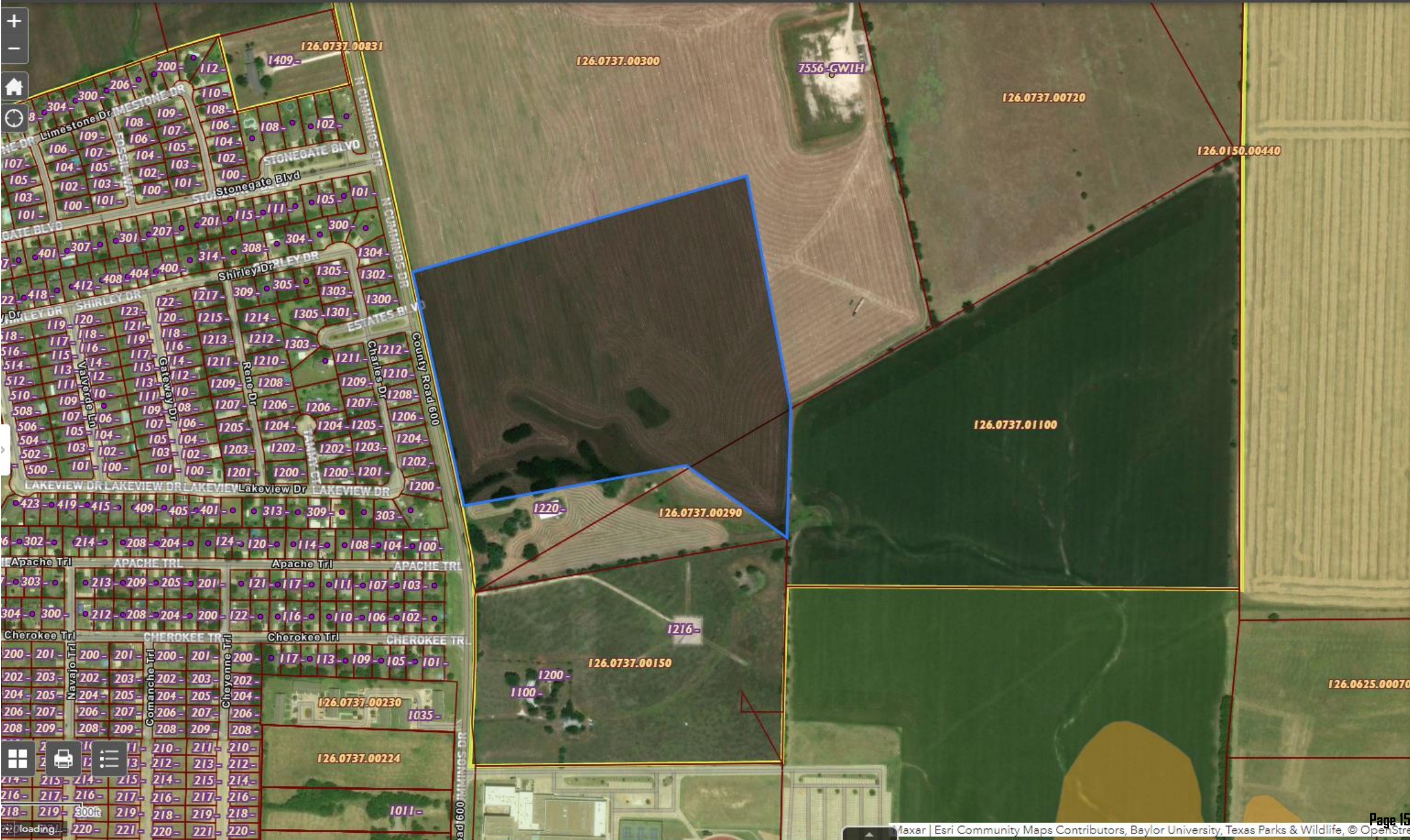
Signature of Planning Official

****FOR OFFICE USE ONLY****

Received By

Date Received

Date Approved





City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

March 22, 2023

Peloton Land Solutions
Attn: Thomas Bartkowski, PE MBA
500 W. 7th Street, Suite 1300
Fort Worth, TX 76102
817.953.2777 ext. 277
Thomas.bartkowski@pelontonland.com

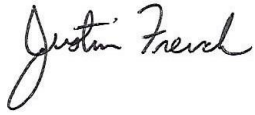
Re: Lot 1, Block 1 of the Alvarado North Addition Preliminary Plat

Dear Mr. Bartkowski,

This letter is to inform you that on March 20, 2023, the Alvarado City Council conditionally approves the preliminary plat for the Alvarado North Addition with the following conditions that must be addressed with the final plat submittal.

1. No creation of point discharge where one does not exist.
2. No lot-to-lot drainage.
3. Detention pond must be designed to detain to existing conditions for all required storm events. No adverse impacts are allowed.
4. Fire Marshall must review fire lane configuration as access around site is limited.
5. Provide the number of proposed students for this site for a fire flow analysis can be run in the City's hydraulic model with connection to the 8-inch water main to determine if connection to the planned 12-inch water main along N. Cummings Road is required.
6. Provide an offsite 20' sanitary sewer easement across the AISD property from Hwy 67 to the subject site for future gravity flow connection once the 12-inch sanitary sewer main is constructed by others. See City Engineer's comments on preliminary plat copy attached.
7. On the final plat, illustrate a portion of this offsite 20' sanitary sewer easement and label the instrument number dedicating this easement.
8. The engineering plans submitted with the final plat and building permit must include ADA-compliant sidewalk across N. Cummings Drive in line with the north or south side of Estates Boulevard.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

cc.

Alvarado Independent School District
Attn: Mark Ratcliff
PO Box 387
Alvarado, TX 76009
817.783.6800
markr@alvaradoisd.net

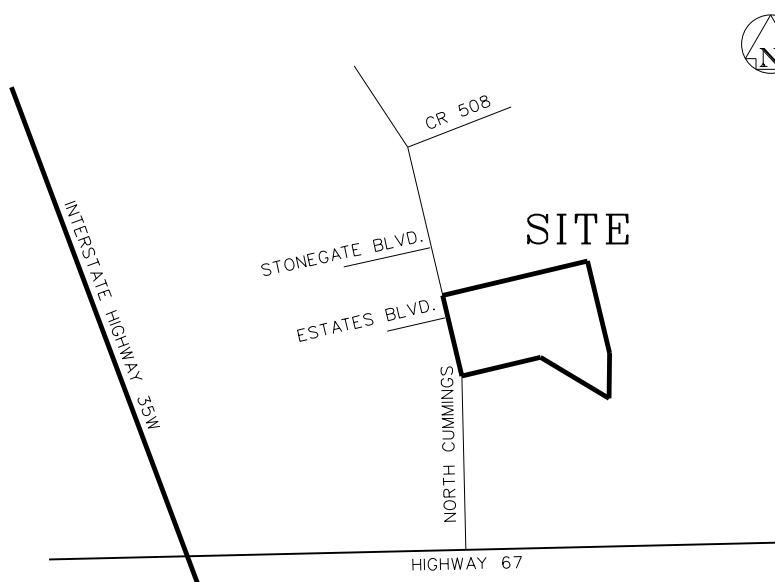
Agave Trails Development LLC
Attn: John R. Heilman
300 Lamar St.
Roanoke, TX 76262
817.897.7737
agavedevelopment@gmail.com

3:00:08 PM

4/4/2023

\$MODELNAME\$

G:\JOB\HUC22001\Alvarado_ISD_North\2_Srvy\HUC22001_Plat.dgn



VICINITY MAP
N.T.S.

NOTES:

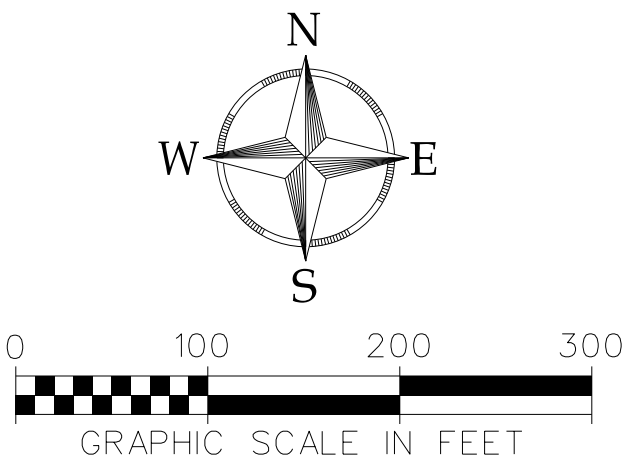
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C0215J, MAP REVISED DECEMBER 12, 2012.
4. SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

LAND USE

School Site	22.341 Acres
Right-of-way	0.431 Acres
Total	22.772 Acres

LEGEND

IRF	• Iron Rod Found
FND	• Found
Vol.	• Volume
Pg.	• Page
R.P.R.J.C.T.	• Real Property Records Johnson County, Texas



DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN M. ROSS SURVEY, ABSTRACT NUMBER 737, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO AGAVE TRAIL DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NUMBER 2021-15490, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FORT WORTH SURVEYING", FOUND IN THE WEST LINE OF SAID AGAVE TRAIL DEVELOPMENT TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH CUMMINGS (A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A PK NAIL WITH SHINER, FOUND AT THE NORTHWEST CORNER OF SAID AGAVE TRAIL DEVELOPMENT TRACT, BEARS N 13°19'59"W, 1820.92 FEET;

THENCE N 76°40'08"E, 1238.35 FEET, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID AGAVE TRAIL DEVELOPMENT TRACT TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FORT WORTH SURVEYING" FOUND;

THENCE S 13°31'26"E, 788.79 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FORT WORTH SURVEYING", FOUND IN THE EAST LINE OF SAID AGAVE TRAIL DEVELOPMENT TRACT, BEING THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALVARADO I.S.D. RECORDED IN VOLUME 2691, PAGE 258, SAID REAL PROPERTY RECORDS;

THENCE S 00°35'07"W, 378.07 FEET, WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH NO CAP FOUND;

THENCE N 59°00'21"W, 666.57 FEET, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID AGAVE TRAIL DEVELOPMENT TRACT, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FORT WORTH SURVEYING" FOUND;

THENCE S 76°40'08"W, 673.20 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FORT WORTH SURVEYING", FOUND IN THE AFOREMENTIONED COMMON WEST LINE OF SAID AGAVE TRAIL DEVELOPMENT TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH CUMMINGS;

THENCE N 13°19'59"W, 690.00 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 991,959 SQUARE FEET OR 22.772 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

ALVARADO NORTH ADDITION

LOTS 1, BLOCK 1

AN ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

BY: AGAVE TRAIL DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

CERTIFICATION

I, XXX X. XXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2023 AND THAT ALL CORNERS ARE AS SHOWN.

XXXX X. XXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER XXXX

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 4/4/2023

Approved this ____ day of _____, 2023,
by the City Council of the City of Alvarado,

By: _____
Mayor

By: _____
City Secretary

Plat Filed _____, 2023.

Slide Plat recorded in Vol. _____ Pg. _____
Johnson County Plat Records

By: _____
County Clerk, Johnson County, Texas

By: _____
Deputy, Johnson County, Texas

Owner

Agave Trail Development, LLC.
300 Lamar Street
Roanoke, Texas 76262

Developer

Alvarado ISD
102 S. Bill Jackson
Alvarado, Texas 76009
(817)-783-6800

A Final Plat of
Lots 1, Block 1.

Alvarado North Addition

Being 22.772 Acres Situated in the John M. Ross Survey,
Abstract Number 737, City of Alvarado, Johnson County Texas.
1 School Lot

PD-SF2 Zoning

Date of Preparation: March 2023

22.772 Acres

Peloton Job No. HUC22001

Revisions:				

Job #:	HUC22001	
Drawn By:	D. Freeman	
Checked By:	T. Bridges	
Date:	03-27-23	

PELTON

LAND SOLUTIONS

8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH: 817-562-3350

SHEET

1

OF 1 SHEETS